

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Atlantic County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2016 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2012</u>
5/14/2010 to 5/31/2011	<u>FY2012</u>
6/1/2011 to 11/30/2011	<u>FY2012</u>
12/01/2011 to 12/10/2012	<u>FY2012</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

**NJHMFA**

**Date: 05/12/2017**

Housing Program: 2 Tax Credits

HUD Area 1 ATLANTIC COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,100	17,250	20,420	24,600	28,780	32,960	37,140	41,320
40%	20,120	23,000	25,880	28,720	31,040	33,320	37,140	41,320
50%	25,150	28,750	32,350	35,900	38,800	41,650	44,550	47,400
60%	30,180	34,500	38,820	43,080	46,560	49,980	53,460	56,880
80%	40,250	46,000	51,750	57,450	62,050	66,650	71,250	75,850
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		377	404	510	667	824	980	
40%		503	539	647	747	833	980	
50%		628	673	808	933	1,041	1,149	
60%		754	808	970	1,120	1,249	1,379	
80%		1,006	1,078	1,293	1,493	1,666	1,838	

Housing Program: 15 HERA Income Limits

HUD Area 1 ATLANTIC COUNTY

Effective date: 04/14/2017

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
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 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	

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Bergen County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 3 BERGEN COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,300	23,200	26,100	28,950	31,300	33,600	37,140	41,320
40%	27,040	30,880	34,760	38,600	41,720	44,800	47,880	50,960
50%	33,800	38,600	43,450	48,250	52,150	56,000	59,850	63,700
60%	40,560	46,320	52,140	57,900	62,580	67,200	71,820	76,440
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		507	543	652	753	840	980	
40%		676	724	869	1,004	1,120	1,235	
50%		845	905	1,086	1,255	1,400	1,544	
60%		1,014	1,086	1,303	1,506	1,680	1,853	
80%		1,190	1,275	1,530	1,768	1,972	2,176	

Housing Program: 15 HERA Income Limits

HUD Area 3 BERGEN COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,430	23,340	26,250	29,160	31,500	33,840	36,180	38,520
40%	27,240	31,120	35,000	38,880	42,000	45,120	48,240	51,360
50%	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
60%	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
80%	54,480	62,240	70,000	77,760	84,000	90,240	96,480	102,720
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		510	547	656	758	846	933	
40%		681	729	875	1,011	1,128	1,245	
50%		851	911	1,093	1,263	1,410	1,556	
60%		1,021	1,094	1,312	1,516	1,692	1,867	
80%		1,362	1,459	1,750	2,022	2,256	2,490	

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Burlington County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 5 BURLINGTON COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,500	20,000	22,500	24,950	28,780	32,960	37,140	41,320
40%	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960
50%	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
60%	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
80%	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	437	468	562	671	824	980		
40%	583	624	749	865	966	1,065		
50%	728	780	936	1,081	1,207	1,331		
60%	874	936	1,123	1,298	1,449	1,598		
80%	1,165	1,248	1,497	1,730	1,930	2,130		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Camden County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 7 CAMDEN COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,500	20,000	22,500	24,950	28,780	32,960	37,140	41,320
40%	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960
50%	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
60%	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
80%	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	437	468	562	671	824	980		
40%	583	624	749	865	966	1,065		
50%	728	780	936	1,081	1,207	1,331		
60%	874	936	1,123	1,298	1,449	1,598		
80%	1,165	1,248	1,497	1,730	1,930	2,130		



**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Cape May County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2016 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2016</u>
5/14/2010 to 5/31/2011	<u>FY2016</u>
6/1/2011 to 11/30/2011	<u>FY2016</u>
12/01/2011 to 12/10/2012	<u>FY2016</u>
12/11/2012 to 12/17/2013	<u>FY2016</u>
12/18/2013 to 3/05/2015	<u>FY2016</u>
3/06/2015 to 3/27/2016	<u>FY2016</u>
3/28/2016 to 4/14/2017	<u>FY2016</u>
4/14/2017 to Present	<u>FY2017</u>

**NJHMFA**

**Date: 05/12/2017**

Housing Program: 2 Tax Credits

HUD Area: 9 CAPE MAY COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	15,750	18,000	20,420	24,600	28,780	32,960	37,140	41,320
40%	21,000	24,000	27,000	30,000	32,400	34,800	37,200	41,320
50%	26,250	30,000	33,750	37,500	40,500	43,500	46,500	49,500
60%	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
80%	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		393	421	510	667	824	980	
40%		525	562	675	780	870	981	
50%		656	703	843	975	1,087	1,200	
60%		787	843	1,012	1,170	1,305	1,440	
80%		1,050	1,125	1,350	1,560	1,740	1,920	

Housing Program: 15 HERA Income Limits

HUD Area: 9 CAPE MAY COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,980	19,410	21,840	24,240	26,190	28,140	30,060	32,010
40%	22,640	25,880	29,120	32,320	34,920	37,520	40,080	42,680
50%	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350
60%	33,960	38,820	43,680	48,480	52,380	56,280	60,120	64,020
80%	45,280	51,760	58,240	64,640	69,840	75,040	80,160	85,360
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		424	454	546	630	703	775	
40%		566	606	728	840	938	1,034	
50%		707	758	910	1,050	1,172	1,293	
60%		849	909	1,092	1,260	1,407	1,551	
80%		1,132	1,213	1,456	1,681	1,876	2,069	

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Cumberland County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2016 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2013</u>
5/14/2010 to 5/31/2011	<u>FY2013</u>
6/1/2011 to 11/30/2011	<u>FY2013</u>
12/01/2011 to 12/10/2012	<u>FY2013</u>
12/11/2012 to 12/17/2013	<u>FY2013</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: **2 Tax Credits** HUD Area: **11 CUMBERLAND COUNTY** Effective date: **04/14/2017**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	13,850	16,240	20,420	24,600	28,780	32,960	37,140	41,320
40%	18,480	21,120	23,760	26,360	28,780	32,960	37,140	41,320
50%	23,100	26,400	29,700	32,950	35,600	38,250	40,900	43,500
60%	27,720	31,680	35,640	39,540	42,720	45,900	49,080	52,200
80%	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person
30%		346	376	510	667	824	980	
40%		462	495	594	689	824	980	
50%		577	618	742	856	956	1,055	
60%		693	742	891	1,028	1,147	1,266	
80%		922	988	1,186	1,370	1,528	1,686	

Housing Program: **15 HERA Income Limits** HUD Area: **11 CUMBERLAND COUNTY** Effective date: **04/14/2017**

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
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person
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	

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Essex County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 13 ESSEX COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,800	22,600	25,450	28,250	30,550	32,960	37,140	41,320
40%	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
50%	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
60%	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	495	530	636	735	824	980		
40%	660	707	848	980	1,093	1,206		
50%	825	883	1,060	1,225	1,366	1,508		
60%	990	1,060	1,272	1,470	1,639	1,809		
80%	1,190	1,275	1,530	1,768	1,972	2,176		

Housing Program: 15 HERA Income Limits

HUD Area 13 ESSEX COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,950	22,800	25,650	28,470	30,750	33,030	35,310	37,590
40%	26,600	30,400	34,200	37,960	41,000	44,040	47,080	50,120
50%	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650
60%	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180
80%	53,200	60,800	68,400	75,920	82,000	88,080	94,160	100,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	498	534	641	740	825	911		
40%	665	712	855	987	1,101	1,215		
50%	831	890	1,068	1,233	1,376	1,518		
60%	997	1,068	1,282	1,480	1,651	1,822		
80%	1,330	1,425	1,710	1,974	2,202	2,430		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## **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:*

<b>Gloucester County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits HUD Area 15 GLOUCESTER COUNTY Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,500	20,000	22,500	24,950	28,780	32,960	37,140	41,320
40%	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960
50%	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
60%	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
80%	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	437	468	562	671	824	980		
40%	583	624	749	865	966	1,065		
50%	728	780	936	1,081	1,207	1,331		
60%	874	936	1,123	1,298	1,449	1,598		
80%	1,165	1,248	1,497	1,730	1,930	2,130		



**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## **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:*

<b>Hudson County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits		HUD Area 17 HUDSON COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	18,100	20,650	23,250	25,800	28,780	32,960	37,140	41,320	
40%	24,080	27,520	30,960	34,400	37,160	39,920	42,680	45,440	
50%	30,100	34,400	38,700	43,000	46,450	49,900	53,350	56,800	
60%	36,120	41,280	46,440	51,600	55,740	59,880	64,020	68,160	
80%	48,200	55,050	61,950	68,800	74,350	79,850	85,350	90,850	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	452	484	581	682	824	980			
40%	602	645	774	894	998	1,101			
50%	752	806	967	1,118	1,247	1,376			
60%	903	967	1,161	1,341	1,497	1,652			
80%	1,205	1,290	1,548	1,789	1,996	2,202			

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Hunterdon County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area: 19 HUNTERDON COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750
40%	29,520	33,760	37,960	42,160	45,560	48,920	52,280	55,680
50%	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
60%	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
80%	54,000	61,700	69,400	77,100	83,300	89,450	95,650	101,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	553	593	711	821	917	1,011		
40%	738	791	949	1,096	1,223	1,349		
50%	922	988	1,186	1,370	1,528	1,686		
60%	1,107	1,186	1,423	1,644	1,834	2,024		
80%	1,350	1,446	1,735	2,005	2,236	2,468		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Mercer County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2016 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2015</u>
5/14/2010 to 5/31/2011	<u>FY2015</u>
6/1/2011 to 11/30/2011	<u>FY2015</u>
12/01/2011 to 12/10/2012	<u>FY2015</u>
12/11/2012 to 12/17/2013	<u>FY2015</u>
12/18/2013 to 3/05/2015	<u>FY2015</u>
3/06/2015 to 3/27/2016	<u>FY2015</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits		HUD Area 21 MERCER COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	20,050	22,900	25,750	28,600	30,900	33,200	37,140	41,320	
40%	26,720	30,560	34,360	38,160	41,240	44,280	47,320	50,400	
50%	33,400	38,200	42,950	47,700	51,550	55,350	59,150	63,000	
60%	40,080	45,840	51,540	57,240	61,860	66,420	70,980	75,600	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	501	536	643	743	830	980			
40%	668	716	859	992	1,107	1,221			
50%	835	895	1,073	1,240	1,383	1,526			
60%	1,002	1,074	1,288	1,488	1,660	1,832			
80%	1,190	1,275	1,530	1,768	1,972	2,176			

Housing Program: 15 HERA Income Limits		HUD Area 21 MERCER COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	20,940	23,940	26,940	29,910	32,310	34,710	37,110	39,510	
40%	27,920	31,920	35,920	39,880	43,080	46,280	49,480	52,680	
50%	34,900	39,900	44,900	49,850	53,850	57,850	61,850	65,850	
60%	41,880	47,880	53,880	59,820	64,620	69,420	74,220	79,020	
80%	55,840	63,840	71,840	79,760	86,160	92,560	98,960	105,360	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	523	561	673	777	867	957			
40%	698	748	898	1,037	1,157	1,277			
50%	872	935	1,122	1,296	1,446	1,596			
60%	1,047	1,122	1,347	1,555	1,735	1,915			
80%	1,396	1,496	1,796	2,074	2,314	2,554			

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## **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:

<b>Middlesex County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area: 23 MIDDLESEX COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750
40%	29,520	33,760	37,960	42,160	45,560	48,920	52,280	55,680
50%	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
60%	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
80%	54,000	61,700	69,400	77,100	83,300	89,450	95,650	101,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	553	593	711	821	917	1,011		
40%	738	791	949	1,096	1,223	1,349		
50%	922	988	1,186	1,370	1,528	1,686		
60%	1,107	1,186	1,423	1,644	1,834	2,024		
80%	1,350	1,446	1,735	2,005	2,236	2,468		



**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Monmouth County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

**NJHMFA**

**Date: 05/26/2017**

Housing Program: 2 Tax Credits

HUD Area 25 MONMOUTH COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,750	22,600	25,400	28,200	30,500	32,960	37,140	41,320
40%	26,320	30,080	33,840	37,600	40,640	43,640	46,640	49,640
50%	32,900	37,600	42,300	47,000	50,800	54,550	58,300	62,050
60%	39,480	45,120	50,760	56,400	60,960	65,460	69,960	74,460
80%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	493	529	635	733	824	980		
40%	658	705	846	978	1,091	1,203		
50%	822	891	1,057	1,222	1,363	1,504		
60%	987	1,057	1,269	1,467	1,636	1,805		
80%	1,211	1,298	1,557	1,799	2,007	2,215		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Morris County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

**NJHMFA**

**Date: 05/12/2017**

Housing Program: 2 Tax Credits		HUD Area 27 MORRIS COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,800	22,600	25,450	28,250	30,550	32,960	37,140	41,320	
40%	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760	
50%	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200	
60%	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	495	530	636	735	824	980			
40%	660	707	848	980	1,093	1,206			
50%	825	883	1,060	1,225	1,366	1,508			
60%	990	1,060	1,272	1,470	1,639	1,809			
80%	1,190	1,275	1,530	1,768	1,972	2,176			

Housing Program: 15 HERA Income Limits		HUD Area 27 MORRIS COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,950	22,800	25,650	28,470	30,750	33,030	35,310	37,590	
40%	26,600	30,400	34,200	37,960	41,000	44,040	47,080	50,120	
50%	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650	
60%	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180	
80%	53,200	60,800	68,400	75,920	82,000	88,080	94,160	100,240	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	498	534	641	740	825	911			
40%	665	712	855	987	1,101	1,215			
50%	831	890	1,068	1,233	1,376	1,518			
60%	997	1,068	1,282	1,480	1,651	1,822			
80%	1,330	1,425	1,710	1,974	2,202	2,430			

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Ocean County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits		HUD Area 29 OCEAN COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,750	22,600	25,400	28,200	30,500	32,960	37,140	41,320	
40%	26,320	30,080	33,840	37,600	40,640	43,640	46,640	49,640	
50%	32,900	37,600	42,300	47,000	50,800	54,550	58,300	62,050	
60%	39,480	45,120	50,760	56,400	60,960	65,460	69,960	74,460	
80%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	493	529	635	733	824	980			
40%	658	705	846	978	1,091	1,203			
50%	822	881	1,057	1,222	1,363	1,504			
60%	987	1,057	1,269	1,467	1,636	1,805			
80%	1,211	1,298	1,557	1,799	2,007	2,215			

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Passaic County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 31 PASSAIC COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,300	23,200	26,100	28,950	31,300	33,600	37,140	41,320
40%	27,040	30,880	34,760	38,600	41,720	44,800	47,880	50,960
50%	33,800	38,600	43,450	48,250	52,150	56,000	59,850	63,700
60%	40,560	46,320	52,140	57,900	62,580	67,200	71,820	76,440
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom
30%	507	543	652	753	840	980		
40%	676	724	869	1,004	1,120	1,235		
50%	845	905	1,086	1,255	1,400	1,544		
60%	1,014	1,086	1,303	1,506	1,680	1,853		
80%	1,190	1,275	1,530	1,768	1,972	2,176		

Housing Program: 15 HERA Income Limits

HUD Area 31 PASSAIC COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,430	23,340	26,250	29,160	31,500	33,840	36,180	38,520
40%	27,240	31,120	35,000	38,880	42,000	45,120	48,240	51,360
50%	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
60%	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
80%	54,480	62,240	70,000	77,760	84,000	90,240	96,480	102,720
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom
30%	510	547	656	758	846	933		
40%	681	729	875	1,011	1,128	1,245		
50%	851	911	1,093	1,263	1,410	1,556		
60%	1,021	1,094	1,312	1,516	1,692	1,867		
80%	1,362	1,459	1,750	2,022	2,256	2,490		



**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Salem County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

**NJHMFA**

**Date: 05/26/2017**

Housing Program: 2 Tax Credits

HUD Area 33 SALEM COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,500	20,000	22,500	24,950	28,780	32,960	37,140	41,320
40%	23,320	26,640	29,960	33,280	35,960	38,640	41,280	43,960
50%	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
60%	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
80%	46,600	53,250	59,900	66,550	71,900	77,200	82,550	87,850
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	437	468	562	671	824	980		
40%	583	624	749	865	966	1,065		
50%	728	780	936	1,081	1,207	1,331		
60%	874	936	1,123	1,298	1,449	1,598		
80%	1,165	1,248	1,497	1,730	1,930	2,130		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Somerset County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits

HUD Area 35 SOMERSET COUNTY

Effective date: 04/14/2017

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	22,150	25,300	28,450	31,600	34,150	36,700	39,200	41,750
40%	29,520	33,760	37,960	42,160	45,560	48,920	52,280	55,680
50%	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
60%	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
80%	54,000	61,700	69,400	77,100	83,300	89,450	95,650	101,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	553	593	711	821	917	1,011		
40%	738	791	949	1,096	1,223	1,349		
50%	922	988	1,186	1,370	1,528	1,686		
60%	1,107	1,186	1,423	1,644	1,834	2,024		
80%	1,350	1,446	1,735	2,005	2,236	2,468		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## **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:

<b>Sussex County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: **2 Tax Credits** HUD Area: **37 SUSSEX COUNTY** Effective date: **04/14/2017**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,800	22,600	25,450	28,250	30,550	32,960	37,140	41,320
40%	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
50%	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
60%	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	495	530	636	735	824	980		
40%	660	707	848	980	1,093	1,206		
50%	825	883	1,060	1,225	1,366	1,508		
60%	990	1,060	1,272	1,470	1,639	1,809		
80%	1,190	1,275	1,530	1,768	1,972	2,176		

Housing Program: **15 HERA Income Limits** HUD Area: **37 SUSSEX COUNTY** Effective date: **04/14/2017**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,950	22,800	25,650	28,470	30,750	33,030	35,310	37,590
40%	26,600	30,400	34,200	37,960	41,000	44,040	47,080	50,120
50%	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650
60%	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180
80%	53,200	60,800	68,400	75,920	82,000	88,080	94,160	100,240
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	498	534	641	740	825	911		
40%	665	712	855	987	1,101	1,215		
50%	831	890	1,068	1,233	1,376	1,518		
60%	997	1,068	1,282	1,480	1,651	1,822		
80%	1,330	1,425	1,710	1,974	2,202	2,430		

**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Union County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2017</u>
5/14/2010 to 5/31/2011	<u>FY2017</u>
6/1/2011 to 11/30/2011	<u>FY2017</u>
12/01/2011 to 12/10/2012	<u>FY2017</u>
12/11/2012 to 12/17/2013	<u>FY2017</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: 2 Tax Credits		HUD Area 39 UNION COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,800	22,600	25,450	28,250	30,550	32,960	37,140	41,320	
40%	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760	
50%	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200	
60%	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640	
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom	
30%	495	530	636	735	824	980			
40%	660	707	848	980	1,093	1,206			
50%	825	883	1,060	1,225	1,366	1,508			
60%	990	1,060	1,272	1,470	1,639	1,809			
80%	1,190	1,275	1,530	1,768	1,972	2,176			

Housing Program: 15 HERA Income Limits		HUD Area 39 UNION COUNTY							Effective date: 04/14/2017
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,950	22,800	25,650	28,470	30,750	33,030	35,310	37,590	
40%	26,600	30,400	34,200	37,960	41,000	44,040	47,080	50,120	
50%	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650	
60%	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180	
80%	53,200	60,800	68,400	75,920	82,000	88,080	94,160	100,240	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom	
30%	498	534	641	740	825	911			
40%	665	712	855	987	1,101	1,215			
50%	831	890	1,068	1,233	1,376	1,518			
60%	997	1,068	1,282	1,480	1,651	1,822			
80%	1,330	1,425	1,710	1,974	2,202	2,430			



**NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.**

## 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:

<b>Warren County, New Jersey</b>	
<b>Vintage of Maximum Income Limits</b>	
<b>Placed In Service Date</b>	<b>Maximum Income Limits</b>
On or before 12/31/2008	<u>FY2017 HERA Special</u>
1/1/2009 to 5/13/2010	<u>FY2013</u>
5/14/2010 to 5/31/2011	<u>FY2013</u>
6/1/2011 to 11/30/2011	<u>FY2013</u>
12/01/2011 to 12/10/2012	<u>FY2013</u>
12/11/2012 to 12/17/2013	<u>FY2013</u>
12/18/2013 to 3/05/2015	<u>FY2017</u>
3/06/2015 to 3/27/2016	<u>FY2017</u>
3/28/2016 to 4/14/2017	<u>FY2017</u>
4/14/2017 to Present	<u>FY2017</u>

Housing Program: **2 Tax Credits** HUD Area: **41 WARREN COUNTY** Effective date: **04/14/2017**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,850	21,550	24,250	26,900	29,100	32,960	37,140	41,320
40%	25,120	28,720	32,320	35,880	38,760	41,640	44,520	47,400
50%	31,400	35,900	40,400	44,850	48,450	52,050	55,650	59,250
60%	37,680	43,080	48,480	53,820	58,140	62,460	66,780	71,100
80%	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		471	505	606	700	824	980	
40%		628	673	808	933	1,041	1,149	
50%		785	841	1,010	1,166	1,301	1,436	
60%		942	1,009	1,212	1,399	1,561	1,723	
80%		1,190	1,275	1,530	1,768	1,972	2,176	

Housing Program: **15 HERA Income Limits** HUD Area: **41 WARREN COUNTY** Effective date: **04/14/2017**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,860	22,680	25,530	28,350	30,630	32,910	35,160	37,440
40%	26,480	30,240	34,040	37,800	40,840	43,880	46,880	49,920
50%	33,100	37,800	42,550	47,250	51,050	54,850	58,600	62,400
60%	39,720	45,360	51,060	56,700	61,260	65,820	70,320	74,880
80%	52,960	60,480	68,080	75,600	81,680	87,760	93,760	99,840
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom
30%		496	531	638	737	822	907	
40%		662	709	851	983	1,097	1,210	
50%		827	886	1,063	1,228	1,371	1,512	
60%		993	1,063	1,276	1,474	1,645	1,815	
80%		1,324	1,418	1,702	1,966	2,194	2,420	