

**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	
<b>Region 1</b> Bergen, Hudson, Passaic and Sussex	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
	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			
<b>Region 2</b> Essex, Morris, Union and Warren	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
	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			
<b>Region 3</b> Hunterdon, Middlesex and Somerset	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
	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			
<b>Region 4</b> Mercer, Monmouth and Ocean	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
	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			
<b>Region 5</b> Burlington, Camden and Gloucester	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
	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			
<b>Region 6</b> Atlantic, Cape May, Cumberland and Salem	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
	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.