

Determination of Maximum Income Limits

Atlantic County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits		HUD Area 1 ATLANTIC COUNTY						Effective date: 01/29/2020	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	10,780	12,320	13,860	15,380	16,620	17,860	19,080	20,320	
30%	16,170	18,480	20,790	23,070	24,930	26,790	28,620	30,480	
40%	21,560	24,640	27,720	30,760	33,240	35,720	38,160	40,640	
50%	26,950	30,800	34,650	38,450	41,550	44,650	47,700	50,800	
60%	32,340	36,960	41,580	46,140	49,860	53,580	57,240	60,960	
70%	37,730	43,120	48,510	53,830	58,170	62,510	66,780	71,120	
80%	43,120	49,280	55,440	61,520	66,480	71,440	76,320	81,280	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		269	288	346	400	446	492		
30%		404	433	519	600	669	738		
40%		539	577	693	800	893	985		
50%		673	721	866	1,000	1,116	1,231		
60%		808	866	1,039	1,200	1,339	1,477		
70%		943	1,010	1,212	1,400	1,562	1,723		
80%		1,078	1,155	1,386	1,600	1,786	1,970		

Determination of Maximum Income Limits

Bergen County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: 2 Tax Credits		HUD Area 3 BERGEN COUNTY							Effective date: 01/29/2020
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	14,940	17,060	19,200	21,320	23,040	24,740	26,440	28,160	
30%	22,410	25,590	28,800	31,980	34,560	37,110	39,660	42,240	
40%	29,880	34,120	38,400	42,640	46,080	49,480	52,880	56,320	
50%	37,350	42,650	48,000	53,300	57,600	61,850	66,100	70,400	
60%	44,820	51,180	57,600	63,960	69,120	74,220	79,320	84,480	
70%	52,290	59,710	67,200	74,620	80,640	86,590	92,540	98,560	
80%	59,760	68,240	76,800	85,280	92,160	98,960	105,760	112,640	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		373	400	480	554	618	682		
30%		560	600	720	831	927	1,023		
40%		747	800	960	1,109	1,237	1,365		
50%		933	1,000	1,200	1,386	1,546	1,706		
60%		1,120	1,200	1,440	1,663	1,855	2,047		
70%		1,307	1,400	1,680	1,940	2,164	2,388		
80%		1,494	1,600	1,920	2,218	2,474	2,730		

Housing Program: 15 HERA Income Limits		HUD Area 3 BERGEN COUNTY							Effective date: 01/29/2020
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,040	17,180	19,320	21,460	23,180	24,900	26,620	28,340	
30%	22,560	25,770	28,980	32,190	34,770	37,350	39,930	42,510	
40%	30,080	34,360	38,640	42,920	46,360	49,800	53,240	56,680	
50%	37,600	42,950	48,300	53,650	57,950	62,250	66,550	70,850	
60%	45,120	51,540	57,960	64,380	69,540	74,700	79,860	85,020	
70%	52,640	60,130	67,620	75,110	81,130	87,150	93,170	99,190	
80%	60,160	68,720	77,280	85,840	92,720	99,600	106,480	113,360	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		376	402	483	558	622	687		
30%		564	604	724	837	933	1,030		
40%		752	805	966	1,116	1,245	1,374		
50%		940	1,006	1,207	1,395	1,556	1,717		
60%		1,128	1,208	1,449	1,674	1,867	2,061		
70%		1,316	1,409	1,690	1,953	2,178	2,404		
80%		1,504	1,611	1,932	2,232	2,490	2,748		

Determination of Maximum Income Limits

Burlington County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: 2 Tax Credits		HUD Area 5 BURLINGTON COUNTY						Effective date: 01/29/2020	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800	
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700	
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600	
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500	
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400	
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300	
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	315	338	405	468	523	577			
30%	473	507	608	703	784	865			
40%	631	676	811	937	1,046	1,154			
50%	788	845	1,013	1,171	1,307	1,442			
60%	946	1,014	1,216	1,406	1,569	1,731			
70%	1,104	1,183	1,419	1,640	1,830	2,019			
80%	1,262	1,352	1,622	1,875	2,092	2,308			

Determination of Maximum Income Limits

Camden County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits HUD Area 7 CAMDEN COUNTY Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	315	338	405	468	523	577		
30%	473	507	608	703	784	865		
40%	631	676	811	937	1,046	1,154		
50%	788	845	1,013	1,171	1,307	1,442		
60%	946	1,014	1,216	1,406	1,569	1,731		
70%	1,104	1,183	1,419	1,640	1,830	2,019		
80%	1,262	1,352	1,622	1,875	2,092	2,308		

Determination of Maximum Income Limits

Cape May, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits HUD Area: 9 CAPE MAY COUNTY Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,720	13,380	15,060	16,720	18,060	19,400	20,740	22,080
30%	17,580	20,070	22,590	25,080	27,090	29,100	31,110	33,120
40%	23,440	26,760	30,120	33,440	36,120	38,800	41,480	44,160
50%	29,300	33,450	37,650	41,800	45,150	48,500	51,850	55,200
60%	35,160	40,140	45,180	50,160	54,180	58,200	62,220	66,240
70%	41,020	46,830	52,710	58,520	63,210	67,900	72,590	77,280
80%	46,880	53,520	60,240	66,880	72,240	77,600	82,960	88,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	293	313	376	434	485	535	
30%	439	470	564	652	727	802	
40%	586	627	753	869	970	1,070	
50%	732	784	941	1,086	1,212	1,338	
60%	879	941	1,129	1,304	1,455	1,605	
70%	1,025	1,098	1,317	1,521	1,697	1,873	
80%	1,172	1,255	1,506	1,739	1,940	2,141	

Determination of Maximum Income Limits

Cumberland, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits		HUD Area 11 CUMBERLAND COUNTY						Effective date: 01/29/2020	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	10,040	11,460	12,900	14,320	15,480	16,620	17,760	18,920	
30%	15,060	17,190	19,350	21,480	23,220	24,930	26,640	28,380	
40%	20,080	22,920	25,800	28,640	30,960	33,240	35,520	37,840	
50%	25,100	28,650	32,250	35,800	38,700	41,550	44,400	47,300	
60%	30,120	34,380	38,700	42,960	46,440	49,860	53,280	56,760	
70%	35,140	40,110	45,150	50,120	54,180	58,170	62,160	66,220	
80%	40,160	45,840	51,600	57,280	61,920	66,480	71,040	75,680	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		251	268	322	372	415	458		
30%		376	403	483	558	623	687		
40%		502	537	645	745	831	917		
50%		627	671	806	931	1,038	1,146		
60%		753	806	967	1,117	1,246	1,375		
70%		878	940	1,128	1,303	1,454	1,604		
80%		1,004	1,075	1,290	1,490	1,662	1,834		

Determination of Maximum Income Limits

Essex County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: **2 Tax Credits**

HUD Area **13 ESSEX COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,100	16,100	18,120	20,120	21,740	23,340	24,960	26,560
30%	21,150	24,150	27,180	30,180	32,610	35,010	37,440	39,840
40%	28,200	32,200	36,240	40,240	43,480	46,680	49,920	53,120
50%	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
60%	42,300	48,300	54,360	60,360	65,220	70,020	74,880	79,680
70%	49,350	56,350	63,420	70,420	76,090	81,690	87,360	92,960
80%	56,400	64,400	72,480	80,480	86,960	93,360	99,840	106,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%		352	377	453	523	583	644	
30%		528	566	679	784	875	966	
40%		705	755	906	1,046	1,167	1,288	
50%		881	943	1,132	1,308	1,458	1,610	
60%		1,057	1,132	1,359	1,569	1,750	1,932	
70%		1,233	1,321	1,585	1,831	2,042	2,254	
80%		1,410	1,510	1,812	2,093	2,334	2,576	

Housing Program: **15 HERA Income Limits**

HUD Area **13 ESSEX COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,200	16,220	18,240	20,260	21,900	23,520	25,140	26,760
30%	21,300	24,330	27,360	30,390	32,850	35,280	37,710	40,140
40%	28,400	32,440	36,480	40,520	43,800	47,040	50,280	53,520
50%	35,500	40,550	45,600	50,650	54,750	58,800	62,850	66,900
60%	42,600	48,660	54,720	60,780	65,700	70,560	75,420	80,280
70%	49,700	56,770	63,840	70,910	76,650	82,320	87,990	93,660
80%	56,800	64,880	72,960	81,040	87,600	94,080	100,560	107,040
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%		355	380	456	527	588	648	
30%		532	570	684	790	882	973	
40%		710	760	912	1,054	1,176	1,297	
50%		887	950	1,140	1,317	1,470	1,621	
60%		1,065	1,140	1,368	1,581	1,764	1,946	
70%		1,242	1,330	1,596	1,844	2,058	2,270	
80%		1,420	1,521	1,824	2,108	2,352	2,595	

Determination of Maximum Income Limits

Gloucester County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits

HUD Area 15 GLOUCESTER COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	315	338	405	468	523	577		
30%	473	507	608	703	784	865		
40%	631	676	811	937	1,046	1,154		
50%	788	845	1,013	1,171	1,307	1,442		
60%	946	1,014	1,216	1,406	1,569	1,731		
70%	1,104	1,183	1,419	1,640	1,830	2,019		
80%	1,262	1,352	1,622	1,875	2,092	2,308		

Determination of Maximum Income Limits

Hudson County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2018</u>
1/1/2009 to 5/13/2010	<u>FY2018</u>
5/14/2010 to 5/31/2011	<u>FY2018</u>
6/1/2011 to 11/30/2011	<u>FY2018</u>
12/01/2011 to 12/10/2012	<u>FY2018</u>
12/11/2012 to 12/17/2013	<u>FY2018</u>
12/18/2013 to 3/05/2015	<u>FY2018</u>
3/06/2015 to 3/27/2016	<u>FY2018</u>
3/28/2016 to 4/13/2017	<u>FY2018</u>
4/14/2017 to 3/31/2018	<u>FY2018</u>
4/01/2018 to 4/23/2019	<u>FY2018</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits

HUD Area 17 HUDSON COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,840	14,680	16,520	18,340	19,820	21,280	22,760	24,220
30%	19,260	22,020	24,780	27,510	29,730	31,920	34,140	36,330
40%	25,680	29,360	33,040	36,680	39,640	42,560	45,520	48,440
50%	32,100	36,700	41,300	45,850	49,550	53,200	56,900	60,550
60%	38,520	44,040	49,560	55,020	59,460	63,840	68,280	72,660
70%	44,940	51,380	57,820	64,190	69,370	74,480	79,660	84,770
80%	51,360	58,720	66,080	73,360	79,280	85,120	91,040	96,880
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	321	344	413	477	532	587		
30%	481	516	619	715	798	880		
40%	642	688	826	954	1,064	1,174		
50%	802	860	1,032	1,192	1,330	1,468		
60%	963	1,032	1,239	1,431	1,596	1,761		
70%	1,123	1,204	1,445	1,669	1,862	2,055		
80%	1,284	1,376	1,652	1,908	2,128	2,349		

Determination of Maximum Income Limits

Hunterdon County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits		HUD Area 19 HUNTERDON COUNTY							Effective date: 01/29/2020
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,580	18,940	21,300	23,660	25,560	27,460	29,340	31,240	
30%	24,870	28,410	31,950	35,490	38,340	41,190	44,010	46,860	
40%	33,160	37,880	42,600	47,320	51,120	54,920	58,680	62,480	
50%	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100	
60%	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720	
70%	58,030	66,290	74,550	82,810	89,460	96,110	102,690	109,340	
80%	66,320	75,760	85,200	94,640	102,240	109,840	117,360	124,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	414	444	532	615	686	757			
30%	621	666	798	922	1,029	1,135			
40%	829	888	1,065	1,230	1,373	1,514			
50%	1,036	1,110	1,331	1,538	1,716	1,893			
60%	1,243	1,332	1,597	1,845	2,059	2,271			
70%	1,450	1,554	1,863	2,153	2,402	2,650			
80%	1,658	1,776	2,130	2,461	2,746	3,029			

Determination of Maximum Income Limits

Mercer County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits

HUD Area 21 MERCER COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,820	16,940	19,060	21,160	22,860	24,560	26,240	27,940
30%	22,230	25,410	28,590	31,740	34,290	36,840	39,360	41,910
40%	29,640	33,880	38,120	42,320	45,720	49,120	52,480	55,880
50%	37,050	42,350	47,650	52,900	57,150	61,400	65,600	69,850
60%	44,460	50,820	57,180	63,480	68,580	73,680	78,720	83,820
70%	51,870	59,290	66,710	74,060	80,010	85,960	91,840	97,790
80%	59,280	67,760	76,240	84,640	91,440	98,240	104,960	111,760
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%		370	397	476	550	614	677	
30%		555	595	714	825	921	1,015	
40%		741	794	953	1,100	1,228	1,354	
50%		926	992	1,191	1,375	1,535	1,693	
60%		1,111	1,191	1,429	1,650	1,842	2,031	
70%		1,296	1,389	1,667	1,925	2,149	2,370	
80%		1,482	1,588	1,906	2,201	2,456	2,709	

Housing Program: 15 HERA Income Limits

HUD Area 21 MERCER COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,220	17,400	19,580	21,740	23,480	25,220	26,960	28,700
30%	22,830	26,100	29,370	32,610	35,220	37,830	40,440	43,050
40%	30,440	34,800	39,160	43,480	46,960	50,440	53,920	57,400
50%	38,050	43,500	48,950	54,350	58,700	63,050	67,400	71,750
60%	45,660	52,200	58,740	65,220	70,440	75,660	80,880	86,100
70%	53,270	60,900	68,530	76,090	82,180	88,270	94,360	100,450
80%	60,880	69,600	78,320	86,960	93,920	100,880	107,840	114,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%		380	407	489	565	630	695	
30%		570	611	734	847	945	1,043	
40%		761	815	979	1,130	1,261	1,391	
50%		951	1,019	1,223	1,413	1,576	1,739	
60%		1,141	1,223	1,468	1,695	1,891	2,087	
70%		1,331	1,427	1,713	1,978	2,206	2,435	
80%		1,522	1,631	1,958	2,261	2,522	2,783	

Determination of Maximum Income Limits

Middlesex County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: **2 Tax Credits**

HUD Area: **23 MIDDLESEX COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,580	18,940	21,300	23,660	25,560	27,460	29,340	31,240
30%	24,870	28,410	31,950	35,490	38,340	41,190	44,010	46,860
40%	33,160	37,880	42,600	47,320	51,120	54,920	58,680	62,480
50%	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
60%	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
70%	58,030	66,290	74,550	82,810	89,460	96,110	102,690	109,340
80%	66,320	75,760	85,200	94,640	102,240	109,840	117,360	124,960

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	414	444	532	615	686	757	
30%	621	666	798	922	1,029	1,135	
40%	829	888	1,065	1,230	1,373	1,514	
50%	1,036	1,110	1,331	1,538	1,716	1,893	
60%	1,243	1,332	1,597	1,845	2,059	2,271	
70%	1,450	1,554	1,863	2,153	2,402	2,650	
80%	1,658	1,776	2,130	2,461	2,746	3,029	

Determination of Maximum Income Limits

Monmouth County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits		HUD Area 25 MONMOUTH COUNTY						Effective date: 01/29/2020	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	14,340	16,380	18,420	20,460	22,100	23,740	25,380	27,020	
30%	21,510	24,570	27,630	30,690	33,150	35,610	38,070	40,530	
40%	28,680	32,760	36,840	40,920	44,200	47,480	50,760	54,040	
50%	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550	
60%	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060	
70%	50,190	57,330	64,470	71,610	77,350	83,090	88,830	94,570	
80%	57,360	65,520	73,680	81,840	88,400	94,960	101,520	108,080	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	358	384	460	532	593	655			
30%	537	576	690	798	890	982			
40%	717	768	921	1,064	1,187	1,310			
50%	896	960	1,151	1,330	1,483	1,637			
60%	1,075	1,152	1,381	1,596	1,780	1,965			
70%	1,254	1,344	1,611	1,862	2,077	2,292			
80%	1,434	1,536	1,842	2,128	2,374	2,620			

Determination of Maximum Income Limits

Morris County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: **2 Tax Credits**

HUD Area **27 MORRIS COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,100	16,100	18,120	20,120	21,740	23,340	24,960	26,560
30%	21,150	24,150	27,180	30,180	32,610	35,010	37,440	39,840
40%	28,200	32,200	36,240	40,240	43,480	46,680	49,920	53,120
50%	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
60%	42,300	48,300	54,360	60,360	65,220	70,020	74,880	79,680
70%	49,350	56,350	63,420	70,420	76,090	81,690	87,360	92,960
80%	56,400	64,400	72,480	80,480	86,960	93,360	99,840	106,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
20%		352	377	453	523	583	644	
30%		528	566	679	784	875	966	
40%		705	755	906	1,046	1,167	1,288	
50%		881	943	1,132	1,308	1,458	1,610	
60%		1,057	1,132	1,359	1,569	1,750	1,932	
70%		1,233	1,321	1,585	1,831	2,042	2,254	
80%		1,410	1,510	1,812	2,093	2,334	2,576	

Housing Program: **15 HERA Income Limits**

HUD Area **27 MORRIS COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,200	16,220	18,240	20,260	21,900	23,520	25,140	26,760
30%	21,300	24,330	27,360	30,390	32,850	35,280	37,710	40,140
40%	28,400	32,440	36,480	40,520	43,800	47,040	50,280	53,520
50%	35,500	40,550	45,600	50,650	54,750	58,800	62,850	66,900
60%	42,600	48,660	54,720	60,780	65,700	70,560	75,420	80,280
70%	49,700	56,770	63,840	70,910	76,650	82,320	87,990	93,660
80%	56,800	64,880	72,960	81,040	87,600	94,080	100,560	107,040
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
20%		355	380	456	527	588	648	
30%		532	570	684	790	882	973	
40%		710	760	912	1,054	1,176	1,297	
50%		887	950	1,140	1,317	1,470	1,621	
60%		1,065	1,140	1,368	1,581	1,764	1,946	
70%		1,242	1,330	1,596	1,844	2,058	2,270	
80%		1,420	1,521	1,824	2,108	2,352	2,595	

Determination of Maximum Income Limits

Ocean County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: **2 Tax Credits**

HUD Area **29 OCEAN COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,340	16,380	18,420	20,460	22,100	23,740	25,380	27,020
30%	21,510	24,570	27,630	30,690	33,150	35,610	38,070	40,530
40%	28,680	32,760	36,840	40,920	44,200	47,480	50,760	54,040
50%	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550
60%	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060
70%	50,190	57,330	64,470	71,610	77,350	83,090	88,830	94,570
80%	57,360	65,520	73,680	81,840	88,400	94,960	101,520	108,080
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	358	384	460	532	593	655		
30%	537	576	690	798	890	982		
40%	717	768	921	1,064	1,187	1,310		
50%	896	960	1,151	1,330	1,483	1,637		
60%	1,075	1,152	1,381	1,596	1,780	1,965		
70%	1,254	1,344	1,611	1,862	2,077	2,292		
80%	1,434	1,536	1,842	2,128	2,374	2,620		

Determination of Maximum Income Limits

Passaic County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits

HUD Area 31 PASSAIC COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,940	17,060	19,200	21,320	23,040	24,740	26,440	28,160
30%	22,410	25,590	28,800	31,980	34,560	37,110	39,660	42,240
40%	29,880	34,120	38,400	42,640	46,080	49,480	52,880	56,320
50%	37,350	42,650	48,000	53,300	57,600	61,850	66,100	70,400
60%	44,820	51,180	57,600	63,960	69,120	74,220	79,320	84,480
70%	52,290	59,710	67,200	74,620	80,640	86,590	92,540	98,560
80%	59,760	68,240	76,800	85,280	92,160	98,960	105,760	112,640
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person
20%		373	400	480	554	618	682	
30%		560	600	720	831	927	1,023	
40%		747	800	960	1,109	1,237	1,365	
50%		933	1,000	1,200	1,386	1,546	1,706	
60%		1,120	1,200	1,440	1,663	1,855	2,047	
70%		1,307	1,400	1,680	1,940	2,164	2,388	
80%		1,494	1,600	1,920	2,218	2,474	2,730	

Housing Program: 15 HERA Income Limits

HUD Area 31 PASSAIC COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,040	17,180	19,320	21,460	23,180	24,900	26,620	28,340
30%	22,560	25,770	28,980	32,190	34,770	37,350	39,930	42,510
40%	30,080	34,360	38,640	42,920	46,360	49,800	53,240	56,680
50%	37,600	42,950	48,300	53,650	57,950	62,250	66,550	70,850
60%	45,120	51,540	57,960	64,380	69,540	74,700	79,860	85,020
70%	52,640	60,130	67,620	75,110	81,130	87,150	93,170	99,190
80%	60,160	68,720	77,280	85,840	92,720	99,600	106,480	113,360
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person
20%		376	402	483	558	622	687	
30%		564	604	724	837	933	1,030	
40%		752	805	966	1,116	1,245	1,374	
50%		940	1,006	1,207	1,395	1,556	1,717	
60%		1,128	1,208	1,449	1,674	1,867	2,061	
70%		1,316	1,409	1,690	1,953	2,178	2,404	
80%		1,504	1,611	1,932	2,232	2,490	2,748	

Determination of Maximum Income Limits

Salem County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: **2 Tax Credits**

HUD Area: **33 SALEM COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	315	338	405	468	523	577		
30%	473	507	608	703	784	865		
40%	631	676	811	937	1,046	1,154		
50%	788	845	1,013	1,171	1,307	1,442		
60%	946	1,014	1,216	1,406	1,569	1,731		
70%	1,104	1,183	1,419	1,640	1,830	2,019		
80%	1,262	1,352	1,622	1,875	2,092	2,308		

Determination of Maximum Income Limits

Somerset County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits

HUD Area 35 SOMERSET COUNTY

Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,580	18,940	21,300	23,660	25,560	27,460	29,340	31,240
30%	24,870	28,410	31,950	35,490	38,340	41,190	44,010	46,860
40%	33,160	37,880	42,600	47,320	51,120	54,920	58,680	62,480
50%	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
60%	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
70%	58,030	66,290	74,550	82,810	89,460	96,110	102,690	109,340
80%	66,320	75,760	85,200	94,640	102,240	109,840	117,360	124,960
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	414	444	532	615	686	757		
30%	621	666	798	922	1,029	1,135		
40%	829	888	1,065	1,230	1,373	1,514		
50%	1,036	1,110	1,331	1,538	1,716	1,893		
60%	1,243	1,332	1,597	1,845	2,059	2,271		
70%	1,450	1,554	1,863	2,153	2,402	2,650		
80%	1,658	1,776	2,130	2,461	2,746	3,029		

Determination of Maximum Income Limits

Sussex County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: **2 Tax Credits**

HUD Area **37 SUSSEX COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,100	16,100	18,120	20,120	21,740	23,340	24,960	26,560
30%	21,150	24,150	27,180	30,180	32,610	35,010	37,440	39,840
40%	28,200	32,200	36,240	40,240	43,480	46,680	49,920	53,120
50%	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
60%	42,300	48,300	54,360	60,360	65,220	70,020	74,880	79,680
70%	49,350	56,350	63,420	70,420	76,090	81,690	87,360	92,960
80%	56,400	64,400	72,480	80,480	86,960	93,360	99,840	106,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		352	377	453	523	583	644
30%		528	566	679	784	875	966
40%		705	755	906	1,046	1,167	1,288
50%		881	943	1,132	1,308	1,458	1,610
60%		1,057	1,132	1,359	1,569	1,750	1,932
70%		1,233	1,321	1,585	1,831	2,042	2,254
80%		1,410	1,510	1,812	2,093	2,334	2,576

Housing Program: **15 HERA Income Limits**

HUD Area **37 SUSSEX COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,200	16,220	18,240	20,260	21,900	23,520	25,140	26,760
30%	21,300	24,330	27,360	30,390	32,850	35,280	37,710	40,140
40%	28,400	32,440	36,480	40,520	43,800	47,040	50,280	53,520
50%	35,500	40,550	45,600	50,650	54,750	58,800	62,850	66,900
60%	42,600	48,660	54,720	60,780	65,700	70,560	75,420	80,280
70%	49,700	56,770	63,840	70,910	76,650	82,320	87,990	93,660
80%	56,800	64,880	72,960	81,040	87,600	94,080	100,560	107,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		355	380	456	527	588	648
30%		532	570	684	790	882	973
40%		710	760	912	1,054	1,176	1,297
50%		887	950	1,140	1,317	1,470	1,621
60%		1,065	1,140	1,368	1,581	1,764	1,946
70%		1,242	1,330	1,596	1,844	2,058	2,270
80%		1,420	1,521	1,824	2,108	2,352	2,595

Determination of Maximum Income Limits

Union County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

Housing Program: **2 Tax Credits**

HUD Area **39 UNION COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,100	16,100	18,120	20,120	21,740	23,340	24,960	26,560
30%	21,150	24,150	27,180	30,180	32,610	35,010	37,440	39,840
40%	28,200	32,200	36,240	40,240	43,480	46,680	49,920	53,120
50%	35,250	40,250	45,300	50,300	54,350	58,350	62,400	66,400
60%	42,300	48,300	54,360	60,360	65,220	70,020	74,880	79,680
70%	49,350	56,350	63,420	70,420	76,090	81,690	87,360	92,960
80%	56,400	64,400	72,480	80,480	86,960	93,360	99,840	106,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom
20%		352	377	453	523	583	644	
30%		528	566	679	784	875	966	
40%		705	755	906	1,046	1,167	1,288	
50%		881	943	1,132	1,308	1,458	1,610	
60%		1,057	1,132	1,359	1,569	1,750	1,932	
70%		1,233	1,321	1,585	1,831	2,042	2,254	
80%		1,410	1,510	1,812	2,093	2,334	2,576	

Housing Program: **15 HERA Income Limits**

HUD Area **39 UNION COUNTY**

Effective date: **01/29/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,200	16,220	18,240	20,260	21,900	23,520	25,140	26,760
30%	21,300	24,330	27,360	30,390	32,850	35,280	37,710	40,140
40%	28,400	32,440	36,480	40,520	43,800	47,040	50,280	53,520
50%	35,500	40,550	45,600	50,650	54,750	58,800	62,850	66,900
60%	42,600	48,660	54,720	60,780	65,700	70,560	75,420	80,280
70%	49,700	56,770	63,840	70,910	76,650	82,320	87,990	93,660
80%	56,800	64,880	72,960	81,040	87,600	94,080	100,560	107,040
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	7 Bedroom
20%		355	380	456	527	588	648	
30%		532	570	684	790	882	973	
40%		710	760	912	1,054	1,176	1,297	
50%		887	950	1,140	1,317	1,470	1,621	
60%		1,065	1,140	1,368	1,581	1,764	1,946	
70%		1,242	1,330	1,596	1,844	2,058	2,270	
80%		1,420	1,521	1,824	2,108	2,352	2,595	

Determination of Maximum Income Limits

Warren County, NJ	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2019</u>
1/1/2009 to 5/13/2010	<u>FY2019</u>
5/14/2010 to 5/31/2011	<u>FY2019</u>
6/1/2011 to 11/30/2011	<u>FY2019</u>
12/01/2011 to 12/10/2012	<u>FY2019</u>
12/11/2012 to 12/17/2013	<u>FY2019</u>
12/18/2013 to 3/05/2015	<u>FY2019</u>
3/06/2015 to 3/27/2016	<u>FY2019</u>
3/28/2016 to 4/13/2017	<u>FY2019</u>
4/14/2017 to 3/31/2018	<u>FY2019</u>
4/01/2018 to 4/23/2019	<u>FY2019</u>
4/24/2019 to Present	<u>FY2019</u>

NJHMFA

Date: 03/10/2020

Housing Program: 2 Tax Credits HUD Area: 41 WARREN COUNTY Effective date: 01/29/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,480	16,560	18,620	20,680	22,340	24,000	25,660	27,300
30%	21,720	24,840	27,930	31,020	33,510	36,000	38,490	40,950
40%	28,960	33,120	37,240	41,360	44,680	48,000	51,320	54,600
50%	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
60%	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
70%	50,680	57,960	65,170	72,380	78,190	84,000	89,810	95,550
80%	57,920	66,240	74,480	82,720	89,360	96,000	102,640	109,200
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	362	388	465	537	600	662		
30%	543	582	698	806	900	993		
40%	724	776	931	1,075	1,200	1,324		
50%	905	970	1,163	1,344	1,500	1,655		
60%	1,086	1,164	1,396	1,613	1,800	1,986		
70%	1,267	1,358	1,629	1,882	2,100	2,317		
80%	1,448	1,552	1,862	2,151	2,400	2,648		