

**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**		Regional Asset Limit***
												Rents	Sales	
Region 1 Bergen, Hudson, Passaic and Sussex	<i>Median</i>	\$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
	<i>Moderate</i>	\$45,134	\$48,358	\$51,581	\$58,029	\$64,477	\$67,056	\$69,635	\$74,793	\$79,951	\$85,109			
	<i>Low</i>	\$28,209	\$30,224	\$32,238	\$36,268	\$40,298	\$41,910	\$43,522	\$46,746	\$49,970	\$53,193			
	<i>Very Low</i>	\$16,925	\$18,134	\$19,343	\$21,761	\$24,179	\$25,146	\$26,113	\$28,047	\$29,982	\$31,916			
Region 2 Essex, Morris, Union and Warren	<i>Median</i>	\$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
	<i>Moderate</i>	\$49,008	\$52,508	\$56,009	\$63,010	\$70,011	\$72,812	\$75,612	\$81,213	\$86,814	\$92,415			
	<i>Low</i>	\$30,630	\$32,818	\$35,006	\$39,381	\$43,757	\$45,507	\$47,258	\$50,758	\$54,259	\$57,759			
	<i>Very Low</i>	\$18,378	\$19,691	\$21,003	\$23,629	\$26,254	\$27,304	\$28,355	\$30,455	\$32,555	\$34,656			
Region 3 Hunterdon, Middlesex and Somerset	<i>Median</i>	\$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
	<i>Moderate</i>	\$56,056	\$60,060	\$64,064	\$72,072	\$80,080	\$83,283	\$86,486	\$92,893	\$99,299	\$105,706			
	<i>Low</i>	\$35,035	\$37,538	\$40,040	\$45,045	\$50,050	\$52,052	\$54,054	\$58,058	\$62,062	\$66,066			
	<i>Very Low</i>	\$21,021	\$22,523	\$24,024	\$27,027	\$30,030	\$31,231	\$32,432	\$34,835	\$37,237	\$39,640			
Region 4 Mercer, Monmouth and Ocean	<i>Median</i>	\$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
	<i>Moderate</i>	\$49,419	\$52,949	\$56,479	\$63,539	\$70,599	\$73,423	\$76,247	\$81,895	\$87,543	\$93,191			
	<i>Low</i>	\$30,887	\$33,093	\$35,300	\$39,712	\$44,125	\$45,889	\$47,654	\$51,184	\$54,714	\$58,244			
	<i>Very Low</i>	\$18,532	\$19,856	\$21,180	\$23,827	\$26,475	\$27,534	\$28,593	\$30,711	\$32,829	\$34,947			
Region 5 Burlington, Camden and Gloucester	<i>Median</i>	\$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
	<i>Moderate</i>	\$43,568	\$46,680	\$49,792	\$56,016	\$62,240	\$64,730	\$67,219	\$72,198	\$77,178	\$82,157			
	<i>Low</i>	\$27,230	\$29,175	\$31,120	\$35,010	\$38,900	\$40,456	\$42,012	\$45,124	\$48,236	\$51,348			
	<i>Very Low</i>	\$16,338	\$17,505	\$18,672	\$21,006	\$23,340	\$24,274	\$25,207	\$27,074	\$28,942	\$30,809			
Region 6 Atlantic, Cape May, Cumberland and Salem	<i>Median</i>	\$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
	<i>Moderate</i>	\$37,666	\$40,357	\$43,047	\$48,428	\$53,809	\$55,961	\$58,114	\$62,418	\$66,723	\$71,028			
	<i>Low</i>	\$23,541	\$25,223	\$26,904	\$30,267	\$33,631	\$34,976	\$36,321	\$39,011	\$41,702	\$44,392			
	<i>Very Low</i>	\$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.