

ADOPTED MAY 14, 2014

NEW JERSEY COUNCIL ON AFFORDABLE HOUSING 2014 AFFORDABLE HOUSING 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** Rents Sales	Regional Asset Limit***
Region 1	<i>Median</i>	\$59,095	\$63,317	\$67,538	\$75,980	\$84,422	\$87,799	\$91,176	\$97,930	\$104,683	\$111,437		
Bergen, Hudson, Passaic and Sussex	<i>Moderate Low Very Low</i>	\$47,276 \$29,548 \$17,729	\$50,653 \$31,658 \$18,995	\$54,030 \$33,769 \$20,261	\$60,784 \$37,990 \$22,794	\$67,538 \$42,211 \$25,327	\$70,239 \$43,899 \$26,340	\$72,941 \$45,588 \$27,353	\$78,344 \$48,965 \$29,379	\$83,747 \$52,342 \$31,405	\$89,150 \$55,719 \$33,431	1.8% 0.00%	\$163,245
Region 2	<i>Median</i>	\$63,430	\$67,961	\$72,492	\$81,553	\$90,614	\$94,239	\$97,864	\$105,113	\$112,362	\$119,611		
Essex, Morris, Union and Warren	<i>Moderate Low Very Low</i>	\$50,744 \$31,715 \$19,029	\$54,369 \$33,980 \$20,388	\$57,993 \$36,246 \$21,747	\$65,242 \$40,777 \$24,466	\$72,492 \$45,307 \$27,184	\$75,391 \$47,120 \$28,272	\$78,291 \$48,932 \$29,359	\$84,090 \$52,556 \$31,534	\$89,890 \$56,181 \$33,709	\$95,689 \$59,806 \$35,883	1.8% 0.00%	\$173,844
Region 3	<i>Median</i>	\$73,500	\$78,750	\$84,000	\$94,500	\$105,000	\$109,200	\$113,400	\$121,800	\$130,200	\$138,600		
Hunterdon, Middlesex and Somerset	<i>Moderate Low Very Low</i>	\$58,800 \$36,750 \$22,050	\$63,000 \$39,375 \$23,625	\$67,200 \$42,000 \$25,200	\$75,600 \$47,250 \$28,350	\$84,000 \$52,500 \$31,500	\$87,360 \$54,600 \$32,760	\$90,720 \$56,700 \$34,020	\$97,440 \$60,900 \$36,540	\$104,160 \$65,100 \$39,060	\$110,880 \$69,300 \$41,580	1.8% 0.00%	\$199,936
Region 4	<i>Median</i>	\$64,830	\$69,461	\$74,091	\$83,353	\$92,614	\$96,319	\$100,023	\$107,432	\$114,841	\$122,250		
Mercer, Monmouth and Ocean	<i>Moderate Low Very Low</i>	\$51,864 \$32,415 \$19,449	\$55,568 \$34,730 \$20,838	\$59,273 \$37,046 \$22,227	\$66,682 \$41,676 \$25,006	\$74,091 \$46,307 \$27,784	\$77,055 \$48,159 \$28,896	\$80,018 \$50,012 \$30,007	\$85,946 \$53,716 \$32,230	\$91,873 \$57,421 \$34,452	\$97,800 \$61,125 \$36,675	1.8% 0.00%	\$174,209
Region 5	<i>Median</i>	\$57,050	\$61,125	\$65,200	\$73,350	\$81,500	\$84,760	\$88,020	\$94,540	\$101,060	\$107,580		
Burlington, Camden and Gloucester	<i>Moderate Low Very Low</i>	\$45,640 \$28,525 \$17,115	\$48,900 \$30,563 \$18,338	\$52,160 \$32,600 \$19,560	\$58,680 \$36,675 \$22,005	\$65,200 \$40,750 \$24,450	\$67,808 \$42,380 \$25,428	\$70,416 \$44,010 \$26,406	\$75,632 \$47,270 \$28,362	\$80,848 \$50,530 \$30,318	\$86,064 \$53,790 \$32,274	1.8% 0.00%	\$151,043
Region 6	<i>Median</i>	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,656	\$90,494	\$96,332		
Atlantic, Cape May, Cumberland and Salem	<i>Moderate Low Very Low</i>	\$40,868 \$25,543 \$15,326	\$43,787 \$27,367 \$16,420	\$46,707 \$29,192 \$17,515	\$52,545 \$32,841 \$19,704	\$58,383 \$36,490 \$21,894	\$60,719 \$37,949 \$22,769	\$63,054 \$39,409 \$23,645	\$67,725 \$42,328 \$25,397	\$72,395 \$45,247 \$27,148	\$77,066 \$48,166 \$28,900	1.8% 0.00%	\$136,680

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.

* 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. Landlords who did not increase rent in 2012 may increase rent by the combined 2012 and 2013 increase, or 3 percent.

*** 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.

Since the COAH Regional Income Limits for 2013 were higher than 2014 figures, the 2013 income limits, shown above, will remain in force for 2014 and until Regional Income Limits surpass the 2013 Regional Income Limits.