

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