

2014 INCOME LIMITS

EFFECTIVE 12/18/2013

PLEASE NOTE:

The information contained in these charts was compiled from information derived from the United States Department of Housing and Urban Development. NJHMFA is not responsible for any errors contained in these charts, typographical or otherwise. Owners are independently responsible to maintain compliance with the requirements of the tax credit program and Section 42 of the Code of the Internal Revenue Code.

As per IRS Revenue Ruling 94-57, income limits must be implemented on the effective date or 45 days from the published date, whichever is later, which means this year's limits must be implemented no later than January 31, 2014.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Atlantic County to use based on the projects Placed in Service Date:

Atlantic County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		1 ATLANTIC COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14,350	16,400	18,450	20,450	22,100	23,750	25,400	27,000
40%	19,080	21,800	24,520	27,240	29,440	31,600	33,800	35,960
50%	23,850	27,250	30,650	34,050	36,800	39,500	42,250	44,950
60%	28,620	32,700	36,780	40,860	44,160	47,400	50,700	53,940
80%	38,150	43,600	49,050	54,500	58,900	63,250	67,600	71,950

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	358	384	461	531	593	655	
40%	477	511	613	708	790	872	
50%	596	638	766	885	987	1,090	
60%	715	766	919	1,062	1,185	1,308	
80%	953	1,021	1,226	1,417	1,581	1,744	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		1 ATLANTIC COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,150	17,310	19,470	21,630	23,370	25,110	26,850	28,560
40%	20,200	23,080	25,960	28,840	31,160	33,480	35,800	38,080
50%	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
60%	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120
80%	40,400	46,160	51,920	57,680	62,320	66,960	71,600	76,160

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	378	405	486	562	627	692	
40%	505	541	649	750	837	923	
50%	631	676	811	937	1,046	1,154	
60%	757	811	973	1,125	1,255	1,385	
80%	1,010	1,082	1,298	1,500	1,674	1,847	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Bergen County to use based on the projects Placed in Service Date:

Bergen County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		3 BERGEN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
40%	24,520	28,000	31,520	35,000	37,800	40,600	43,400	46,200
50%	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
60%	36,780	42,000	47,280	52,500	56,700	60,900	65,100	69,300
80%	45,750	52,300	58,850	65,350	70,600	75,850	81,050	86,300

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	460	492	591	682	761	840	
40%	613	656	788	910	1,015	1,120	
50%	766	820	985	1,137	1,268	1,400	
60%	919	984	1,182	1,365	1,522	1,680	
80%	1,143	1,225	1,471	1,699	1,896	2,091	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		3 BERGEN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,040	22,890	25,740	28,590	30,900	33,180	35,460	37,740
40%	26,720	30,520	34,320	38,120	41,200	44,240	47,280	50,320
50%	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900
60%	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480
80%	53,440	61,040	68,640	76,240	82,400	88,480	94,560	100,640

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	501	536	643	743	829	915	
40%	668	715	858	991	1,106	1,220	
50%	835	894	1,072	1,239	1,382	1,525	
60%	1,002	1,073	1,287	1,487	1,659	1,830	
80%	1,336	1,431	1,716	1,983	2,212	2,440	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Burlington County to use based on the projects Placed in Service Date:

Burlington County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		5 BURLINGTON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,600	18,950	21,300	23,650	25,550	27,450	29,350	31,250
40%	22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640
50%	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050
60%	33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460
80%	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%		415	444	532	615	686	757
40%		552	591	710	820	915	1,009
50%		690	739	887	1,025	1,143	1,261
60%		828	887	1,065	1,230	1,372	1,514
80%		1,103	1,182	1,418	1,639	1,828	2,018

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		5 BURLINGTON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%		428	458	550	636	709	782
40%		571	611	734	848	946	1,043
50%		713	764	917	1,060	1,182	1,304
60%		856	917	1,101	1,272	1,419	1,565
80%		1,142	1,223	1,468	1,696	1,892	2,087

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Camden County to use based on the projects Placed in Service Date:

Camden County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area			7 CAMDEN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,600	18,950	21,300	23,650	25,550	27,450	29,350	31,250	
40%	22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640	
50%	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050	
60%	33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460	
80%	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	415	444	532	615	686	757	
40%	552	591	710	820	915	1,009	
50%	690	739	887	1,025	1,143	1,261	
60%	828	887	1,065	1,230	1,372	1,514	
80%	1,103	1,182	1,418	1,639	1,828	2,018	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area			7 CAMDEN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280	
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040	
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Cape May County to use based on the projects Placed in Service Date:

Cape May County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		9 CAPE MAY COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,450	17,650	19,850	22,050	23,850	25,600	27,350	29,150
40%	20,600	23,520	26,480	29,400	31,760	34,120	36,480	38,840
50%	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
60%	30,900	35,280	39,720	44,100	47,640	51,180	54,720	58,260
80%	41,200	47,050	52,950	58,800	63,550	68,250	72,950	77,650

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	386	413	496	573	640	706	
40%	515	551	662	764	853	941	
50%	643	689	827	955	1,066	1,176	
60%	772	827	993	1,146	1,279	1,412	
80%	1,030	1,103	1,323	1,529	1,706	1,882	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area		9 CAPE MAY COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,110	18,390	20,700	22,980	24,840	26,670	28,500	30,360	
40%	21,480	24,520	27,600	30,640	33,120	35,560	38,000	40,480	
50%	26,850	30,650	34,500	38,300	41,400	44,450	47,500	50,600	
60%	32,220	36,780	41,400	45,960	49,680	53,340	57,000	60,720	
80%	42,960	49,040	55,200	61,280	66,240	71,120	76,000	80,960	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	402	431	517	597	666	735	
40%	537	575	690	797	889	981	
50%	671	718	862	996	1,111	1,226	
60%	805	862	1,035	1,195	1,333	1,471	
80%	1,074	1,150	1,380	1,594	1,778	1,962	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Cumberland County to use based on the projects Placed in Service Date:

Cumberland County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		11 CUMBERLAND COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	13,300	15,200	17,100	18,950	20,500	22,000	23,500	25,050
40%	17,680	20,200	22,720	25,240	27,280	29,280	31,320	33,320
50%	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
60%	26,520	30,300	34,080	37,860	40,920	43,920	46,980	49,980
80%	35,350	40,400	45,450	50,500	54,550	58,600	62,650	66,700

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	332	356	427	493	550	606	
40%	442	473	568	656	732	808	
50%	552	591	710	820	915	1,010	
60%	663	710	852	984	1,098	1,212	
80%	883	946	1,136	1,313	1,465	1,616	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		11 CUMBERLAND COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	14,430	16,470	18,540	20,580	22,230	23,880	25,530	27,180
40%	19,240	21,960	24,720	27,440	29,640	31,840	34,040	36,240
50%	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300
60%	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360
80%	38,480	43,920	49,440	54,880	59,280	63,680	68,080	72,480

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	360	386	463	535	597	658	
40%	481	515	618	713	796	878	
50%	601	643	772	891	995	1,098	
60%	721	772	927	1,070	1,194	1,317	
80%	962	1,030	1,236	1,427	1,592	1,757	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Essex County to use based on the projects Placed in Service Date:

Essex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:		2 Tax Credits			HUD Area		13 ESSEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	18,450	21,050	23,700	26,300	28,450	30,550	32,650	34,750		
40%	24,560	28,080	31,600	35,080	37,920	40,720	43,520	46,320		
50%	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900		
60%	36,840	42,120	47,400	52,620	56,880	61,080	65,280	69,480		
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	461	493	592	684	763	842	
40%	614	658	790	912	1,018	1,123	
50%	767	822	987	1,140	1,272	1,403	
60%	921	987	1,185	1,368	1,527	1,684	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:		15 HERA Income Limits			HUD Area		13 ESSEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180		
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240		
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300		
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360		
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Gloucester County to use based on the projects Placed in Service Date:

Gloucester County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		15 GLOUCESTER COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,600	18,950	21,300	23,650	25,550	27,450	29,350	31,250
40%	22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640
50%	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050
60%	33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460
80%	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	415	444	532	615	686	757	
40%	552	591	710	820	915	1,009	
50%	690	739	887	1,025	1,143	1,261	
60%	828	887	1,065	1,230	1,372	1,514	
80%	1,103	1,182	1,418	1,639	1,828	2,018	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		15 GLOUCESTER COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Hudson County to use based on the projects Placed in Service Date:

Hudson County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		17 HUDSON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,800	18,050	20,300	22,550	24,400	26,200	28,000	29,800
40%	21,080	24,080	27,080	30,080	32,520	34,920	37,320	39,720
50%	26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650
60%	31,620	36,120	40,620	45,120	48,780	52,380	55,980	59,580
80%	42,150	48,150	54,150	60,150	65,000	69,800	74,600	79,400

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	395	423	507	586	655	722	
40%	527	564	677	782	873	963	
50%	658	705	846	978	1,091	1,203	
60%	790	846	1,015	1,173	1,309	1,444	
80%	1,053	1,128	1,353	1,564	1,745	1,925	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		17 HUDSON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,810	18,060	20,310	22,560	24,390	26,190	27,990	29,790
40%	21,080	24,080	27,080	30,080	32,520	34,920	37,320	39,720
50%	26,350	30,100	33,850	37,600	40,650	43,650	46,650	49,650
60%	31,620	36,120	40,620	45,120	48,780	52,380	55,980	59,580
80%	42,160	48,160	54,160	60,160	65,040	69,840	74,640	79,440

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	395	423	507	586	654	722	
40%	527	564	677	782	873	963	
50%	658	705	846	978	1,091	1,203	
60%	790	846	1,015	1,173	1,309	1,444	
80%	1,054	1,129	1,354	1,565	1,746	1,926	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Hunterdon County to use based on the projects Placed in Service Date:

Hunterdon County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA

2014 INCOME LIMITS

Date: 12/12/2011

Housing Program:	2 Tax Credits		HUD Area			19 HUNTERDON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	
40%	28,160	32,160	36,200	40,200	43,440	46,640	49,880	53,080	
50%	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350	
60%	42,240	48,240	54,300	60,300	65,160	69,960	74,820	79,620	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	528	566	678	784	875	965	
40%	704	754	905	1,045	1,166	1,287	
50%	880	942	1,131	1,306	1,457	1,608	
60%	1,056	1,131	1,357	1,568	1,749	1,930	
80%	1,190	1,275	1,530	1,768	1,972	2,176	

NJHMFA

2014 INCOME LIMITS

Date: 12/12/2011

Housing Program:	15 HERA Income Limits			HUD Area		19 HUNTERDON COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Mercer County to use based on the projects Placed in Service Date:

Mercer County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2014
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		21 MERCER COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,100	22,950	25,800	28,650	30,950	33,250	35,550	37,850
40%	26,760	30,560	34,400	38,200	41,280	44,320	47,400	50,440
50%	33,450	38,200	43,000	47,750	51,600	55,400	59,250	63,050
60%	40,140	45,840	51,600	57,300	61,920	66,480	71,100	75,660
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	502	538	645	745	831	917	
40%	669	716	860	993	1,108	1,223	
50%	836	895	1,075	1,241	1,385	1,528	
60%	1,003	1,074	1,290	1,490	1,662	1,834	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		21 MERCER COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
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
80%	55,280	63,120	71,040	78,880	85,200	91,520	97,840	104,160

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
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	
80%	1,382	1,480	1,776	2,051	2,288	2,525	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Middlesex County to use based on the projects Placed in Service Date:

Middlesex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area			23 MIDDLESEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	
40%	28,160	32,160	36,200	40,200	43,440	46,640	49,880	53,080	
50%	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350	
60%	42,240	48,240	54,300	60,300	65,160	69,960	74,820	79,620	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	528	566	678	784	875	965	
40%	704	754	905	1,045	1,166	1,287	
50%	880	942	1,131	1,306	1,457	1,608	
60%	1,056	1,131	1,357	1,568	1,749	1,930	
80%	1,190	1,275	1,530	1,768	1,972	2,176	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area		23 MIDDLESEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Monmouth County to use based on the projects Placed in Service Date:

Monmouth County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		25 MONMOUTH COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600
40%	24,480	27,960	31,440	34,920	37,720	40,520	43,320	46,120
50%	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,650
60%	36,720	41,940	47,160	52,380	56,580	60,780	64,980	69,180
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	458	491	590	681	760	838	
40%	612	655	786	908	1,013	1,118	
50%	765	819	982	1,135	1,266	1,397	
60%	918	983	1,179	1,362	1,519	1,677	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		25 MONMOUTH COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Morris County to use based on the projects Placed in Service Date:

Morris County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		27 MORRIS COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,450	21,050	23,700	26,300	28,450	30,550	32,650	34,750
40%	24,560	28,080	31,600	35,080	37,920	40,720	43,520	46,320
50%	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900
60%	36,840	42,120	47,400	52,620	56,880	61,080	65,280	69,480
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	461	493	592	684	763	842	
40%	614	658	790	912	1,018	1,123	
50%	767	822	987	1,140	1,272	1,403	
60%	921	987	1,185	1,368	1,527	1,684	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		27 MORRIS COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Ocean County to use based on the projects Placed in Service Date:

Ocean County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits			HUD Area	29 OCEAN COUNTY			Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	18,350	21,000	23,600	26,200	28,300	30,400	32,500	34,600	
40%	24,480	27,960	31,440	34,920	37,720	40,520	43,320	46,120	
50%	30,600	34,950	39,300	43,650	47,150	50,650	54,150	57,650	
60%	36,720	41,940	47,160	52,380	56,580	60,780	64,980	69,180	
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	458	491	590	681	760	838	
40%	612	655	786	908	1,013	1,118	
50%	765	819	982	1,135	1,266	1,397	
60%	918	983	1,179	1,362	1,519	1,677	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area	29 OCEAN COUNTY			Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360	
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480	
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600	
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720	
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Passaic County to use based on the projects Placed in Service Date:

Passaic County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		31 PASSAIC COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,400	21,000	23,650	26,250	28,350	30,450	32,550	34,650
40%	24,520	28,000	31,520	35,000	37,800	40,600	43,400	46,200
50%	30,650	35,000	39,400	43,750	47,250	50,750	54,250	57,750
60%	36,780	42,000	47,280	52,500	56,700	60,900	65,100	69,300
80%	45,750	52,300	58,850	65,350	70,600	75,850	81,050	86,300

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	460	492	591	682	761	840	
40%	613	656	788	910	1,015	1,120	
50%	766	820	985	1,137	1,268	1,400	
60%	919	984	1,182	1,365	1,522	1,680	
80%	1,143	1,225	1,471	1,699	1,896	2,091	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		31 PASSAIC COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,040	22,890	25,740	28,590	30,900	33,180	35,460	37,740
40%	26,720	30,520	34,320	38,120	41,200	44,240	47,280	50,320
50%	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900
60%	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480
80%	53,440	61,040	68,640	76,240	82,400	88,480	94,560	100,640

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	501	536	643	743	829	915	
40%	668	715	858	991	1,106	1,220	
50%	835	894	1,072	1,239	1,382	1,525	
60%	1,002	1,073	1,287	1,487	1,659	1,830	
80%	1,336	1,431	1,716	1,983	2,212	2,440	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Salem County to use based on the projects Placed in Service Date:

Salem County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area				33 SALEM COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	16,600	18,950	21,300	23,650	25,550	27,450	29,350	31,250		
40%	22,080	25,240	28,400	31,520	34,080	36,600	39,120	41,640		
50%	27,600	31,550	35,500	39,400	42,600	45,750	48,900	52,050		
60%	33,120	37,860	42,600	47,280	51,120	54,900	58,680	62,460		
80%	44,150	50,450	56,750	63,050	68,100	73,150	78,200	83,250		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	415	444	532	615	686	757	
40%	552	591	710	820	915	1,009	
50%	690	739	887	1,025	1,143	1,261	
60%	828	887	1,065	1,230	1,372	1,514	
80%	1,103	1,182	1,418	1,639	1,828	2,018	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area			33 SALEM COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280		
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040		
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800		
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560		
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Somerset County to use based on the projects Placed in Service Date:

Somerset County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area			35 SOMERSET COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,150	24,150	27,150	30,150	32,600	35,000	37,400	39,800	
40%	28,160	32,160	36,200	40,200	43,440	46,640	49,880	53,080	
50%	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350	
60%	42,240	48,240	54,300	60,300	65,160	69,960	74,820	79,620	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	528	566	678	784	875	965	
40%	704	754	905	1,045	1,166	1,287	
50%	880	942	1,131	1,306	1,457	1,608	
60%	1,056	1,131	1,357	1,568	1,749	1,930	
80%	1,190	1,275	1,530	1,768	1,972	2,176	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area		35 SOMERSET COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Sussex County to use based on the projects Placed in Service Date:

Sussex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area				37 SUSSEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	18,450	21,050	23,700	26,300	28,450	30,550	32,650	34,750		
40%	24,560	28,080	31,600	35,080	37,920	40,720	43,520	46,320		
50%	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900		
60%	36,840	42,120	47,400	52,620	56,880	61,080	65,280	69,480		
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	461	493	592	684	763	842	
40%	614	658	790	912	1,018	1,123	
50%	767	822	987	1,140	1,272	1,403	
60%	921	987	1,185	1,368	1,527	1,684	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits			HUD Area			37 SUSSEX COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180		
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240		
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300		
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360		
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Union County to use based on the projects Placed in Service Date:

Union County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		39 UNION COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,450	21,050	23,700	26,300	28,450	30,550	32,650	34,750
40%	24,560	28,080	31,600	35,080	37,920	40,720	43,520	46,320
50%	30,700	35,100	39,500	43,850	47,400	50,900	54,400	57,900
60%	36,840	42,120	47,400	52,620	56,880	61,080	65,280	69,480
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	461	493	592	684	763	842	
40%	614	658	790	912	1,018	1,123	
50%	767	822	987	1,140	1,272	1,403	
60%	921	987	1,185	1,368	1,527	1,684	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		39 UNION COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Warren County to use based on the projects Placed in Service Date:

Warren County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2014 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-12/01/2013	FY2013
12/02/2013-Present	FY2014

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	2 Tax Credits		HUD Area		41 WARREN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,500	21,150	23,800	26,400	28,550	30,650	32,750	34,850
40%	24,640	28,160	31,680	35,200	38,040	40,840	43,680	46,480
50%	30,800	35,200	39,600	44,000	47,550	51,050	54,600	58,100
60%	36,960	42,240	47,520	52,800	57,060	61,260	65,520	69,720
80%	44,750	51,150	57,550	63,900	69,050	74,150	79,250	84,350

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	462	495	595	686	766	845	
40%	616	660	792	915	1,021	1,127	
50%	770	825	990	1,144	1,276	1,408	
60%	924	990	1,188	1,373	1,531	1,690	
80%	1,118	1,198	1,438	1,661	1,853	2,045	

NJHMFA **2014 INCOME LIMITS** **Date: 12/12/2011**

Housing Program:	15 HERA Income Limits		HUD Area		41 WARREN COUNTY		Effective date:12/18/2013	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,470	22,230	25,020	27,780	30,030	32,250	34,470	36,690
40%	25,960	29,640	33,360	37,040	40,040	43,000	45,960	48,920
50%	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
60%	38,940	44,460	50,040	55,560	60,060	64,500	68,940	73,380
80%	51,920	59,280	66,720	74,080	80,080	86,000	91,920	97,840

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	486	521	625	722	806	889	
40%	649	695	834	963	1,075	1,186	
50%	811	868	1,042	1,204	1,343	1,482	
60%	973	1,042	1,251	1,445	1,612	1,779	
80%	1,298	1,390	1,668	1,927	2,150	2,372	