

UHAC 2026 Affordable Housing Regional Income Limits by Household Size

Regional Income Limits

		Household Size										
		1 Person	1.5 Persons	2 Persons	2.5 Persons	3 Persons	4 Persons	4.5 Persons	5 Persons	6 Persons	7 Persons	8 Persons
Region 1 Bergen, Hudson, Passaic, Sussex	Median	\$90,700	\$97,150	\$103,600	\$110,100	\$116,600	\$129,500	\$134,700	\$139,900	\$150,300	\$160,600	\$171,000
	Moderate (80%)	\$72,560	\$77,720	\$82,880	\$88,080	\$93,280	\$103,600	\$107,760	\$111,920	\$120,240	\$128,480	\$136,800
	Low (50%)	\$45,350	\$48,575	\$51,800	\$55,050	\$58,300	\$64,750	\$67,350	\$69,950	\$75,150	\$80,300	\$85,500
	Very Low (30%)	\$27,210	\$29,145	\$31,080	\$33,030	\$34,980	\$38,850	\$40,410	\$41,970	\$45,090	\$48,180	\$51,300
Region 2 Essex, Morris, Union, Warren	Median	\$96,500	\$103,400	\$110,300	\$117,200	\$124,100	\$137,800	\$143,350	\$148,900	\$159,900	\$170,900	\$181,900
	Moderate (80%)	\$77,200	\$82,720	\$88,240	\$93,760	\$99,280	\$110,240	\$114,680	\$119,120	\$127,920	\$136,720	\$145,520
	Low (50%)	\$48,250	\$51,700	\$55,150	\$58,600	\$62,050	\$68,900	\$71,675	\$74,450	\$79,950	\$85,450	\$90,950
	Very Low (30%)	\$28,950	\$31,020	\$33,090	\$35,160	\$37,230	\$41,340	\$43,005	\$44,670	\$47,970	\$51,270	\$54,570
Region 3 Hunterdon, Middlesex, Somerset	Median	\$108,400	\$116,150	\$123,900	\$131,650	\$139,400	\$154,800	\$161,000	\$167,200	\$179,600	\$192,000	\$204,400
	Moderate (80%)	\$86,720	\$92,920	\$99,120	\$105,320	\$111,520	\$123,840	\$128,800	\$133,760	\$143,680	\$153,600	\$163,520
	Low (50%)	\$54,200	\$58,075	\$61,950	\$65,825	\$69,700	\$77,400	\$80,500	\$83,600	\$89,800	\$96,000	\$102,200
	Very Low (30%)	\$32,520	\$34,845	\$37,170	\$39,495	\$41,820	\$46,440	\$48,300	\$50,160	\$53,880	\$57,600	\$61,320
Region 4 Mercer, Monmouth, Ocean	Median	\$98,400	\$105,400	\$112,400	\$119,450	\$126,500	\$140,500	\$146,150	\$151,800	\$163,000	\$174,300	\$185,500
	Moderate (80%)	\$78,720	\$84,320	\$89,920	\$95,560	\$101,200	\$112,400	\$116,920	\$121,440	\$130,400	\$139,440	\$148,400
	Low (50%)	\$49,200	\$52,700	\$56,200	\$59,725	\$63,250	\$70,250	\$73,075	\$75,900	\$81,500	\$87,150	\$92,750
	Very Low (30%)	\$29,520	\$31,620	\$33,720	\$35,835	\$37,950	\$42,150	\$43,845	\$45,540	\$48,900	\$52,290	\$55,650
Region 5 Burlington, Camden, Gloucester	Median	\$85,900	\$92,050	\$98,200	\$104,350	\$110,500	\$122,700	\$127,650	\$132,600	\$142,400	\$152,200	\$162,000
	Moderate (80%)	\$68,720	\$73,640	\$78,560	\$83,480	\$88,400	\$98,160	\$102,120	\$106,080	\$113,920	\$121,760	\$129,600
	Low (50%)	\$42,950	\$46,025	\$49,100	\$52,175	\$55,250	\$61,350	\$63,825	\$66,300	\$71,200	\$76,100	\$81,000
	Very Low (30%)	\$25,770	\$27,615	\$29,460	\$31,305	\$33,150	\$36,810	\$38,295	\$39,780	\$42,720	\$45,660	\$48,600
Region 6 Atlantic, Cape May, Cumberland, Salem	Median	\$71,900	\$77,050	\$82,200	\$87,350	\$92,500	\$102,700	\$106,850	\$111,000	\$119,200	\$127,400	\$135,600
	Moderate (80%)	\$57,520	\$61,640	\$65,760	\$69,880	\$74,000	\$82,160	\$85,480	\$88,800	\$95,360	\$101,920	\$108,480
	Low (50%)	\$35,950	\$38,525	\$41,100	\$43,675	\$46,250	\$51,350	\$53,425	\$55,500	\$59,600	\$63,700	\$67,800
	Very Low (30%)	\$21,570	\$23,115	\$24,660	\$26,205	\$27,750	\$30,810	\$32,055	\$33,300	\$35,760	\$38,220	\$40,680

Bedroom Count	Household Size (Family)*	Household Size (Senior)**	Maximum Sale Price Increase***		Maximum Rent Increase****		Net Asset Limit*****	
	0BR	1 Person	1 Person	Region 1	1.81%	Statewide	4.7%	Statewide
1BR	1.5 Persons	1.5 Persons	Region 2	1.85%				
2BR	3 Persons	2 Persons	Region 3	0.91%				
3BR	4.5 Persons	2.5 Persons	Region 4	4.38%				
4BR	6 Persons	N/A	Region 5	2.76%				
			Region 6	0.00%				

* N.J.A.C. 5:80-26.4(i).

** N.J.A.C. 5:80-26.4(j).

*** N.J.A.C. 5:80-26.7(c).

**** N.J.A.C. 5:80-26.13(b).

***** N.J.A.C. 5:80-26.17(b)3.