

**MONTHLY RENT/UTILITY ALLOWANCE AND INCOME LIMITS**

Sources: HUD Rents Effective 3/2015, HUD Income Limits Effective 3/25/2015, COAH 2014 Regional Income Limits, and HUD/NJDCA Utility Allowance Effective 07/01/2014

**MONTHLY RENT LIMITS - IF OWNER PAYS ALL UTILITIES**

Studio \$ 801                      1 Bedroom \$ 858                      2 Bedroom \$ 1030  
 3 Bedroom \$ 1190                      4 Bedroom \$ 1,327

**1 & 2 UNIT BLDG UTILITY ALLOWANCES**(Tenant paid items to be subtracted from above rents)

| Unit Size | Water/Sewer | Electric | Cooking Gas | Central A/C | Gas Heat | Hot Water | Tenant Pd Total |
|-----------|-------------|----------|-------------|-------------|----------|-----------|-----------------|
| Studio    | 80          | 34       | 6           | 18          | 39       | 7         | \$ _____        |
| 1 Bedroom | 88          | 43       | 7           | 23          | 53       | 9         | \$ _____        |
| 2 Bedroom | 95          | 58       | 10          | 31          | 63       | 12        | \$ _____        |
| 3 Bedroom | 104         | 71       | 12          | 39          | 79       | 15        | \$ _____        |
| 4 Bedroom | 110         | 88       | 15          | 46          | 90       | 19        | \$ _____        |

**3 or MORE UNIT BLDG UTILITY ALLOWANCES**(Tenant paid items to be subtracted from above rents)

| Unit Size | Water/Sewer | Electric | Cooking Gas | Central A/C | Gas Heat | Hot Water | Tenant Pd Total |
|-----------|-------------|----------|-------------|-------------|----------|-----------|-----------------|
| Studio    | 80          | 34       | 6           | 10          | 32       | 7         | \$ _____        |
| 1 Bedroom | 88          | 43       | 7           | 12          | 42       | 9         | \$ _____        |
| 2 Bedroom | 95          | 58       | 10          | 17          | 56       | 12        | \$ _____        |
| 3 Bedroom | 104         | 71       | 12          | 20          | 69       | 15        | \$ _____        |
| 4 Bedroom | 110         | 88       | 15          | 24          | 83       | 19        | \$ _____        |

*[If utilities are other than those stated above please call EHIP for additional assistance at 352-8450]*

**ANNUAL INCOME LIMITS**

**HUD 80% of Median Income** (*For Purchasers & Emergency Projects*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$46,100 | \$52,650 | \$59,250 | \$65,800 | \$71,100 | \$76,350 |

**HUD 60% of Median Income** (*For Owner-Occupied Properties & Most Tenants/Rentals:*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$38,460 | \$43,920 | \$49,440 | \$54,900 | \$59,340 | \$63,720 |

**HUD 50% of Median Income** (*For Some Tenants of Multi-Unit Buildings - Projects with 5 or more HOME assisted units, at least 20% of HOME assisted units must be occupied by families with annual incomes at or below 50% of median income).*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$32,050 | \$36,600 | \$41,200 | \$45,750 | \$49,450 | \$53,100 |

**HUD 30% of Median Income** (*For Some Tenants:*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$19,250 | \$22,000 | \$24,750 | \$27,450 | \$29,650 | \$31,850 |

COAH Regional Asset Limit \$173,844

**COAH 80% of Median Income** (*For Owner- Occupants & Some Tenants of RCA Projects*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$50,744 | \$57,993 | \$65,242 | \$72,492 | \$78,291 | \$84,090 |

**COAH 50% of Median Income** (*Projects with RCA assisted rental units - at least 50% of the assisted units must be rented to persons <= 50% of COAH's median income*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$31,715 | \$36,246 | \$40,777 | \$45,307 | \$48,932 | \$52,556 |

**COAH 30% of Median Income** (*For Owner- Occupants & Some Tenants of RCA Projects*)

| 1 person | 2 person | 3 person | 4 person | 5 person | 6 person |
|----------|----------|----------|----------|----------|----------|
| \$19,029 | \$21,747 | \$24,466 | \$27,184 | \$29,359 | \$31,534 |