NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS
2011 AFFORDABLE HOUSING REGIONAL INCOME LIMITS

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Max. Increase**		Regional Asset Limit***
												Rents	*Sales*	
Region 1	*Median*	$58,294	$62,458	$66,622	$74,950	$83,277	$86,608	$89,939	$96,602	$103,264	$109,926	0.5%	1.75%	$161,031
Bergen, Hudson, Passaic and Sussex	*Moderate*	$46,635	$49,966	$53,297	$59,960	$66,622	$69,287	$71,952	$77,281	$82,611	$87,941			
	Low	$29,147	$31,229	$33,311	$37,475	$41,639	$43,304	$44,970	$48,301	$51,632	$54,963			
	Very Low	$17,488	$18,737	$19,987	$22,485	$24,983	$25,983	$26,982	$28,980	$30,979	$32,978			
Region 2	*Median*	$62,590	$67,061	$71,532	$80,473	$89,414	$92,991	$96,568	$103,721	$110,874	$118,027	0.5%	1.82%	$171,541
Essex, Morris, Union and Warren	*Moderate*	$50,072	$53,649	$57,225	$64,378	$71,532	$74,393	$77,254	$82,977	$88,699	$94,422			
	Low	$31,295	$33,530	$35,766	$40,237	$44,707	$46,496	$48,284	$51,860	$55,437	$59,014			
	Very Low	$18,777	$20,118	$21,459	$24,142	$26,824	$27,897	$28,970	$31,116	$33,262	$35,408			
Region 3	*Median*	$72,520	$77,700	$82,880	$93,240	$103,600	$107,744	$111,888	$120,176	$128,464	$136,752	0.5%	1.57%	$197,271
Hunterdon, Middlesex and Somerset	*Moderate*	$58,016	$62,160	$66,304	$74,592	$82,880	$86,195	$89,510	$96,141	$102,771	$109,402			
	Low	$36,260	$38,850	$41,440	$46,620	$51,800	$53,872	$55,944	$60,088	$64,232	$68,376			
	Very Low	$21,756	$23,310	$24,864	$27,972	$31,080	$32,323	$33,566	$36,053	$38,539	$41,026			
Region 4	*Median*	$63,974	$68,544	$73,113	$82,252	$91,391	$95,047	$98,703	$106,014	$113,325	$120,637	0.5%	2.79%	$171,909
Mercer, Monmouth and Ocean	*Moderate*	$51,179	$54,835	$58,490	$65,802	$73,113	$76,038	$78,962	$84,811	$90,660	$96,509			
	Low	$31,987	$34,272	$36,557	$41,126	$45,696	$47,524	$49,351	$53,007	$56,663	$60,318			
	Very Low	$19,192	$20,563	$21,934	$24,676	$27,417	$28,514	$29,611	$31,804	$33,998	$36,191			
Region 5	*Median*	$56,280	$60,300	$64,320	$72,360	$80,400	$83,616	$86,832	$93,264	$99,696	$106,128	0.5%	2.68%	$149,004
Burlington, Camden and Gloucester	*Moderate*	$45,024	$48,240	$51,456	$57,888	$64,320	$66,893	$69,466	$74,611	$79,757	$84,902			
	Low	$28,140	$30,150	$32,160	$36,180	$40,200	$41,808	$43,416	$46,632	$49,848	$53,064			
	Very Low	$16,884	$18,090	$19,296	$21,708	$24,120	$25,085	$26,050	$27,979	$29,909	$31,838			
Region 6	*Median*	$48,989	$52,488	$55,987	$62,986	$69,984	$72,783	$75,583	$81,182	$86,780	$92,379	0.5%	3.10%	$131,071
Atlantic, Cape May, Cumberland and Salem	*Moderate*	$39,191	$41,990	$44,790	$50,389	$55,987	$58,227	$60,466	$64,945	$69,424	$73,903			
	Low	$24,494	$26,244	$27,994	$31,493	$34,992	$36,392	$37,791	$40,591	$43,390	$46,190			
	Very Low	$14,697	$15,746	$16,796	$18,896	$20,995	$21,835	$22,675	$24,354	$26,034	$27,714			

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

**This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:97-9.3. However, low income tax credit developments may increase based on the low income tax credit regulations.

***The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.