

**COUNCIL ON AFFORDABLE HOUSING (COAH)
2009 REGIONAL INCOME LIMITS**

	Person								Max. Increase** Rents	Sales	Regional Asset Limit***	
	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person				7 Person
Region 1 Bergen, Hudson, Passaic and Sussex	Median \$56,417	\$60,447	\$64,477	\$72,536	\$80,596	\$83,820	\$87,044	\$93,491	\$99,939	\$106,387	3.3%	\$155,847
	Moderate \$45,134	\$48,358	\$51,581	\$58,029	\$64,477	\$67,056	\$69,635	\$74,793	\$79,951	\$85,109	4.57%	
	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 Essex, Morris, Union and Warren	Median \$61,260	\$65,636	\$70,011	\$78,763	\$87,514	\$91,015	\$94,515	\$101,516	\$108,517	\$115,518	3.3%	\$167,895
	Moderate \$49,008	\$52,508	\$56,009	\$63,010	\$70,011	\$72,812	\$75,612	\$81,213	\$86,814	\$92,415	4.47%	
	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 Hunterdon, Middlesex and Somerset	Median \$70,070	\$75,075	\$80,080	\$90,090	\$100,100	\$104,104	\$108,108	\$116,116	\$124,124	\$132,132	3.3%	\$190,606
	Moderate \$66,056	\$60,060	\$64,064	\$72,072	\$80,080	\$83,283	\$86,486	\$92,893	\$99,299	\$105,706	3.52%	
	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 Mercer, Monmouth and Ocean	Median \$61,774	\$66,187	\$70,599	\$79,424	\$88,249	\$91,779	\$95,309	\$102,369	\$109,429	\$116,489	3.3%	\$165,998
	Moderate \$49,419	\$52,949	\$56,479	\$63,539	\$70,599	\$73,423	\$76,247	\$81,895	\$87,543	\$93,191	4.35%	
	Low \$30,887	\$33,093	\$35,300	\$39,712	\$44,125	\$46,889	\$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 Burlington, Camden and Gloucester	Median \$54,460	\$58,350	\$62,240	\$70,020	\$77,800	\$80,912	\$84,024	\$90,248	\$96,472	\$102,696	3.3%	\$144,185
	Moderate \$43,568	\$46,680	\$49,792	\$56,016	\$62,240	\$64,730	\$67,219	\$72,198	\$77,178	\$82,157	4.71%	
	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 Atlantic, Cape May, Cumberland and Salem	Median \$47,083	\$50,446	\$53,809	\$60,535	\$67,261	\$69,951	\$72,642	\$78,023	\$83,404	\$88,785	3.3%	\$125,971
	Moderate \$37,666	\$40,357	\$43,047	\$48,428	\$53,809	\$55,961	\$58,114	\$62,418	\$66,723	\$71,028	3.81%	
	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.