

RESOLUTION

WHEREAS, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et. seq., the New Jersey Council on Affordable Housing (COAH) has established housing regions of no less than two nor more than four contiguous, whole counties which exhibit significant social, economic and income similarities, and which constitute to the greatest extent practicable the primary metropolitan statistical areas as last defined by the United States Census Bureau; and

WHEREAS, pursuant to N.J.A.C. 5:92-12, COAH has established low and moderate income limits based on the United States Department of Housing and Urban Development (HUD) uncapped Section 8 income limits; and

WHEREAS, to the extent that COAH's housing regions are not identical to the geographic area of the Census Bureau's primary metropolitan statistical areas, different counties within the same region have different HUD uncapped Section 8 income limits; and

WHEREAS, these differences can translate to substantial price discrepancies between affordable housing units within the same housing region; and

WHEREAS, the constitutional low and moderate income housing obligation is a regional obligation designed, in part to foster mobility and freedom of choice for low and moderate income households within a housing region; and

WHEREAS, the existence of different low and moderate income limits for counties within the same housing region decreases the ability of lower income households in some counties to qualify for low and moderate income housing in other counties within the same housing region; and

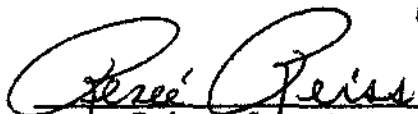
WHEREAS, the existence of different low and moderate income limits for counties within the same housing region creates competitive imbalances for potential receiving communities in a regional contribution agreement; and

WHEREAS, staff of the Department of Community Affairs (DCA) and the Housing Mortgage Finance Agency (HMFA) agree that the interests of low and moderate income people are best served by developing one set of income limits per housing region based on HUD's uncapped Section 8 income limits.

NOW THEREFORE BE IT RESOLVED that COAH intends to develop one set of income limits per housing region subsequent to the release of the 1990 census; and

BE IT FURTHER RESOLVED that in the interim, COAH encourages public comment regarding any potential problems associated with this change and methods of mitigating these problems.

I hereby certify that this resolution was duly adopted at its public meeting on *February 26, 1990.*



Renee Reiss, Secretary
Council on Affordable Housing