

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Atlantic City-Hammonton, NJ MSA to use based on the date the project was first placed into service.

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	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

NJHMFA **Date: 04/09/2020**

Housing Program: **2 Tax Credits** HUD Area **1 ATLANTIC COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,620	13,280	14,940	16,600	17,940	19,260	20,600	21,920
30%	17,430	19,920	22,410	24,900	26,910	28,890	30,900	32,880
40%	23,240	26,560	29,880	33,200	35,880	38,520	41,200	43,840
50%	29,050	33,200	37,350	41,500	44,850	48,150	51,500	54,800
60%	34,860	39,840	44,820	49,800	53,820	57,780	61,800	65,760
70%	40,670	46,480	52,290	58,100	62,790	67,410	72,100	76,720
80%	46,480	53,120	59,760	66,400	71,760	77,040	82,400	87,680

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	290	311	373	431	481	531	
30%	435	466	560	647	722	797	
40%	581	622	747	863	963	1,063	
50%	726	778	933	1,079	1,203	1,328	
60%	871	933	1,120	1,295	1,444	1,594	
70%	1,016	1,089	1,307	1,511	1,685	1,860	
80%	1,162	1,245	1,494	1,727	1,926	2,126	

Housing Program: **15 HERA Income Limits** HUD Area **1 ATLANTIC COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260
30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
70%	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910
80%	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	295	316	379	438	489	539	
30%	443	474	569	657	733	809	
40%	591	633	759	877	978	1,079	
50%	738	791	948	1,096	1,222	1,349	
60%	886	949	1,138	1,315	1,467	1,619	
70%	1,034	1,107	1,328	1,534	1,711	1,889	
80%	1,182	1,266	1,518	1,754	1,956	2,159	

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Determination of Maximum Income Limits

Bergen County, NJ HUD Metro FMR Area	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2019
05/14/2010 to 05/31/2011	FY2019
06/01/2011 to 11/30/2011	FY2019
12/01/2011 to 12/10/2012	FY2019
12/11/2012 to 12/17/2013	FY2019
12/18/2013 to 03/05/2015	FY2019
03/06/2015 to 03/27/2016	FY2019
03/28/2016 to 04/13/2017	FY2019
04/14/2017 to 03/31/2018	FY2019
04/01/2018 to 04/23/2019	FY2019
04/24/2019 to 03/31/2020	FY2019
04/01/2020 to Present	FY2020

NJHMFA **Date: 04/09/2020**

Housing Program: **2 Tax Credits** HUD Area **3 BERGEN COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,600	16,680	18,760	20,840	22,520	24,180	25,860	27,520
30%	21,900	25,020	28,140	31,260	33,780	36,270	38,790	41,280
40%	29,200	33,360	37,520	41,680	45,040	48,360	51,720	55,040
50%	36,500	41,700	46,900	52,100	56,300	60,450	64,650	68,800
60%	43,800	50,040	56,280	62,520	67,560	72,540	77,580	82,560
70%	51,100	58,380	65,660	72,940	78,820	84,630	90,510	96,320
80%	58,400	66,720	75,040	83,360	90,080	96,720	103,440	110,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		365	391	469	542	604	667
30%		547	586	703	813	906	1,000
40%		730	782	938	1,084	1,209	1,334
50%		912	977	1,172	1,355	1,511	1,668
60%		1,095	1,173	1,407	1,626	1,813	2,001
70%		1,277	1,368	1,641	1,897	2,115	2,335
80%		1,460	1,564	1,876	2,168	2,418	2,669

Housing Program: **15 HERA Income Limits** HUD Area **3 BERGEN COUNTY** Effective date: **04/01/2020**

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

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Burlington County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 5 BURLINGTON COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Camden County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: **2 Tax Credits** HUD Area **7 CAMDEN COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Ocean City, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cape May County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: **2 Tax Credits** HUD Area **9 CAPE MAY COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,020	13,740	15,460	17,160	18,540	19,920	21,280	22,660
30%	18,030	20,610	23,190	25,740	27,810	29,880	31,920	33,990
40%	24,040	27,480	30,920	34,320	37,080	39,840	42,560	45,320
50%	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
60%	36,060	41,220	46,380	51,480	55,620	59,760	63,840	67,980
70%	42,070	48,090	54,110	60,060	64,890	69,720	74,480	79,310
80%	48,080	54,960	61,840	68,640	74,160	79,680	85,120	90,640

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	300	322	386	446	498	549	
30%	450	483	579	669	747	823	
40%	601	644	773	892	996	1,098	
50%	751	805	966	1,115	1,245	1,373	
60%	901	966	1,159	1,338	1,494	1,647	
70%	1,051	1,127	1,352	1,561	1,743	1,922	
80%	1,202	1,288	1,546	1,785	1,992	2,197	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Vineland-Bridgeton, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cumberland County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: **2 Tax Credits** HUD Area **11 CUMBERLAND COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	10,280	11,760	13,220	14,680	15,860	17,040	18,220	19,380
30%	15,420	17,640	19,830	22,020	23,790	25,560	27,330	29,070
40%	20,560	23,520	26,440	29,360	31,720	34,080	36,440	38,760
50%	25,700	29,400	33,050	36,700	39,650	42,600	45,550	48,450
60%	30,840	35,280	39,660	44,040	47,580	51,120	54,660	58,140
70%	35,980	41,160	46,270	51,380	55,510	59,640	63,770	67,830
80%	41,120	47,040	52,880	58,720	63,440	68,160	72,880	77,520
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	257	275	330	381	426	470		
30%	385	413	495	572	639	705		
40%	514	551	661	763	852	940		
50%	642	688	826	954	1,065	1,175		
60%	771	826	991	1,145	1,278	1,410		
70%	899	964	1,156	1,336	1,491	1,645		
80%	1,028	1,102	1,322	1,527	1,704	1,880		

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Essex County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 13 ESSEX COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,840	16,960	19,080	21,200	22,900	24,600	26,300	28,000
30%	22,260	25,440	28,620	31,800	34,350	36,900	39,450	42,000
40%	29,680	33,920	38,160	42,400	45,800	49,200	52,600	56,000
50%	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
60%	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
70%	51,940	59,360	66,780	74,200	80,150	86,100	92,050	98,000
80%	59,360	67,840	76,320	84,800	91,600	98,400	105,200	112,000

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	371	397	477	551	615	678	
30%	556	596	715	826	922	1,018	
40%	742	795	954	1,102	1,230	1,357	
50%	927	993	1,192	1,378	1,537	1,696	
60%	1,113	1,192	1,431	1,653	1,845	2,036	
70%	1,298	1,391	1,669	1,929	2,152	2,375	
80%	1,484	1,590	1,908	2,205	2,460	2,715	

Housing Program: 15 HERA Income Limits HUD Area 13 ESSEX COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,960	17,100	19,240	21,360	23,080	24,780	26,500	28,200
30%	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300
40%	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400
50%	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
60%	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
70%	52,360	59,850	67,340	74,760	80,780	86,730	92,750	98,700
80%	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	374	400	481	555	619	683	
30%	561	601	721	833	929	1,025	
40%	748	801	962	1,111	1,239	1,367	
50%	935	1,001	1,202	1,388	1,548	1,709	
60%	1,122	1,202	1,443	1,666	1,858	2,051	
70%	1,309	1,402	1,683	1,944	2,168	2,393	
80%	1,496	1,603	1,924	2,222	2,478	2,735	

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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	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 15 GLOUCESTER COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Jersey City, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hudson County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: **2 Tax Credits** HUD Area **17 HUDSON COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,820	15,780	17,760	19,720	21,300	22,880	24,460	26,040
30%	20,730	23,670	26,640	29,580	31,950	34,320	36,690	39,060
40%	27,640	31,560	35,520	39,440	42,600	45,760	48,920	52,080
50%	34,550	39,450	44,400	49,300	53,250	57,200	61,150	65,100
60%	41,460	47,340	53,280	59,160	63,900	68,640	73,380	78,120
70%	48,370	55,230	62,160	69,020	74,550	80,080	85,610	91,140
80%	55,280	63,120	71,040	78,880	85,200	91,520	97,840	104,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	345	370	444	512	572	631	
30%	518	555	666	769	858	946	
40%	691	740	888	1,025	1,144	1,262	
50%	863	925	1,110	1,281	1,430	1,578	
60%	1,036	1,110	1,332	1,538	1,716	1,893	
70%	1,209	1,295	1,554	1,794	2,002	2,209	
80%	1,382	1,480	1,776	2,051	2,288	2,525	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hunterdon County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 19 HUNTERDON COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,740	19,120	21,520	23,900	25,820	27,740	29,640	31,560
30%	25,110	28,680	32,280	35,850	38,730	41,610	44,460	47,340
40%	33,480	38,240	43,040	47,800	51,640	55,480	59,280	63,120
50%	41,850	47,800	53,800	59,750	64,550	69,350	74,100	78,900
60%	50,220	57,360	64,560	71,700	77,460	83,220	88,920	94,680
70%	58,590	66,920	75,320	83,650	90,370	97,090	103,740	110,460
80%	66,960	76,480	86,080	95,600	103,280	110,960	118,560	126,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	418	448	538	621	693	765	
30%	627	672	807	932	1,040	1,147	
40%	837	896	1,076	1,243	1,387	1,530	
50%	1,046	1,120	1,345	1,553	1,733	1,912	
60%	1,255	1,344	1,614	1,864	2,080	2,295	
70%	1,464	1,568	1,883	2,175	2,427	2,677	
80%	1,674	1,793	2,152	2,486	2,774	3,060	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Trenton, NJ MSA to use based on the date the project was first placed into service.

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	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

NJHMFA **Date: 04/09/2020**

Housing Program: **2 Tax Credits** HUD Area **21 MERCER COUNTY** Effective date: **04/01/2020**

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	

Housing Program: **15 HERA Income Limits** HUD Area **21 MERCER COUNTY** Effective date: **04/01/2020**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,640	17,880	20,120	22,340	24,140	25,920	27,720	29,500
30%	23,460	26,820	30,180	33,510	36,210	38,880	41,580	44,250
40%	31,280	35,760	40,240	44,680	48,280	51,840	55,440	59,000
50%	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750
60%	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500
70%	54,740	62,580	70,420	78,190	84,490	90,720	97,020	103,250
80%	62,560	71,520	80,480	89,360	96,560	103,680	110,880	118,000

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	391	419	503	581	648	715	
30%	586	628	754	871	972	1,072	
40%	782	838	1,006	1,162	1,296	1,430	
50%	977	1,047	1,257	1,452	1,620	1,788	
60%	1,173	1,257	1,509	1,743	1,944	2,145	
70%	1,368	1,466	1,760	2,033	2,268	2,503	
80%	1,564	1,676	2,012	2,324	2,592	2,861	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Middlesex County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 23 MIDDLESEX COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,740	19,120	21,520	23,900	25,820	27,740	29,640	31,560
30%	25,110	28,680	32,280	35,850	38,730	41,610	44,460	47,340
40%	33,480	38,240	43,040	47,800	51,640	55,480	59,280	63,120
50%	41,850	47,800	53,800	59,750	64,550	69,350	74,100	78,900
60%	50,220	57,360	64,560	71,700	77,460	83,220	88,920	94,680
70%	58,590	66,920	75,320	83,650	90,370	97,090	103,740	110,460
80%	66,960	76,480	86,080	95,600	103,280	110,960	118,560	126,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	418	448	538	621	693	765		
30%	627	672	807	932	1,040	1,147		
40%	837	896	1,076	1,243	1,387	1,530		
50%	1,046	1,120	1,345	1,553	1,733	1,912		
60%	1,255	1,344	1,614	1,864	2,080	2,295		
70%	1,464	1,568	1,883	2,175	2,427	2,677		
80%	1,674	1,793	2,152	2,486	2,774	3,060		

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Monmouth County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 25 MONMOUTH COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Morris County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,840	16,960	19,080	21,200	22,900	24,600	26,300	28,000
30%	22,260	25,440	28,620	31,800	34,350	36,900	39,450	42,000
40%	29,680	33,920	38,160	42,400	45,800	49,200	52,600	56,000
50%	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
60%	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
70%	51,940	59,360	66,780	74,200	80,150	86,100	92,050	98,000
80%	59,360	67,840	76,320	84,800	91,600	98,400	105,200	112,000

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	371	397	477	551	615	678	
30%	556	596	715	826	922	1,018	
40%	742	795	954	1,102	1,230	1,357	
50%	927	993	1,192	1,378	1,537	1,696	
60%	1,113	1,192	1,431	1,653	1,845	2,036	
70%	1,298	1,391	1,669	1,929	2,152	2,375	
80%	1,484	1,590	1,908	2,205	2,460	2,715	

Housing Program: 15 HERA Income Limits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,960	17,100	19,240	21,360	23,080	24,780	26,500	28,200
30%	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300
40%	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400
50%	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
60%	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
70%	52,360	59,850	67,340	74,760	80,780	86,730	92,750	98,700
80%	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	374	400	481	555	619	683	
30%	561	601	721	833	929	1,025	
40%	748	801	962	1,111	1,239	1,367	
50%	935	1,001	1,202	1,388	1,548	1,709	
60%	1,122	1,202	1,443	1,666	1,858	2,051	
70%	1,309	1,402	1,683	1,944	2,168	2,393	
80%	1,496	1,603	1,924	2,222	2,478	2,735	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Ocean, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 29 OCEAN COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Bergen-Passaic, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Passaic, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2019
05/14/2010 to 05/31/2011	FY2019
06/01/2011 to 11/30/2011	FY2019
12/01/2011 to 12/10/2012	FY2019
12/11/2012 to 12/17/2013	FY2019
12/18/2013 to 03/05/2015	FY2019
03/06/2015 to 03/27/2016	FY2019
03/28/2016 to 04/13/2017	FY2019
04/14/2017 to 03/31/2018	FY2019
04/01/2018 to 04/23/2019	FY2019
04/24/2019 to 03/31/2020	FY2019
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 31 PASSAIC COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,600	16,680	18,760	20,840	22,520	24,180	25,860	27,520
30%	21,900	25,020	28,140	31,260	33,780	36,270	38,790	41,280
40%	29,200	33,360	37,520	41,680	45,040	48,360	51,720	55,040
50%	36,500	41,700	46,900	52,100	56,300	60,450	64,650	68,800
60%	43,800	50,040	56,280	62,520	67,560	72,540	77,580	82,560
70%	51,100	58,380	65,660	72,940	78,820	84,630	90,510	96,320
80%	58,400	66,720	75,040	83,360	90,080	96,720	103,440	110,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	365	391	469	542	604	667	
30%	547	586	703	813	906	1,000	
40%	730	782	938	1,084	1,209	1,334	
50%	912	977	1,172	1,355	1,511	1,668	
60%	1,095	1,173	1,407	1,626	1,813	2,001	
70%	1,277	1,368	1,641	1,897	2,115	2,335	
80%	1,460	1,564	1,876	2,168	2,418	2,669	

Housing Program: 15 HERA Income Limits HUD Area 31 PASSAIC COUNTY Effective date: 04/01/2020

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	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Salem County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 33 SALEM COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	338	362	435	502	560	618		
30%	507	543	652	753	840	927		
40%	677	725	870	1,005	1,121	1,237		
50%	846	906	1,087	1,256	1,401	1,546		
60%	1,015	1,087	1,305	1,507	1,681	1,855		
70%	1,184	1,268	1,522	1,758	1,961	2,164		
80%	1,354	1,450	1,740	2,010	2,242	2,474		

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Somerset County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 35 SOMERSET COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,740	19,120	21,520	23,900	25,820	27,740	29,640	31,560
30%	25,110	28,680	32,280	35,850	38,730	41,610	44,460	47,340
40%	33,480	38,240	43,040	47,800	51,640	55,480	59,280	63,120
50%	41,850	47,800	53,800	59,750	64,550	69,350	74,100	78,900
60%	50,220	57,360	64,560	71,700	77,460	83,220	88,920	94,680
70%	58,590	66,920	75,320	83,650	90,370	97,090	103,740	110,460
80%	66,960	76,480	86,080	95,600	103,280	110,960	118,560	126,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	418	448	538	621	693	765	
30%	627	672	807	932	1,040	1,147	
40%	837	896	1,076	1,243	1,387	1,530	
50%	1,046	1,120	1,345	1,553	1,733	1,912	
60%	1,255	1,344	1,614	1,864	2,080	2,295	
70%	1,464	1,568	1,883	2,175	2,427	2,677	
80%	1,674	1,793	2,152	2,486	2,774	3,060	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Sussex County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 37 SUSSEX COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,840	16,960	19,080	21,200	22,900	24,600	26,300	28,000
30%	22,260	25,440	28,620	31,800	34,350	36,900	39,450	42,000
40%	29,680	33,920	38,160	42,400	45,800	49,200	52,600	56,000
50%	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
60%	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
70%	51,940	59,360	66,780	74,200	80,150	86,100	92,050	98,000
80%	59,360	67,840	76,320	84,800	91,600	98,400	105,200	112,000
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom
20%		371	397	477	551	615	678	
30%		556	596	715	826	922	1,018	
40%		742	795	954	1,102	1,230	1,357	
50%		927	993	1,192	1,378	1,537	1,696	
60%		1,113	1,192	1,431	1,653	1,845	2,036	
70%		1,298	1,391	1,669	1,929	2,152	2,375	
80%		1,484	1,590	1,908	2,205	2,460	2,715	

Housing Program: 15 HERA Income Limits HUD Area 37 SUSSEX COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,960	17,100	19,240	21,360	23,080	24,780	26,500	28,200
30%	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300
40%	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400
50%	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
60%	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
70%	52,360	59,850	67,340	74,760	80,780	86,730	92,750	98,700
80%	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom
20%		374	400	481	555	619	683	
30%		561	601	721	833	929	1,025	
40%		748	801	962	1,111	1,239	1,367	
50%		935	1,001	1,202	1,388	1,548	1,709	
60%		1,122	1,202	1,443	1,666	1,858	2,051	
70%		1,309	1,402	1,683	1,944	2,168	2,393	
80%		1,496	1,603	1,924	2,222	2,478	2,735	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Union County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 39 UNION COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,840	16,960	19,080	21,200	22,900	24,600	26,300	28,000
30%	22,260	25,440	28,620	31,800	34,350	36,900	39,450	42,000
40%	29,680	33,920	38,160	42,400	45,800	49,200	52,600	56,000
50%	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
60%	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
70%	51,940	59,360	66,780	74,200	80,150	86,100	92,050	98,000
80%	59,360	67,840	76,320	84,800	91,600	98,400	105,200	112,000

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	371	397	477	551	615	678	
30%	556	596	715	826	922	1,018	
40%	742	795	954	1,102	1,230	1,357	
50%	927	993	1,192	1,378	1,537	1,696	
60%	1,113	1,192	1,431	1,653	1,845	2,036	
70%	1,298	1,391	1,669	1,929	2,152	2,375	
80%	1,484	1,590	1,908	2,205	2,460	2,715	

Housing Program: 15 HERA Income Limits HUD Area 39 UNION COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,960	17,100	19,240	21,360	23,080	24,780	26,500	28,200
30%	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300
40%	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400
50%	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
60%	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
70%	52,360	59,850	67,340	74,760	80,780	86,730	92,750	98,700
80%	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	374	400	481	555	619	683	
30%	561	601	721	833	929	1,025	
40%	748	801	962	1,111	1,239	1,367	
50%	935	1,001	1,202	1,388	1,548	1,709	
60%	1,122	1,202	1,443	1,666	1,858	2,051	
70%	1,309	1,402	1,683	1,944	2,168	2,393	
80%	1,496	1,603	1,924	2,222	2,478	2,735	

For projects placed into service prior to the publication of FY2020 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Warren County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Warren County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2020 HERA Special
01/01/2009 to 05/13/2010	FY2019
05/14/2010 to 05/31/2011	FY2019
06/01/2011 to 11/30/2011	FY2019
12/01/2011 to 12/10/2012	FY2019
12/11/2012 to 12/17/2013	FY2019
12/18/2013 to 03/05/2015	FY2019
03/06/2015 to 03/27/2016	FY2019
03/28/2016 to 04/13/2017	FY2019
04/14/2017 to 03/31/2018	FY2019
04/01/2018 to 04/23/2019	FY2019
04/24/2019 to 03/31/2020	FY2019
04/01/2020 to Present	FY2020

Housing Program: 2 Tax Credits HUD Area 41 WARREN COUNTY Effective date: 04/01/2020

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,780	15,740	17,700	19,660	21,240	22,820	24,380	25,960
30%	20,670	23,610	26,550	29,490	31,860	34,230	36,570	38,940
40%	27,560	31,480	35,400	39,320	42,480	45,640	48,760	51,920
50%	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900
60%	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880
70%	48,230	55,090	61,950	68,810	74,340	79,870	85,330	90,860
80%	55,120	62,960	70,800	78,640	84,960	91,280	97,520	103,840

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	344	369	442	511	570	629	
30%	516	553	663	766	855	943	
40%	689	738	885	1,022	1,141	1,258	
50%	861	922	1,106	1,278	1,426	1,573	
60%	1,033	1,107	1,327	1,533	1,711	1,887	
70%	1,205	1,291	1,548	1,789	1,996	2,202	
80%	1,378	1,476	1,770	2,045	2,282	2,517	

Housing Program: 15 HERA Income Limits HUD Area 41 WARREN COUNTY Effective date: 04/01/2020

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	