

PCA

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

*UPDATED 4/109
ANNUALLY*

	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 Sales	Regional Asset Limit***
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		
	Moderate \$49,008	\$52,508	\$56,009	\$63,010	\$70,011	\$72,812	\$75,612	\$81,213	\$86,814	\$92,415		\$167,895
	Low \$30,630	\$32,818	\$35,006	\$39,381	\$43,757	\$45,507	\$47,258	\$50,758	\$54,259	\$57,759	3.3%	
	Very Low \$18,378	\$19,691	\$21,003	\$23,629	\$26,254	\$27,304	\$28,355	\$30,455	\$32,555	\$34,656	4.47%	
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		
	Moderate \$56,056	\$60,060	\$64,064	\$72,072	\$80,080	\$83,283	\$86,486	\$92,893	\$99,299	\$105,706		\$190,606
	Low \$35,035	\$37,538	\$40,040	\$45,045	\$50,050	\$52,052	\$54,054	\$58,058	\$62,062	\$66,066	3.3%	
	Very Low \$21,021	\$22,523	\$24,024	\$27,027	\$30,030	\$31,231	\$32,432	\$34,835	\$37,237	\$39,640	3.52%	
Region 4 Mercer, Morrmouth and Ocean	Median \$61,774	\$66,187	\$70,599	\$79,424	\$88,249	\$91,779	\$95,309	\$102,369	\$109,429	\$116,489		
	Moderate \$49,419	\$52,949	\$56,479	\$63,539	\$70,599	\$73,423	\$76,247	\$81,895	\$87,543	\$93,191		\$165,998
	Low \$30,887	\$33,093	\$35,300	\$39,712	\$44,125	\$45,889	\$47,654	\$51,184	\$54,714	\$58,244	3.3%	
	Very Low \$18,532	\$19,856	\$21,180	\$23,827	\$26,475	\$27,534	\$28,593	\$30,711	\$32,829	\$34,947	4.35%	
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		
	Moderate \$43,568	\$46,680	\$49,792	\$56,016	\$62,240	\$64,730	\$67,219	\$72,198	\$77,178	\$82,157		\$144,185
	Low \$27,230	\$29,175	\$31,120	\$35,010	\$38,900	\$40,456	\$42,012	\$45,124	\$48,236	\$51,348	3.3%	
	Very Low \$16,338	\$17,505	\$18,672	\$21,006	\$23,340	\$24,274	\$25,207	\$27,074	\$28,942	\$30,809	4.71%	
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		
	Moderate \$37,666	\$40,357	\$43,047	\$48,428	\$53,809	\$55,961	\$58,114	\$62,418	\$66,723	\$71,028		\$125,971
	Low \$23,541	\$25,223	\$26,904	\$30,267	\$33,631	\$34,976	\$36,321	\$39,011	\$41,702	\$44,392	3.3%	
	Very Low \$14,125	\$15,134	\$16,143	\$18,160	\$20,178	\$20,985	\$21,793	\$23,407	\$25,021	\$26,635	3.81%	

*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.