

For projects placed into service prior to the publication of FY2023 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 County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Atlantic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 1 ATLANTIC COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	12,480	14,260	16,040	17,820	19,260	20,680	22,100	23,540	
30%	18,720	21,390	24,060	26,730	28,890	31,020	33,150	35,310	
40%	24,960	28,520	32,080	35,640	38,520	41,360	44,200	47,080	
50%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850	
60%	37,440	42,780	48,120	53,460	57,780	62,040	66,300	70,620	
70%	43,680	49,910	56,140	62,370	67,410	72,380	77,350	82,390	
80%	49,920	57,040	64,160	71,280	77,040	82,720	88,400	94,160	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		312	334	401	463	517	570		
30%		468	501	601	695	775	855		
40%		624	668	802	927	1,034	1,141		
50%		780	835	1,002	1,158	1,292	1,426		
60%		936	1,002	1,203	1,390	1,551	1,711		
70%		1,092	1,169	1,403	1,622	1,809	1,996		
80%		1,248	1,337	1,604	1,854	2,068	2,282		

Program	15 HERA Income Limits		HUD Area 1 ATLANTIC COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	13,760	15,720	17,680	19,640	21,220	22,800	24,360	25,940	
30%	20,640	23,580	26,520	29,460	31,830	34,200	36,540	38,910	
40%	27,520	31,440	35,360	39,280	42,440	45,600	48,720	51,880	
50%	34,400	39,300	44,200	49,100	53,050	57,000	60,900	64,850	
60%	41,280	47,160	53,040	58,920	63,660	68,400	73,080	77,820	
70%	48,160	55,020	61,880	68,740	74,270	79,800	85,260	90,790	
80%	55,040	62,880	70,720	78,560	84,880	91,200	97,440	103,760	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		344	368	442	510	570	628		
30%		516	552	663	766	855	943		
40%		688	737	884	1,021	1,140	1,257		
50%		860	921	1,105	1,276	1,425	1,571		
60%		1,032	1,105	1,326	1,532	1,710	1,886		
70%		1,204	1,289	1,547	1,787	1,995	2,200		
80%		1,376	1,474	1,768	2,043	2,280	2,515		

For projects placed into service prior to the publication of FY2023 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 County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Bergen County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program 2 Tax Credits HUD Area 3 BERGEN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,160	20,740	23,340	25,920	28,000	30,080	32,160	34,220
30%	27,240	31,110	35,010	38,880	42,000	45,120	48,240	51,330
40%	36,320	41,480	46,680	51,840	56,000	60,160	64,320	68,440
50%	45,400	51,850	58,350	64,800	70,000	75,200	80,400	85,550
60%	54,480	62,220	70,020	77,760	84,000	90,240	96,480	102,660
70%	63,560	72,590	81,690	90,720	98,000	105,280	112,560	119,770
80%	72,640	82,960	93,360	103,680	112,000	120,320	128,640	136,880

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	454	486	583	674	752	829	
30%	681	729	875	1,011	1,128	1,244	
40%	908	972	1,167	1,348	1,504	1,659	
50%	1,135	1,215	1,458	1,685	1,880	2,074	
60%	1,362	1,458	1,750	2,022	2,256	2,489	
70%	1,589	1,701	2,042	2,359	2,632	2,904	
80%	1,816	1,945	2,334	2,696	3,008	3,319	

Program 15 HERA Income Limits HUD Area 3 BERGEN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,440	21,060	23,700	26,320	28,440	30,540	32,640	34,760
30%	27,660	31,590	35,550	39,480	42,660	45,810	48,960	52,140
40%	36,880	42,120	47,400	52,640	56,880	61,080	65,280	69,520
50%	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900
60%	55,320	63,180	71,100	78,960	85,320	91,620	97,920	104,280
70%	64,540	73,710	82,950	92,120	99,540	106,890	114,240	121,660
80%	73,760	84,240	94,800	105,280	113,760	122,160	130,560	139,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	461	493	592	684	763	842	
30%	691	740	888	1,026	1,145	1,263	
40%	922	987	1,185	1,369	1,527	1,685	
50%	1,152	1,234	1,481	1,711	1,908	2,106	
60%	1,383	1,481	1,777	2,053	2,290	2,527	
70%	1,613	1,728	2,073	2,395	2,672	2,948	
80%	1,844	1,975	2,370	2,738	3,054	3,370	

For projects placed into service prior to the publication of FY2023 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 Burlington County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Burlington County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 5 BURLINGTON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,640	17,860	20,100	22,320	24,120	25,900	27,680	29,480	
30%	23,460	26,790	30,150	33,480	36,180	38,850	41,520	44,220	
40%	31,280	35,720	40,200	44,640	48,240	51,800	55,360	58,960	
50%	39,100	44,650	50,250	55,800	60,300	64,750	69,200	73,700	
60%	46,920	53,580	60,300	66,960	72,360	77,700	83,040	88,440	
70%	54,740	62,510	70,350	78,120	84,420	90,650	96,880	103,180	
80%	62,560	71,440	80,400	89,280	96,480	103,600	110,720	117,920	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		391	418	502	580	647	714		
30%		586	628	753	870	971	1,071		
40%		782	837	1,005	1,161	1,295	1,429		
50%		977	1,046	1,256	1,451	1,618	1,786		
60%		1,173	1,256	1,507	1,741	1,942	2,143		
70%		1,368	1,465	1,758	2,031	2,266	2,500		
80%		1,564	1,675	2,010	2,322	2,590	2,858		

Program	15 HERA Income Limits		HUD Area 5 BURLINGTON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,020	18,320	20,600	22,880	24,720	26,560	28,380	30,220	
30%	24,030	27,480	30,900	34,320	37,080	39,840	42,570	45,330	
40%	32,040	36,640	41,200	45,760	49,440	53,120	56,760	60,440	
50%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	
60%	48,060	54,960	61,800	68,640	74,160	79,680	85,140	90,660	
70%	56,070	64,120	72,100	80,080	86,520	92,960	99,330	105,770	
80%	64,080	73,280	82,400	91,520	98,880	106,240	113,520	120,880	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		400	429	515	595	664	732		
30%		600	643	772	892	996	1,098		
40%		801	858	1,030	1,190	1,328	1,465		
50%		1,001	1,073	1,287	1,487	1,660	1,831		
60%		1,201	1,287	1,545	1,785	1,992	2,197		
70%		1,401	1,502	1,802	2,082	2,324	2,563		
80%		1,602	1,717	2,060	2,380	2,656	2,930		

For projects placed into service prior to the publication of FY2023 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 Camden County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Camden County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program 2 Tax Credits HUD Area 7 CAMDEN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,640	17,860	20,100	22,320	24,120	25,900	27,680	29,480
30%	23,460	26,790	30,150	33,480	36,180	38,850	41,520	44,220
40%	31,280	35,720	40,200	44,640	48,240	51,800	55,360	58,960
50%	39,100	44,650	50,250	55,800	60,300	64,750	69,200	73,700
60%	46,920	53,580	60,300	66,960	72,360	77,700	83,040	88,440
70%	54,740	62,510	70,350	78,120	84,420	90,650	96,880	103,180
80%	62,560	71,440	80,400	89,280	96,480	103,600	110,720	117,920

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	391	418	502	580	647	714	
30%	586	628	753	870	971	1,071	
40%	782	837	1,005	1,161	1,295	1,429	
50%	977	1,046	1,256	1,451	1,618	1,786	
60%	1,173	1,256	1,507	1,741	1,942	2,143	
70%	1,368	1,465	1,758	2,031	2,266	2,500	
80%	1,564	1,675	2,010	2,322	2,590	2,858	

Program 15 HERA Income Limits HUD Area 7 CAMDEN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,020	18,320	20,600	22,880	24,720	26,560	28,380	30,220
30%	24,030	27,480	30,900	34,320	37,080	39,840	42,570	45,330
40%	32,040	36,640	41,200	45,760	49,440	53,120	56,760	60,440
50%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550
60%	48,060	54,960	61,800	68,640	74,160	79,680	85,140	90,660
70%	56,070	64,120	72,100	80,080	86,520	92,960	99,330	105,770
80%	64,080	73,280	82,400	91,520	98,880	106,240	113,520	120,880

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	400	429	515	595	664	732	
30%	600	643	772	892	996	1,098	
40%	801	858	1,030	1,190	1,328	1,465	
50%	1,001	1,073	1,287	1,487	1,660	1,831	
60%	1,201	1,287	1,545	1,785	1,992	2,197	
70%	1,401	1,502	1,802	2,082	2,324	2,563	
80%	1,602	1,717	2,060	2,380	2,656	2,930	

For projects placed into service prior to the publication of FY2023 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 Cape May, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cape May County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 9 CAPE MAY COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	14,080	16,080	18,100	20,100	21,720	23,320	24,940	26,540	
30%	21,120	24,120	27,150	30,150	32,580	34,980	37,410	39,810	
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	
70%	49,280	56,280	63,350	70,350	76,020	81,620	87,290	92,890	
80%	56,320	64,320	72,400	80,400	86,880	93,280	99,760	106,160	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		352	377	452	522	583	643		
30%		528	565	678	784	874	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		
70%		1,232	1,319	1,583	1,829	2,040	2,252		
80%		1,408	1,508	1,810	2,091	2,332	2,574		

Program	15 HERA Income Limits		HUD Area 9 CAPE MAY COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	14,520	16,600	18,680	20,740	22,400	24,060	25,720	27,380	
30%	21,780	24,900	28,020	31,110	33,600	36,090	38,580	41,070	
40%	29,040	33,200	37,360	41,480	44,800	48,120	51,440	54,760	
50%	36,300	41,500	46,700	51,850	56,000	60,150	64,300	68,450	
60%	43,560	49,800	56,040	62,220	67,200	72,180	77,160	82,140	
70%	50,820	58,100	65,380	72,590	78,400	84,210	90,020	95,830	
80%	58,080	66,400	74,720	82,960	89,600	96,240	102,880	109,520	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		363	389	467	539	601	663		
30%		544	583	700	808	902	995		
40%		726	778	934	1,078	1,203	1,327		
50%		907	972	1,167	1,348	1,503	1,659		
60%		1,089	1,167	1,401	1,617	1,804	1,991		
70%		1,270	1,361	1,634	1,887	2,105	2,323		
80%		1,452	1,556	1,868	2,157	2,406	2,655		

For projects placed into service prior to the publication of FY2023 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 Cumberland County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cumberland County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 11 CUMBERLAND COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	11,900	13,600	15,300	17,000	18,360	19,720	21,080	22,440	
30%	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	
40%	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	
50%	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	
60%	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	
70%	41,650	47,600	53,550	59,500	64,260	69,020	73,780	78,540	
80%	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person	
20%		297	318	382	442	493	544		
30%		446	478	573	663	739	816		
40%		595	637	765	884	986	1,088		
50%		743	796	956	1,105	1,232	1,360		
60%		892	956	1,147	1,326	1,479	1,632		
70%		1,041	1,115	1,338	1,547	1,725	1,904		
80%		1,190	1,275	1,530	1,768	1,972	2,176		

Program	15 HERA Income Limits		HUD Area 11 CUMBERLAND COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	11,900	13,600	15,300	17,000	18,360	19,720	21,080	22,440	
30%	17,850	20,400	22,950	25,500	27,540	29,580	31,620	33,660	
40%	23,800	27,200	30,600	34,000	36,720	39,440	42,160	44,880	
50%	29,750	34,000	38,250	42,500	45,900	49,300	52,700	56,100	
60%	35,700	40,800	45,900	51,000	55,080	59,160	63,240	67,320	
70%	41,650	47,600	53,550	59,500	64,260	69,020	73,780	78,540	
80%	47,600	54,400	61,200	68,000	73,440	78,880	84,320	89,760	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Person	
20%		297	318	382	442	493	544		
30%		446	478	573	663	739	816		
40%		595	637	765	884	986	1,088		
50%		743	796	956	1,105	1,232	1,360		
60%		892	956	1,147	1,326	1,479	1,632		
70%		1,041	1,115	1,338	1,547	1,725	1,904		
80%		1,190	1,275	1,530	1,768	1,972	2,176		

For projects placed into service prior to the publication of FY2023 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 Essex County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program 2 Tax Credits HUD Area 13 ESSEX COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,060	19,500	21,940	24,360	26,320	28,260	30,220	32,160
30%	25,590	29,250	32,910	36,540	39,480	42,390	45,330	48,240
40%	34,120	39,000	43,880	48,720	52,640	56,520	60,440	64,320
50%	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
60%	51,180	58,500	65,820	73,080	78,960	84,780	90,660	96,480
70%	59,710	68,250	76,790	85,260	92,120	98,910	105,770	112,560
80%	68,240	78,000	87,760	97,440	105,280	113,040	120,880	128,640

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	426	457	548	633	706	779	
30%	639	685	822	950	1,059	1,169	
40%	853	914	1,097	1,267	1,413	1,559	
50%	1,066	1,142	1,371	1,583	1,766	1,949	
60%	1,279	1,371	1,645	1,900	2,119	2,339	
70%	1,492	1,599	1,919	2,217	2,472	2,729	
80%	1,706	1,828	2,194	2,534	2,826	3,119	

Program 15 HERA Income Limits HUD Area 13 ESSEX COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,540	20,040	22,540	25,040	27,060	29,060	31,060	33,060
30%	26,310	30,060	33,810	37,560	40,590	43,590	46,590	49,590
40%	35,080	40,080	45,080	50,080	54,120	58,120	62,120	66,120
50%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650
60%	52,620	60,120	67,620	75,120	81,180	87,180	93,180	99,180
70%	61,390	70,140	78,890	87,640	94,710	101,710	108,710	115,710
80%	70,160	80,160	90,160	100,160	108,240	116,240	124,240	132,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	438	469	563	651	726	801	
30%	657	704	845	976	1,089	1,202	
40%	877	939	1,127	1,302	1,453	1,603	
50%	1,096	1,174	1,408	1,628	1,816	2,003	
60%	1,315	1,409	1,690	1,953	2,179	2,404	
70%	1,534	1,644	1,972	2,279	2,542	2,805	
80%	1,754	1,879	2,254	2,605	2,906	3,206	

For projects placed into service prior to the publication of FY2023 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 Gloucester County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Gloucester County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 15 GLOUCESTER COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,640	17,860	20,100	22,320	24,120	25,900	27,680	29,480	
30%	23,460	26,790	30,150	33,480	36,180	38,850	41,520	44,220	
40%	31,280	35,720	40,200	44,640	48,240	51,800	55,360	58,960	
50%	39,100	44,650	50,250	55,800	60,300	64,750	69,200	73,700	
60%	46,920	53,580	60,300	66,960	72,360	77,700	83,040	88,440	
70%	54,740	62,510	70,350	78,120	84,420	90,650	96,880	103,180	
80%	62,560	71,440	80,400	89,280	96,480	103,600	110,720	117,920	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		391	418	502	580	647	714		
30%		586	628	753	870	971	1,071		
40%		782	837	1,005	1,161	1,295	1,429		
50%		977	1,046	1,256	1,451	1,618	1,786		
60%		1,173	1,256	1,507	1,741	1,942	2,143		
70%		1,368	1,465	1,758	2,031	2,266	2,500		
80%		1,564	1,675	2,010	2,322	2,590	2,858		

Program	15 HERA Income Limits		HUD Area 15 GLOUCESTER COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,020	18,320	20,600	22,880	24,720	26,560	28,380	30,220	
30%	24,030	27,480	30,900	34,320	37,080	39,840	42,570	45,330	
40%	32,040	36,640	41,200	45,760	49,440	53,120	56,760	60,440	
50%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	
60%	48,060	54,960	61,800	68,640	74,160	79,680	85,140	90,660	
70%	56,070	64,120	72,100	80,080	86,520	92,960	99,330	105,770	
80%	64,080	73,280	82,400	91,520	98,880	106,240	113,520	120,880	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		400	429	515	595	664	732		
30%		600	643	772	892	996	1,098		
40%		801	858	1,030	1,190	1,328	1,465		
50%		1,001	1,073	1,287	1,487	1,660	1,831		
60%		1,201	1,287	1,545	1,785	1,992	2,197		
70%		1,401	1,502	1,802	2,082	2,324	2,563		
80%		1,602	1,717	2,060	2,380	2,656	2,930		

For projects placed into service prior to the publication of FY2023 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 Hudson County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 17 HUDSON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,040	19,480	21,920	24,340	26,300	28,240	30,200	32,140	
30%	25,560	29,220	32,880	36,510	39,450	42,360	45,300	48,210	
40%	34,080	38,960	43,840	48,680	52,600	56,480	60,400	64,280	
50%	42,600	48,700	54,800	60,850	65,750	70,600	75,500	80,350	
60%	51,120	58,440	65,760	73,020	78,900	84,720	90,600	96,420	
70%	59,640	68,180	76,720	85,190	92,050	98,840	105,700	112,490	
80%	68,160	77,920	87,680	97,360	105,200	112,960	120,800	128,560	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		426	456	548	633	706	779		
30%		639	684	822	949	1,059	1,168		
40%		852	913	1,096	1,266	1,412	1,558		
50%		1,065	1,141	1,370	1,582	1,765	1,948		
60%		1,278	1,369	1,644	1,899	2,118	2,337		
70%		1,491	1,597	1,918	2,215	2,471	2,727		
80%		1,704	1,826	2,192	2,532	2,824	3,117		

Program	15 HERA Income Limits		HUD Area 17 HUDSON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,040	19,480	21,920	24,340	26,300	28,240	30,200	32,140	
30%	25,560	29,220	32,880	36,510	39,450	42,360	45,300	48,210	
40%	34,080	38,960	43,840	48,680	52,600	56,480	60,400	64,280	
50%	42,600	48,700	54,800	60,850	65,750	70,600	75,500	80,350	
60%	51,120	58,440	65,760	73,020	78,900	84,720	90,600	96,420	
70%	59,640	68,180	76,720	85,190	92,050	98,840	105,700	112,490	
80%	68,160	77,920	87,680	97,360	105,200	112,960	120,800	128,560	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		426	456	548	633	706	779		
30%		639	684	822	949	1,059	1,168		
40%		852	913	1,096	1,266	1,412	1,558		
50%		1,065	1,141	1,370	1,582	1,765	1,948		
60%		1,278	1,369	1,644	1,899	2,118	2,337		
70%		1,491	1,597	1,918	2,215	2,471	2,727		
80%		1,704	1,826	2,192	2,532	2,824	3,117		

For projects placed into service prior to the publication of FY2023 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 Hunterdon County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 19 HUNTERDON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	500	536	643	743	829	914			
30%	750	804	965	1,114	1,243	1,372			
40%	1,001	1,072	1,287	1,486	1,658	1,829			
50%	1,251	1,340	1,608	1,858	2,072	2,286			
60%	1,501	1,608	1,930	2,229	2,487	2,744			
70%	1,751	1,876	2,252	2,601	2,901	3,201			
80%	2,002	2,145	2,574	2,973	3,316	3,659			

Program	15 HERA Income Limits		HUD Area 19 HUNTERDON COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	500	536	643	743	829	914			
30%	750	804	965	1,114	1,243	1,372			
40%	1,001	1,072	1,287	1,486	1,658	1,829			
50%	1,251	1,340	1,608	1,858	2,072	2,286			
60%	1,501	1,608	1,930	2,229	2,487	2,744			
70%	1,751	1,876	2,252	2,601	2,901	3,201			
80%	2,002	2,145	2,574	2,973	3,316	3,659			

For projects placed into service prior to the publication of FY2023 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 Mercer County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Mercer County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 21 MERCER COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,680	20,200	22,720	25,240	27,260	29,280	31,300	33,320	
30%	26,520	30,300	34,080	37,860	40,890	43,920	46,950	49,980	
40%	35,360	40,400	45,440	50,480	54,520	58,560	62,600	66,640	
50%	44,200	50,500	56,800	63,100	68,150	73,200	78,250	83,300	
60%	53,040	60,600	68,160	75,720	81,780	87,840	93,900	99,960	
70%	61,880	70,700	79,520	88,340	95,410	102,480	109,550	116,620	
80%	70,720	80,800	90,880	100,960	109,040	117,120	125,200	133,280	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		442	473	568	656	732	807		
30%		663	710	852	984	1,098	1,211		
40%		884	947	1,136	1,312	1,464	1,615		
50%		1,105	1,183	1,420	1,640	1,830	2,019		
60%		1,326	1,420	1,704	1,968	2,196	2,423		
70%		1,547	1,657	1,988	2,296	2,562	2,827		
80%		1,768	1,894	2,272	2,625	2,928	3,231		

Program	15 HERA Income Limits		HUD Area 21 MERCER COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,600	21,260	23,920	26,560	28,700	30,820	32,940	35,060	
30%	27,900	31,890	35,880	39,840	43,050	46,230	49,410	52,590	
40%	37,200	42,520	47,840	53,120	57,400	61,640	65,880	70,120	
50%	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650	
60%	55,800	63,780	71,760	79,680	86,100	92,460	98,820	105,180	
70%	65,100	74,410	83,720	92,960	100,450	107,870	115,290	122,710	
80%	74,400	85,040	95,680	106,240	114,800	123,280	131,760	140,240	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		465	498	598	690	770	850		
30%		697	747	897	1,036	1,155	1,275		
40%		930	996	1,196	1,381	1,541	1,700		
50%		1,162	1,245	1,495	1,726	1,926	2,125		
60%		1,395	1,494	1,794	2,072	2,311	2,550		
70%		1,627	1,743	2,093	2,417	2,696	2,975		
80%		1,860	1,993	2,392	2,763	3,082	3,400		

For projects placed into service prior to the publication of FY2023 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 County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 23 MIDDLESEX COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	500	536	643	743	829	914			
30%	750	804	965	1,114	1,243	1,372			
40%	1,001	1,072	1,287	1,486	1,658	1,829			
50%	1,251	1,340	1,608	1,858	2,072	2,286			
60%	1,501	1,608	1,930	2,229	2,487	2,744			
70%	1,751	1,876	2,252	2,601	2,901	3,201			
80%	2,002	2,145	2,574	2,973	3,316	3,659			

Program	15 HERA Income Limits		HUD Area 23 MIDDLESEX COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	500	536	643	743	829	914			
30%	750	804	965	1,114	1,243	1,372			
40%	1,001	1,072	1,287	1,486	1,658	1,829			
50%	1,251	1,340	1,608	1,858	2,072	2,286			
60%	1,501	1,608	1,930	2,229	2,487	2,744			
70%	1,751	1,876	2,252	2,601	2,901	3,201			
80%	2,002	2,145	2,574	2,973	3,316	3,659			

For projects placed into service prior to the publication of FY2023 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 County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program 2 Tax Credits HUD Area 25 MONMOUTH COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,060	20,640	23,220	25,800	27,880	29,940	32,000	34,060
30%	27,090	30,960	34,830	38,700	41,820	44,910	48,000	51,090
40%	36,120	41,280	46,440	51,600	55,760	59,880	64,000	68,120
50%	45,150	51,600	58,050	64,500	69,700	74,850	80,000	85,150
60%	54,180	61,920	69,660	77,400	83,640	89,820	96,000	102,180
70%	63,210	72,240	81,270	90,300	97,580	104,790	112,000	119,210
80%	72,240	82,560	92,880	103,200	111,520	119,760	128,000	136,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	451	483	580	671	748	825	
30%	677	725	870	1,006	1,122	1,238	
40%	903	967	1,161	1,342	1,497	1,651	
50%	1,128	1,209	1,451	1,677	1,871	2,064	
60%	1,354	1,451	1,741	2,013	2,245	2,477	
70%	1,580	1,693	2,031	2,348	2,619	2,890	
80%	1,806	1,935	2,322	2,684	2,994	3,303	

Program 15 HERA Income Limits HUD Area 25 MONMOUTH COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,260	20,860	23,460	26,060	28,160	30,240	32,320	34,400
30%	27,390	31,290	35,190	39,090	42,240	45,360	48,480	51,600
40%	36,520	41,720	46,920	52,120	56,320	60,480	64,640	68,800
50%	45,650	52,150	58,650	65,150	70,400	75,600	80,800	86,000
60%	54,780	62,580	70,380	78,180	84,480	90,720	96,960	103,200
70%	63,910	73,010	82,110	91,210	98,560	105,840	113,120	120,400
80%	73,040	83,440	93,840	104,240	112,640	120,960	129,280	137,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	456	489	586	677	756	834	
30%	684	733	879	1,016	1,134	1,251	
40%	913	978	1,173	1,355	1,512	1,668	
50%	1,141	1,222	1,466	1,694	1,890	2,085	
60%	1,369	1,467	1,759	2,033	2,268	2,502	
70%	1,597	1,711	2,052	2,372	2,646	2,919	
80%	1,826	1,956	2,346	2,711	3,024	3,336	

For projects placed into service prior to the publication of FY2023 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 Morris County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2023 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2023</u>
05/14/2010 to 05/31/2011	<u>FY2023</u>
06/01/2011 to 11/30/2011	<u>FY2023</u>
12/01/2011 to 12/10/2012	<u>FY2023</u>
12/11/2012 to 12/17/2013	<u>FY2023</u>
12/18/2013 to 03/05/2015	<u>FY2023</u>
03/06/2015 to 03/27/2016	<u>FY2023</u>
03/28/2016 to 04/13/2017	<u>FY2023</u>
04/14/2017 to 03/31/2018	<u>FY2023</u>
04/01/2018 to 04/23/2019	<u>FY2023</u>
04/24/2019 to 03/31/2020	<u>FY2023</u>
04/01/2020 to 03/31/2021	<u>FY2023</u>
04/01/2021 to 04/17/2022	<u>FY2023</u>
04/18/2022 to 05/14/2023	<u>FY2023</u>
05/15/2023 to Present	<u>FY2023</u>

Program 2 Tax Credits HUD Area 27 MORRIS COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,060	19,500	21,940	24,360	26,320	28,260	30,220	32,160
30%	25,590	29,250	32,910	36,540	39,480	42,390	45,330	48,240
40%	34,120	39,000	43,880	48,720	52,640	56,520	60,440	64,320
50%	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400
60%	51,180	58,500	65,820	73,080	78,960	84,780	90,660	96,480
70%	59,710	68,250	76,790	85,260	92,120	98,910	105,770	112,560
80%	68,240	78,000	87,760	97,440	105,280	113,040	120,880	128,640

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		426	457	548	633	706	779
30%		639	685	822	950	1,059	1,169
40%		853	914	1,097	1,267	1,413	1,559
50%		1,066	1,142	1,371	1,583	1,766	1,949
60%		1,279	1,371	1,645	1,900	2,119	2,339
70%		1,492	1,599	1,919	2,217	2,472	2,729
80%		1,706	1,828	2,194	2,534	2,826	3,119

Program 15 HERA Income Limits HUD Area 27 MORRIS COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,540	20,040	22,540	25,040	27,060	29,060	31,060	33,060
30%	26,310	30,060	33,810	37,560	40,590	43,590	46,590	49,590
40%	35,080	40,080	45,080	50,080	54,120	58,120	62,120	66,120
50%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650
60%	52,620	60,120	67,620	75,120	81,180	87,180	93,180	99,180
70%	61,390	70,140	78,890	87,640	94,710	101,710	108,710	115,710
80%	70,160	80,160	90,160	100,160	108,240	116,240	124,240	132,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		438	469	563	651	726	801
30%		657	704	845	976	1,089	1,202
40%		877	939	1,127	1,302	1,453	1,603
50%		1,096	1,174	1,408	1,628	1,816	2,003
60%		1,315	1,409	1,690	1,953	2,179	2,404
70%		1,534	1,644	1,972	2,279	2,542	2,805
80%		1,754	1,879	2,254	2,605	2,906	3,206

For projects placed into service prior to the publication of FY2023 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 County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Ocean County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program 2 Tax Credits HUD Area 29 OCEAN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,060	20,640	23,220	25,800	27,880	29,940	32,000	34,060
30%	27,090	30,960	34,830	38,700	41,820	44,910	48,000	51,090
40%	36,120	41,280	46,440	51,600	55,760	59,880	64,000	68,120
50%	45,150	51,600	58,050	64,500	69,700	74,850	80,000	85,150
60%	54,180	61,920	69,660	77,400	83,640	89,820	96,000	102,180
70%	63,210	72,240	81,270	90,300	97,580	104,790	112,000	119,210
80%	72,240	82,560	92,880	103,200	111,520	119,760	128,000	136,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	451	483	580	671	748	825	
30%	677	725	870	1,006	1,122	1,238	
40%	903	967	1,161	1,342	1,497	1,651	
50%	1,128	1,209	1,451	1,677	1,871	2,064	
60%	1,354	1,451	1,741	2,013	2,245	2,477	
70%	1,580	1,693	2,031	2,348	2,619	2,890	
80%	1,806	1,935	2,322	2,684	2,994	3,303	

Program 15 HERA Income Limits HUD Area 29 OCEAN COUNTY Effective date: 05/15/2023

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,260	20,860	23,460	26,060	28,160	30,240	32,320	34,400
30%	27,390	31,290	35,190	39,090	42,240	45,360	48,480	51,600
40%	36,520	41,720	46,920	52,120	56,320	60,480	64,640	68,800
50%	45,650	52,150	58,650	65,150	70,400	75,600	80,800	86,000
60%	54,780	62,580	70,380	78,180	84,480	90,720	96,960	103,200
70%	63,910	73,010	82,110	91,210	98,560	105,840	113,120	120,400
80%	73,040	83,440	93,840	104,240	112,640	120,960	129,280	137,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	456	489	586	677	756	834	
30%	684	733	879	1,016	1,134	1,251	
40%	913	978	1,173	1,355	1,512	1,668	
50%	1,141	1,222	1,466	1,694	1,890	2,085	
60%	1,369	1,467	1,759	2,033	2,268	2,502	
70%	1,597	1,711	2,052	2,372	2,646	2,919	
80%	1,826	1,956	2,346	2,711	3,024	3,336	

For projects placed into service prior to the publication of FY2023 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 Passaic County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Passaic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 31 PASSAIC COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,160	20,740	23,340	25,920	28,000	30,080	32,160	34,220	
30%	27,240	31,110	35,010	38,880	42,000	45,120	48,240	51,330	
40%	36,320	41,480	46,680	51,840	56,000	60,160	64,320	68,440	
50%	45,400	51,850	58,350	64,800	70,000	75,200	80,400	85,550	
60%	54,480	62,220	70,020	77,760	84,000	90,240	96,480	102,660	
70%	63,560	72,590	81,690	90,720	98,000	105,280	112,560	119,770	
80%	72,640	82,960	93,360	103,680	112,000	120,320	128,640	136,880	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	454	486	583	674	752	829			
30%	681	729	875	1,011	1,128	1,244			
40%	908	972	1,167	1,348	1,504	1,659			
50%	1,135	1,215	1,458	1,685	1,880	2,074			
60%	1,362	1,458	1,750	2,022	2,256	2,489			
70%	1,589	1,701	2,042	2,359	2,632	2,904			
80%	1,816	1,945	2,334	2,696	3,008	3,319			

Program	15 HERA Income Limits		HUD Area 31 PASSAIC COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,440	21,060	23,700	26,320	28,440	30,540	32,640	34,760	
30%	27,660	31,590	35,550	39,480	42,660	45,810	48,960	52,140	
40%	36,880	42,120	47,400	52,640	56,880	61,080	65,280	69,520	
50%	46,100	52,650	59,250	65,800	71,100	76,350	81,600	86,900	
60%	55,320	63,180	71,100	78,960	85,320	91,620	97,920	104,280	
70%	64,540	73,710	82,950	92,120	99,540	106,890	114,240	121,660	
80%	73,760	84,240	94,800	105,280	113,760	122,160	130,560	139,040	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	461	493	592	684	763	842			
30%	691	740	888	1,026	1,145	1,263			
40%	922	987	1,185	1,369	1,527	1,685			
50%	1,152	1,234	1,481	1,711	1,908	2,106			
60%	1,383	1,481	1,777	2,053	2,290	2,527			
70%	1,613	1,728	2,073	2,395	2,672	2,948			
80%	1,844	1,975	2,370	2,738	3,054	3,370			

For projects placed into service prior to the publication of FY2023 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 Salem County, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Salem County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 33 SALEM COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,640	17,860	20,100	22,320	24,120	25,900	27,680	29,480	
30%	23,460	26,790	30,150	33,480	36,180	38,850	41,520	44,220	
40%	31,280	35,720	40,200	44,640	48,240	51,800	55,360	58,960	
50%	39,100	44,650	50,250	55,800	60,300	64,750	69,200	73,700	
60%	46,920	53,580	60,300	66,960	72,360	77,700	83,040	88,440	
70%	54,740	62,510	70,350	78,120	84,420	90,650	96,880	103,180	
80%	62,560	71,440	80,400	89,280	96,480	103,600	110,720	117,920	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		391	418	502	580	647	714		
30%		586	628	753	870	971	1,071		
40%		782	837	1,005	1,161	1,295	1,429		
50%		977	1,046	1,256	1,451	1,618	1,786		
60%		1,173	1,256	1,507	1,741	1,942	2,143		
70%		1,368	1,465	1,758	2,031	2,266	2,500		
80%		1,564	1,675	2,010	2,322	2,590	2,858		

Program	15 HERA Income Limits		HUD Area 33 SALEM COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,020	18,320	20,600	22,880	24,720	26,560	28,380	30,220	
30%	24,030	27,480	30,900	34,320	37,080	39,840	42,570	45,330	
40%	32,040	36,640	41,200	45,760	49,440	53,120	56,760	60,440	
50%	40,050	45,800	51,500	57,200	61,800	66,400	70,950	75,550	
60%	48,060	54,960	61,800	68,640	74,160	79,680	85,140	90,660	
70%	56,070	64,120	72,100	80,080	86,520	92,960	99,330	105,770	
80%	64,080	73,280	82,400	91,520	98,880	106,240	113,520	120,880	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		400	429	515	595	664	732		
30%		600	643	772	892	996	1,098		
40%		801	858	1,030	1,190	1,328	1,465		
50%		1,001	1,073	1,287	1,487	1,660	1,831		
60%		1,201	1,287	1,545	1,785	1,992	2,197		
70%		1,401	1,502	1,802	2,082	2,324	2,563		
80%		1,602	1,717	2,060	2,380	2,656	2,930		

For projects placed into service prior to the publication of FY2023 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 Somerset County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 35 SOMERSET COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		500	536	643	743	829	914		
30%		750	804	965	1,114	1,243	1,372		
40%		1,001	1,072	1,287	1,486	1,658	1,829		
50%		1,251	1,340	1,608	1,858	2,072	2,286		
60%		1,501	1,608	1,930	2,229	2,487	2,744		
70%		1,751	1,876	2,252	2,601	2,901	3,201		
80%		2,002	2,145	2,574	2,973	3,316	3,659		

Program	15 HERA Income Limits		HUD Area 35 SOMERSET COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	20,020	22,880	25,740	28,580	30,880	33,160	35,440	37,740	
30%	30,030	34,320	38,610	42,870	46,320	49,740	53,160	56,610	
40%	40,040	45,760	51,480	57,160	61,760	66,320	70,880	75,480	
50%	50,050	57,200	64,350	71,450	77,200	82,900	88,600	94,350	
60%	60,060	68,640	77,220	85,740	92,640	99,480	106,320	113,220	
70%	70,070	80,080	90,090	100,030	108,080	116,060	124,040	132,090	
80%	80,080	91,520	102,960	114,320	123,520	132,640	141,760	150,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		500	536	643	743	829	914		
30%		750	804	965	1,114	1,243	1,372		
40%		1,001	1,072	1,287	1,486	1,658	1,829		
50%		1,251	1,340	1,608	1,858	2,072	2,286		
60%		1,501	1,608	1,930	2,229	2,487	2,744		
70%		1,751	1,876	2,252	2,601	2,901	3,201		
80%		2,002	2,145	2,574	2,973	3,316	3,659		

For projects placed into service prior to the publication of FY2023 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 Sussex County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2023 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2023</u>
05/14/2010 to 05/31/2011	<u>FY2023</u>
06/01/2011 to 11/30/2011	<u>FY2023</u>
12/01/2011 to 12/10/2012	<u>FY2023</u>
12/11/2012 to 12/17/2013	<u>FY2023</u>
12/18/2013 to 03/05/2015	<u>FY2023</u>
03/06/2015 to 03/27/2016	<u>FY2023</u>
03/28/2016 to 04/13/2017	<u>FY2023</u>
04/14/2017 to 03/31/2018	<u>FY2023</u>
04/01/2018 to 04/23/2019	<u>FY2023</u>
04/24/2019 to 03/31/2020	<u>FY2023</u>
04/01/2020 to 03/31/2021	<u>FY2023</u>
04/01/2021 to 04/17/2022	<u>FY2023</u>
04/18/2022 to 05/14/2023	<u>FY2023</u>
05/15/2023 to Present	<u>FY2023</u>

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits								HUD Area	37 SUSSEX COUNTY	Effective date: 05/15/2023
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person			
20%	17,060	19,500	21,940	24,360	26,320	28,260	30,220	32,160			
30%	25,590	29,250	32,910	36,540	39,480	42,390	45,330	48,240			
40%	34,120	39,000	43,880	48,720	52,640	56,520	60,440	64,320			
50%	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400			
60%	51,180	58,500	65,820	73,080	78,960	84,780	90,660	96,480			
70%	59,710	68,250	76,790	85,260	92,120	98,910	105,770	112,560			
80%	68,240	78,000	87,760	97,440	105,280	113,040	120,880	128,640			
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom			
20%		426	457	548	633	706	779				
30%		639	685	822	950	1,059	1,169				
40%		853	914	1,097	1,267	1,413	1,559				
50%		1,066	1,142	1,371	1,583	1,766	1,949				
60%		1,279	1,371	1,645	1,900	2,119	2,339				
70%		1,492	1,599	1,919	2,217	2,472	2,729				
80%		1,706	1,828	2,194	2,534	2,826	3,119				

Program	15 HERA Income Limits								HUD Area	37 SUSSEX COUNTY	Effective date: 05/15/2023
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person			
20%	17,540	20,040	22,540	25,040	27,060	29,060	31,060	33,060			
30%	26,310	30,060	33,810	37,560	40,590	43,590	46,590	49,590			
40%	35,080	40,080	45,080	50,080	54,120	58,120	62,120	66,120			
50%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650			
60%	52,620	60,120	67,620	75,120	81,180	87,180	93,180	99,180			
70%	61,390	70,140	78,890	87,640	94,710	101,710	108,710	115,710			
80%	70,160	80,160	90,160	100,160	108,240	116,240	124,240	132,240			
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	8 Bedroom			
20%		438	469	563	651	726	801				
30%		657	704	845	976	1,089	1,202				
40%		877	939	1,127	1,302	1,453	1,603				
50%		1,096	1,174	1,408	1,628	1,816	2,003				
60%		1,315	1,409	1,690	1,953	2,179	2,404				
70%		1,534	1,644	1,972	2,279	2,542	2,805				
80%		1,754	1,879	2,254	2,605	2,906	3,206				

For projects placed into service prior to the publication of FY2023 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 Union County, 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

NJHMFA **Date: 06/05/2023**

Program	2 Tax Credits		HUD Area 39 UNION COUNTY						Effective date: 05/15/2023
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,060	19,500	21,940	24,360	26,320	28,260	30,220	32,160	
30%	25,590	29,250	32,910	36,540	39,480	42,390	45,330	48,240	
40%	34,120	39,000	43,880	48,720	52,640	56,520	60,440	64,320	
50%	42,650	48,750	54,850	60,900	65,800	70,650	75,550	80,400	
60%	51,180	58,500	65,820	73,080	78,960	84,780	90,660	96,480	
70%	59,710	68,250	76,790	85,260	92,120	98,910	105,770	112,560	
80%	68,240	78,000	87,760	97,440	105,280	113,040	120,880	128,640	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom	
20%		426	457	548	633	706	779		
30%		639	685	822	950	1,059	1,169		
40%		853	914	1,097	1,267	1,413	1,559		
50%		1,066	1,142	1,371	1,583	1,766	1,949		
60%		1,279	1,371	1,645	1,900	2,119	2,339		
70%		1,492	1,599	1,919	2,217	2,472	2,729		
80%		1,706	1,828	2,194	2,534	2,826	3,119		

Program	15 HERA Income Limits		HUD Area 39 UNION COUNTY						Effective date: 05/15/2023
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,540	20,040	22,540	25,040	27,060	29,060	31,060	33,060	
30%	26,310	30,060	33,810	37,560	40,590	43,590	46,590	49,590	
40%	35,080	40,080	45,080	50,080	54,120	58,120	62,120	66,120	
50%	43,850	50,100	56,350	62,600	67,650	72,650	77,650	82,650	
60%	52,620	60,120	67,620	75,120	81,180	87,180	93,180	99,180	
70%	61,390	70,140	78,890	87,640	94,710	101,710	108,710	115,710	
80%	70,160	80,160	90,160	100,160	108,240	116,240	124,240	132,240	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	6 Bedroom	
20%		438	469	563	651	726	801		
30%		657	704	845	976	1,089	1,202		
40%		877	939	1,127	1,302	1,453	1,603		
50%		1,096	1,174	1,408	1,628	1,816	2,003		
60%		1,315	1,409	1,690	1,953	2,179	2,404		
70%		1,534	1,644	1,972	2,279	2,542	2,805		
80%		1,754	1,879	2,254	2,605	2,906	3,206		

For projects placed into service prior to the publication of FY2023 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	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2023 HERA Special
01/01/2009 to 05/13/2010	FY2023
05/14/2010 to 05/31/2011	FY2023
06/01/2011 to 11/30/2011	FY2023
12/01/2011 to 12/10/2012	FY2023
12/11/2012 to 12/17/2013	FY2023
12/18/2013 to 03/05/2015	FY2023
03/06/2015 to 03/27/2016	FY2023
03/28/2016 to 04/13/2017	FY2023
04/14/2017 to 03/31/2018	FY2023
04/01/2018 to 04/23/2019	FY2023
04/24/2019 to 03/31/2020	FY2023
04/01/2020 to 03/31/2021	FY2023
04/01/2021 to 04/17/2022	FY2023
04/18/2022 to 05/14/2023	FY2023
05/15/2023 to Present	FY2023

Program	2 Tax Credits		HUD Area 41 WARREN COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,280	18,600	20,920	23,240	25,100	26,960	28,820	30,680	
30%	24,420	27,900	31,380	34,860	37,650	40,440	43,230	46,020	
40%	32,560	37,200	41,840	46,480	50,200	53,920	57,640	61,360	
50%	40,700	46,500	52,300	58,100	62,750	67,400	72,050	76,700	
60%	48,840	55,800	62,760	69,720	75,300	80,880	86,460	92,040	
70%	56,980	65,100	73,220	81,340	87,850	94,360	100,870	107,380	
80%	65,120	74,400	83,680	92,960	100,400	107,840	115,280	122,720	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		407	436	523	604	674	743		
30%		610	654	784	906	1,011	1,115		
40%		814	872	1,046	1,208	1,348	1,487		
50%		1,017	1,090	1,307	1,510	1,685	1,859		
60%		1,221	1,308	1,569	1,812	2,022	2,231		
70%		1,424	1,526	1,830	2,114	2,359	2,603		
80%		1,628	1,744	2,092	2,417	2,696	2,975		

Program	15 HERA Income Limits		HUD Area 41 WARREN COUNTY					Effective date: 05/15/2023	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,580	18,940	21,300	23,660	25,560	27,460	29,340	31,240	
30%	24,870	28,410	31,950	35,490	38,340	41,190	44,010	46,860	
40%	33,160	37,880	42,600	47,320	51,120	54,920	58,680	62,480	
50%	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100	
60%	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720	
70%	58,030	66,290	74,550	82,810	89,460	96,110	102,690	109,340	
80%	66,320	75,760	85,200	94,640	102,240	109,840	117,360	124,960	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		414	444	532	615	686	757		
30%		621	666	798	922	1,029	1,135		
40%		829	888	1,065	1,230	1,373	1,514		
50%		1,036	1,110	1,331	1,538	1,716	1,893		
60%		1,243	1,332	1,597	1,845	2,059	2,271		
70%		1,450	1,554	1,863	2,153	2,402	2,650		
80%		1,658	1,776	2,130	2,461	2,746	3,029		