

**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***
												<i>Rents</i>	<i>Sales</i>	
<b>Region 1</b> 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			
<b>Region 2</b> 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			
<b>Region 3</b> 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			
<b>Region 4</b> 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			
<b>Region 5</b> 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			
<b>Region 6</b> 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.