COUNCIL ON AFFORDABLE HOUSING (COAH)

2009 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*	$56,417	$60,447	$64,477	$72,536	$80,596	$83,820	$87,044	$93,491	$99,939	$106,387	3.3%	4.57%	$155,847
Bergen, Hudson, Passaic and Sussex	*Moderate*	$45,134	$48,358	$51,581	$58,029	$64,477	$67,056	$69,635	$74,793	$79,951	$85,109			
	Low	$28,209	$30,224	$32,238	$36,268	$40,298	$41,910	$43,522	$46,746	$49,970	$53,193			
	Very Low	$16,925	$18,134	$19,343	$21,761	$24,179	$25,146	$26,113	$28,047	$29,982	$31,916			
Region 2	*Median*	$61,260	$65,636	$70,011	$78,763	$87,514	$91,015	$94,515	$101,516	$108,517	$115,518	3.3%	4.47%	$167,895
Essex, Morris, Union and Warren	*Moderate*	$49,008	$52,508	$56,009	$63,010	$70,011	$72,812	$75,612	$81,213	$86,814	$92,415			
	Low	$30,630	$32,818	$35,006	$39,381	$43,757	$45,507	$47,258	$50,758	$54,259	$57,759			
	Very Low	$18,378	$19,691	$21,003	$23,629	$26,254	$27,304	$28,355	$30,455	$32,555	$34,656			
Region 3	*Median*	$70,070	$75,075	$80,080	$90,090	$100,100	$104,104	$108,108	$116,116	$124,124	$132,132	3.3%	3.52%	$190,606
Hunterdon, Middlesex and Somerset	*Moderate*	$56,056	$60,060	$64,064	$72,072	$80,080	$83,283	$86,486	$92,893	$99,299	$105,706			
	Low	$35,035	$37,538	$40,040	$45,045	$50,050	$52,052	$54,054	$58,058	$62,062	$66,066			
	Very Low	$21,021	$22,523	$24,024	$27,027	$30,030	$31,231	$32,432	$34,835	$37,237	$39,640			
Region 4	*Median*	$61,774	$66,187	$70,599	$79,424	$88,249	$91,779	$95,309	$102,369	$109,429	$116,489	3.3%	4.35%	$165,998
Mercer, Monmouth and Ocean	*Moderate*	$49,419	$52,949	$56,479	$63,539	$70,599	$73,423	$76,247	$81,895	$87,543	$93,191			
	Low	$30,887	$33,093	$35,300	$39,712	$44,125	$45,889	$47,654	$51,184	$54,714	$58,244			
	Very Low	$18,532	$19,856	$21,180	$23,827	$26,475	$27,534	$28,593	$30,711	$32,829	$34,947			
Region 5	*Median*	$54,460	$58,350	$62,240	$70,020	$77,800	$80,912	$84,024	$90,248	$96,472	$102,696	3.3%	4.71%	$144,185
Burlington, Camden and Gloucester	*Moderate*	$43,568	$46,680	$49,792	$56,016	$62,240	$64,730	$67,219	$72,198	$77,178	$82,157			
	Low	$27,230	$29,175	$31,120	$35,010	$38,900	$40,456	$42,012	$45,124	$48,236	$51,348			
	Very Low	$16,338	$17,505	$18,672	$21,006	$23,340	$24,274	$25,207	$27,074	$28,942	$30,809			
Region 6	*Median*	$47,083	$50,446	$53,809	$60,535	$67,261	$69,951	$72,642	$78,023	$83,404	$88,785	3.3%	3.81%	$125,971
Atlantic, Cape May, Cumberland and Salem	*Moderate*	$37,666	$40,357	$43,047	$48,428	$53,809	$55,961	$58,114	$62,418	$66,723	$71,028			
	Low	$23,541	$25,223	$26,904	$30,267	$33,631	$34,976	$36,321	$39,011	$41,702	$44,392			
	Very Low	$14,125	$15,134	$16,143	$18,160	$20,178	$20,985	$21,793	$23,407	$25,021	$26,635			

*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.

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.