

**COUNCIL ON AFFORDABLE HOUSING (COAH)
2006 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** <i>Rents/Sales</i>	Regional Asset Limit***
Region 1 Bergen, Hudson, Passaic and Sussex	<i>Median</i>	\$54,349	\$58,232	\$62,114	\$69,878	\$77,642	\$80,748	\$83,853	\$90,065	\$96,276	\$102,487	4.00%	\$139,396
	<i>Moderate</i>	\$43,480	\$46,585	\$49,691	\$55,902	\$62,114	\$64,598	\$67,083	\$72,052	\$77,021	\$81,990		
	<i>Low</i>	\$27,175	\$29,116	\$31,057	\$34,939	\$38,821	\$40,374	\$41,927	\$45,032	\$48,138	\$51,244		
	<i>Very Low</i>	\$16,305	\$17,469	\$18,634	\$20,963	\$23,293	\$24,224	\$25,156	\$27,019	\$28,883	\$30,746		
Region 2 Essex, Morris, Union and Warren	<i>Median</i>	\$59,008	\$63,223	\$67,438	\$75,867	\$84,297	\$87,669	\$91,041	\$97,785	\$104,528	\$111,272	4.00%	\$150,322
	<i>Moderate</i>	\$47,206	\$50,578	\$53,950	\$60,694	\$67,438	\$70,135	\$72,833	\$78,228	\$83,623	\$89,018		
	<i>Low</i>	\$29,504	\$31,611	\$33,719	\$37,934	\$42,149	\$43,834	\$45,520	\$48,892	\$52,264	\$55,636		
	<i>Very Low</i>	\$17,702	\$18,967	\$20,231	\$22,760	\$25,289	\$26,301	\$27,312	\$29,335	\$31,358	\$33,382		
Region 3 Hunterdon, Middlesex and Somerset	<i>Median</i>	\$67,060	\$71,850	\$76,640	\$86,220	\$95,800	\$99,632	\$103,464	\$111,128	\$118,792	\$126,456	4.00%	\$172,224
	<i>Moderate</i>	\$53,648	\$57,480	\$61,312	\$68,976	\$76,640	\$79,706	\$82,771	\$88,902	\$95,034	\$101,165		
	<i>Low</i>	\$33,530	\$35,925	\$38,320	\$43,110	\$47,900	\$49,816	\$51,732	\$55,564	\$59,396	\$63,228		
	<i>Very Low</i>	\$20,118	\$21,555	\$22,992	\$25,866	\$28,740	\$29,890	\$31,039	\$33,338	\$35,638	\$37,937		
Region 4 Mercer, Monmouth and Ocean	<i>Median</i>	\$57,890	\$62,025	\$66,160	\$74,430	\$82,700	\$86,008	\$89,316	\$95,932	\$102,548	\$109,164	4.00%	\$148,784
	<i>Moderate</i>	\$46,312	\$49,620	\$52,928	\$59,544	\$66,160	\$68,806	\$71,453	\$76,746	\$82,038	\$87,331		
	<i>Low</i>	\$28,945	\$31,013	\$33,080	\$37,215	\$41,350	\$43,004	\$44,658	\$47,966	\$51,274	\$54,582		
	<i>Very Low</i>	\$17,367	\$18,608	\$19,848	\$22,329	\$24,810	\$25,802	\$26,795	\$28,780	\$30,764	\$32,749		
Region 5 Burlington, Camden and Gloucester	<i>Median</i>	\$50,470	\$54,075	\$57,680	\$64,890	\$72,100	\$74,984	\$77,868	\$83,636	\$89,404	\$95,172	4.00%	\$128,794
	<i>Moderate</i>	\$40,376	\$43,260	\$46,144	\$51,912	\$57,680	\$59,987	\$62,294	\$66,909	\$71,523	\$76,138		
	<i>Low</i>	\$25,235	\$27,038	\$28,840	\$32,445	\$36,050	\$37,492	\$38,934	\$41,818	\$44,702	\$47,586		
	<i>Very Low</i>	\$15,141	\$16,223	\$17,304	\$19,467	\$21,630	\$22,495	\$23,360	\$25,091	\$26,821	\$28,552		
Region 6 Atlantic, Cape May, Cumberland and Salem	<i>Median</i>	\$44,353	\$47,522	\$50,690	\$57,026	\$63,362	\$65,896	\$68,431	\$73,500	\$78,569	\$83,638	4.00%	\$113,501
	<i>Moderate</i>	\$35,483	\$38,017	\$40,552	\$45,621	\$50,690	\$52,717	\$54,745	\$58,800	\$62,855	\$66,910		
	<i>Low</i>	\$22,177	\$23,761	\$25,345	\$28,513	\$31,681	\$32,948	\$34,215	\$36,750	\$39,284	\$41,819		
	<i>Very Low</i>	\$13,306	\$14,256	\$15,207	\$17,108	\$19,009	\$19,769	\$20,529	\$22,050	\$23,571	\$25,091		

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

**This column is used for calculating the pricing for resale and rent increases for units as per N.J.A.C. 5:94-7.2(b)2. Affordable prices and rents may be raised a maximum of 4 percent, based on the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index (CPI), Northeast Region, All Urban Consumers Housing. 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.