

## 2018 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on

|  |          | 1 Person | *1.5 Person | 2 Person | *3 Person | 4 Person  | *4.5 Person | 5 Person  | 6 Person  | 7 Person  | 8+ Person | Max Increase<br>Rents** Sales*** |       | Regional Asset<br>Limit**** |
|--|----------|----------|-------------|----------|-----------|-----------|-------------|-----------|-----------|-----------|-----------|----------------------------------|-------|-----------------------------|
| <b>Region 1</b><br>Bergen, Hudson,<br>Passaic and<br>Sussex        | Median   | \$63,597 | \$68,140    | \$72,682 | \$81,767  | \$90,853  | \$94,487    | \$98,121  | \$105,389 | \$112,657 | \$119,926 | 2.2%                             | 5.52% | \$175,679                   |
|  | Moderate | \$50,878 | \$54,512    | \$58,146 | \$65,414  | \$72,682  | \$75,589    | \$78,497  | \$84,311  | \$90,126  | \$95,940  |                                  |       |                             |
|  | Low      | \$31,798 | \$34,070    | \$36,341 | \$40,884  | \$45,426  | \$47,243    | \$49,060  | \$52,695  | \$56,329  | \$59,963  |                                  |       |                             |
|  | Very Low | \$19,079 | \$20,442    | \$21,805 | \$24,530  | \$27,256  | \$28,346    | \$29,436  | \$31,617  | \$33,797  | \$35,978  |                                  |       |                             |
| <b>Region 2</b><br>Essex, Morris,<br>Union and Warren              | Median   | \$66,755 | \$71,523    | \$76,291 | \$85,828  | \$95,364  | \$99,179    | \$102,993 | \$110,622 | \$118,252 | \$125,881 | 2.2%                             | 1.22% | \$182,955                   |
|  | Moderate | \$53,404 | \$57,218    | \$61,033 | \$68,662  | \$76,291  | \$79,343    | \$82,395  | \$88,498  | \$94,601  | \$100,705 |                                  |       |                             |
|  | Low      | \$33,377 | \$35,762    | \$38,146 | \$42,914  | \$47,682  | \$49,589    | \$51,497  | \$55,311  | \$59,126  | \$62,940  |                                  |       |                             |
|  | Very Low | \$20,026 | \$21,457    | \$22,887 | \$25,748  | \$28,609  | \$29,754    | \$30,898  | \$33,187  | \$35,475  | \$37,764  |                                  |       |                             |
| <b>Region 3</b><br>Hunterdon,<br>Middlesex and<br>Somerset         | Median   | \$75,530 | \$80,925    | \$86,320 | \$97,110  | \$107,900 | \$112,216   | \$116,532 | \$125,164 | \$133,796 | \$142,428 | 2.2%                             | 2.37% | \$205,458                   |
|  | Moderate | \$60,424 | \$64,740    | \$69,056 | \$77,688  | \$86,320  | \$89,773    | \$93,226  | \$100,131 | \$107,037 | \$113,942 |                                  |       |                             |
|  | Low      | \$37,765 | \$40,463    | \$43,160 | \$48,555  | \$53,950  | \$56,108    | \$58,266  | \$62,582  | \$66,898  | \$71,214  |                                  |       |                             |
|  | Very Low | \$22,659 | \$24,278    | \$25,896 | \$29,133  | \$32,370  | \$33,665    | \$34,960  | \$37,549  | \$40,139  | \$42,728  |                                  |       |                             |
| <b>Region 4</b><br>Mercer,<br>Monmouth and<br>Ocean                | Median   | \$69,447 | \$74,407    | \$79,368 | \$89,289  | \$99,209  | \$103,178   | \$107,146 | \$115,083 | \$123,020 | \$130,956 | 2.2%                             | 5.19% | \$186,616                   |
|  | Moderate | \$55,557 | \$59,526    | \$63,494 | \$71,431  | \$79,368  | \$82,542    | \$85,717  | \$92,066  | \$98,416  | \$104,765 |                                  |       |                             |
|  | Low      | \$34,723 | \$37,204    | \$39,684 | \$44,644  | \$49,605  | \$51,589    | \$53,573  | \$57,541  | \$61,510  | \$65,478  |                                  |       |                             |
|  | Very Low | \$20,834 | \$22,322    | \$23,810 | \$26,787  | \$29,763  | \$30,953    | \$32,144  | \$34,525  | \$36,906  | \$39,287  |                                  |       |                             |
| <b>Region 5</b><br>Burlington,<br>Camden and<br>Gloucester         | Median   | \$61,180 | \$65,550    | \$69,920 | \$78,660  | \$87,400  | \$90,896    | \$94,392  | \$101,384 | \$108,376 | \$115,368 | 2.2%                             | 5.05% | \$161,977                   |
|  | Moderate | \$48,944 | \$52,440    | \$55,936 | \$62,928  | \$69,920  | \$72,717    | \$75,514  | \$81,107  | \$86,701  | \$92,294  |                                  |       |                             |
|  | Low      | \$30,590 | \$32,775    | \$34,960 | \$39,330  | \$43,700  | \$45,448    | \$47,196  | \$50,692  | \$54,188  | \$57,684  |                                  |       |                             |
|  | Very Low | \$18,354 | \$19,665    | \$20,976 | \$23,598  | \$26,220  | \$27,269    | \$28,318  | \$30,415  | \$32,513  | \$34,610  |                                  |       |                             |
| <b>Region 6</b><br>Atlantic, Cape<br>May, Cumberland,<br>and Salem | Median   | \$51,085 | \$54,734    | \$58,383 | \$65,681  | \$72,979  | \$75,898    | \$78,817  | \$84,655  | \$90,494  | \$96,332  | 2.2%                             | 0.00% | \$136,680                   |
|  | Moderate | \$40,868 | \$43,787    | \$46,706 | \$52,545  | \$58,383  | \$60,718    | \$63,054  | \$67,724  | \$72,395  | \$77,066  |                                  |       |                             |
|  | Low      | \$25,543 | \$27,367    | \$29,192 | \$32,840  | \$36,489  | \$37,949    | \$39,409  | \$42,328  | \$45,247  | \$48,166  |                                  |       |                             |
|  | Very Low | \$15,326 | \$16,420    | \$17,515 | \$19,704  | \$21,894  | \$22,769    | \$23,645  | \$25,397  | \$27,148  | \$28,900  |                                  |       |                             |

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 rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 is 2.2% (Consumer price Index for All Urban Consumers (CPI-U): Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, or 2017 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

\*\*\* This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

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.

Note: Since the Regional Income Limits for Region 6 in 2017 were higher than the 2018 calculations, the 2017 income limits will remain in force for 2018 (as previously required by N.J.A.C. 5:97-9.2(c)).