

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