

**Preliminary Rent Calculations and Income Qualifications
Livana Long Branch, Monmouth County, REGION 4**

Util v 2025	Assumes High Rise Structure => 5 stories)	Utility Allowance Calculation (NJ-DCA 10/1/2025)			
Assumes Sewer, water, gas & electric not included in the rent.		Bed Rooms	One	Two	Three
Assumes gas heat, range & water heater.		Gas Heat	\$40	\$58	\$58
Assumes trash is included in the rent.		Gas Water Htr	\$9	\$13	\$16
		Gas Cooking	\$8	\$10	\$13
		Electric	\$62	\$83	\$103
		Air Cond	\$17	\$23	\$29
		Water	\$73	\$88	\$107
		Sewer	\$49	\$58	\$69
		Totals	\$258	\$333	\$395

Complies with municipal obligation requirements in the Uniform Housing Affordability Controls

	Median Income Adjusted by Family Size						
Number of Family Members:		<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>	<u>Five</u>	<u>Six</u>
Median Income(NJ-DCA 2025)		\$94,300	\$107,700	\$121,200	\$134,600	\$145,400	\$156,200
30.00% of Median		\$28,290	\$32,310	\$36,360	\$40,380	\$43,620	\$46,860
50.00% of Median		\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	\$78,100
80.00% of Median		\$75,440	\$86,160	\$96,960	\$107,680	\$116,320	\$124,960

	<u>Unit Type</u>	<u>Income</u>	<u>Min Inc. @</u>	<u>Maximum Incomes</u>			
				<u>1 Person</u>	<u>2 Persons</u>	<u>3 Persons</u>	<u>4 Persons</u>
<u>1 Bedroom</u>	AVL	Very Low	35.00%	\$28,290	\$32,310		
	AL	Low	\$42,593	\$47,150	\$53,850		
	AM	Moderate	\$51,943	\$75,440	\$86,160		
<u>2 Bedrooms</u>	BVL	Very Low	\$30,778	\$32,310	\$36,360	\$40,380	
	BL	Low	\$51,148	\$53,850	\$60,600	\$67,300	
	BLM	Moderate	\$62,331	\$86,160	\$96,960	\$107,680	
<u>3 Bedrooms</u>	CVL	Very Low	\$35,559	\$36,360	\$40,380	\$43,620	\$46,860
	CL	Low	\$59,088	\$60,600	\$67,300	\$72,700	\$78,100
	CM	Moderate	\$72,000	\$96,960	\$107,680	\$116,320	\$124,960

Very Low @ 30%

<u>Rent Calculations</u>		<u>Maximum GROSS Unit Rents</u>	<u>Maximum NET Unit Rents</u>	<u>Actual Initial Unit Rents</u>	<u>Rent Plus Utilities as % of Median</u>	<u>Weighted Average Income</u>	<u>Initial Gross Potential Rent</u>
<u>Number of Units</u>	<u>Unit Type</u>	Includes estimate of all housing costs.	Maximum paid to Landlord	Adjusted to comply with max average			
<u>1 Bed Rm</u>							
1	Very Low	\$757	\$499	\$489	29.59%	29.59%	\$489
2	Low	\$1,262	\$1,004	\$984	49.20%	98.40%	\$1,969
3	Moderate	\$1,515	\$1,257	\$1,257	60.00%	180.00%	\$3,771
6	Total 1BR						
<u>2 Bed Rm</u>							
2	Very Low	\$909	\$576	\$565	29.63%	59.25%	\$1,129
7	Low	\$1,515	\$1,182	\$1,159	49.23%	344.64%	\$8,112
9	Moderate	\$1,818	\$1,485	\$1,485	60.00%	540.00%	\$13,365
18	Total 2BR						
<u>3 Bed Rm</u>							
1	Very Low	\$1,050	\$655	\$642	29.63%	29.63%	\$642
2	Low	\$1,750	\$1,355	\$1,328	49.24%	98.48%	\$2,657
3	Moderate	\$2,100	\$1,705	\$1,705	60.00%	180.00%	\$5,115
6	Total 3BR						
30	TOTAL UNITS				Prop Avg.	52.000000%	\$446,985
TOTALS	Very Low	4	Low	11	Moderate	15	Internal Calc
Percentages	Very Low	13.33%	Low	36.67%	Moderate	50.00%	0.98037467