

AMG

1-27-89

Affordable Housing Guidelines
by Moskowitz

Pgs. 5
Pi # 3333

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TO: Honorable E.D. Serpentelli, J.S.C.
All Counsel in Warren Township Case

RE: Affordable Housing Guidelines

DATE: January 27, 1984

Attached are the tables indicating the limits for sales and rental low and moderate income housing under Mt. Laurel II for Warren Township. The methodology will be spelled out in my complete report; the tables can be incorporated into the settlement agreement.

① Ask whether
to include income
chart

② Range

③ 2090

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JUDGE SERPENTELLI'S CHAMBERS

Table 1

Maximum Price of Dwelling Unit, by Mortgage Interest Rate
and Household Size, Affordable to Low and Moderate Income Households
 (25% of Annual Income)

Interest Rate	Household Size					
	1	2	3	4	5	6
<u>Low Income (50% of Median Adjusted for Family Size)</u>						
7%	\$26,500	\$30,287	\$34,073	\$37,859	\$40,887	\$43,916
8%	24,864	28,416	31,968	35,520	38,362	41,204
9%	22,885	26,154	29,423	32,692	35,308	37,923
10%	22,008	25,152	28,296	31,440	33,955	36,470
11%	20,768	23,735	26,702	29,668	32,042	34,415
12%	19,638	22,444	25,249	28,055	30,299	32,543
13%	18,609	21,267	23,926	26,584 ✓	28,711	30,838
14%	17,669	20,194	22,718	25,242	27,261	29,281
<u>Moderate Income (80% of Median Adjusted for Family Size)</u>						
7%	\$42,402	\$48,459	\$54,516	\$60,574	\$63,602	\$67,388
8%	39,783	45,466	51,149	56,832	59,674	63,226
9%	36,615	41,846	47,077	52,308	54,923	58,192
10%	35,212	40,243	45,273	50,303	52,818	55,962
11%	33,229	37,976	42,723	47,469	49,843	52,810
12%	31,421	35,910	40,399	44,887	47,132	49,937
13%	29,774	34,028	38,281	42,535 ✓	44,661	47,320
14%	28,271	32,310	36,349	40,387	42,407	44,931

Note: Based on 1983 Warren Township property tax rate.

Source: Analysis, Harvey S. Moskowitz, Ph.D.

Table 2

Maximum Price of Dwelling Unit, by Mortgage Interest Rate
and Household Size, Affordable to Low and Moderate Income Households
(30% of Annual Income)

Interest Rate	Household Size					
	1	2	3	4	5	6
<u>Low Income (50% of Median Adjusted for Family Size)</u>						
7%	\$31,801	\$36,344	\$40,887	\$45,430	\$49,065	\$52,699
8%	29,837	34,099	38,362	42,624	46,034	49,444
9%	27,462	31,384	35,308	39,231	42,369	45,508
10%	26,400	30,182	33,955	37,727	40,746	43,764
11%	24,921	28,482	32,042	35,602	38,450	41,298
12%	23,566	26,932	30,233	33,666	36,359	39,052
13%	22,331	25,521	28,711	31,901 ✓	34,453	37,005
14%	21,203	24,232	27,261	30,290	32,714	35,137
<u>Moderate Income (80% of Median Adjusted for Family Size)</u>						
7%	\$50,882	\$58,151	\$65,420	\$72,688	\$76,323	\$80,866
8%	47,739	54,559	61,379	68,199	71,609	75,871
9%	43,938	50,215	56,492	62,769	65,908	69,831
10%	42,255	48,291	54,328	60,364	63,382	67,155
11%	39,874	45,571	51,267	56,963	59,816	63,372
12%	37,705	43,092	48,478	53,865	56,558	59,925
13%	35,729	40,833	45,937	51,041	53,594	56,784
14%	33,925	38,772	43,618	48,465	50,888	53,917

Note: Based on 1983 Warren Township property tax rate.

Source: Analysis, Harvey S. Moskowitz, Ph.D.

Table 3

Maximum Price of Dwelling Unit, by Mortgage Interest Rate
and Household Size, Affordable to Low and Moderate Income Households
(35% of Annual Income)

Interest Rate	Household Size					
	1	2	3	4	5	6
<u>Low Income (50% of Median Adjusted for Family Size)</u>						
7%	\$37,101	\$42,402	\$47,702	\$53,002	\$57,242	\$61,482
8%	34,810	39,783	44,756	49,728	53,707	57,685
9%	32,038	36,615	41,192	45,769	49,431	53,092
10%	30,811	35,212	39,614	44,015	47,537	51,058
11%	29,075	33,229	37,382	41,536	44,859	48,182
12%	27,494	31,630	35,349	39,277	42,419	45,561
13%	26,052	29,774	33,496	37,218 ✓	40,195	43,173
14%	24,737	28,271	31,805	35,339	38,166	40,993
<u>Moderate Income (80% of Median Adjusted for Family Size)</u>						
7%	\$59,362	\$67,843	\$76,323	\$84,803	\$89,043	\$94,343
8%	55,696	63,652	71,609	79,565	83,544	88,517
9%	51,262	58,585	65,908	73,231	76,892	81,469
10%	43,297	56,340	63,382	70,425	73,946	78,347
11%	46,520	53,166	59,812	66,457	69,780	73,934
12%	43,990	50,274	56,558	62,842	65,985	69,912
13%	41,684	47,639	53,594	59,548	62,526	66,248
14%	39,579	45,234	50,888	56,542	59,369	62,903

Note: Based on 1983 Warren Township property tax rate.

Source: Analysis, Harvey S. Moskowitz, Ph.D.

Table 4

Maximum Rent Levels by Income and Household Size

Household Size: Number of Bedrooms:	1	2	3	4	5	6
	1	1	2	3	4	4
<u>LOW INCOME</u>						
Maximum gross Rent						
28% of income	\$277.66	\$317.33	\$357.00	\$396.66	\$428.40	\$460.13
30% of income	297.50	340.00	382.50	425.00	459.00	493.00
<u>MODERATE INCOME</u>						
Maximum gross Rent						
28% of income	\$444.26	\$507.73	\$571.20	\$634.67	\$666.40	\$706.07
30% of income	476.00	544.00	612.00	680.00	714.00	756.50

Source: Analysis, Harvey S. Moskowitz, Ph.D.