

**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	Max. Increase** Sales	Regional Asset Limit***
Region 1													
Median	\$58,294	\$62,458	\$66,622	\$74,950	\$83,277	\$86,608	\$89,939	\$96,602	\$103,264	\$109,926			
Moderate	\$46,635	\$49,966	\$53,297	\$59,960	\$66,622	\$69,287	\$71,952	\$77,281	\$82,611	\$87,941			\$161,031
Low	\$29,147	\$31,229	\$33,311	\$37,475	\$41,639	\$43,304	\$44,970	\$48,301	\$51,632	\$54,963	0.5%	1.75%	
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			\$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	0.5%	1.82%	
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			\$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	0.5%	1.57%	
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			\$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	0.5%	2.79%	
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			\$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	0.5%	2.68%	
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			\$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	0.5%	3.10%	
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.