

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Atlantic City-Hammonton, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Atlantic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

NJHMFA **Date: 04/25/2024**

Program	2 Tax Credits		HUD Area 1 ATLANTIC COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	13,720	15,680	17,640	19,600	21,180	22,740	24,300	25,880	
30%	20,580	23,520	26,460	29,400	31,770	34,110	36,450	38,820	
40%	27,440	31,360	35,280	39,200	42,360	45,480	48,600	51,760	
50%	34,300	39,200	44,100	49,000	52,950	56,850	60,750	64,700	
60%	41,160	47,040	52,920	58,800	63,540	68,220	72,900	77,640	
70%	48,020	54,880	61,740	68,600	74,130	79,590	85,050	90,580	
80%	54,880	62,720	70,560	78,400	84,720	90,960	97,200	103,520	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	343	367	441	509	568	627			
30%	514	551	661	764	852	940			
40%	686	735	882	1,019	1,137	1,254			
50%	857	918	1,102	1,274	1,421	1,568			
60%	1,029	1,102	1,323	1,529	1,705	1,881			
70%	1,200	1,286	1,543	1,784	1,989	2,195			
80%	1,372	1,470	1,764	2,039	2,274	2,509			

Program	15 HERA Income Limits		HUD Area 1 ATLANTIC COUNTY					Effective date: 04/01/2024	
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			

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Bergen-Passaic, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Bergen County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 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 03/31/2024	FY2023
04/01/2024 to Present	FY2024

NJHMFA **Date: 04/25/2024**

Program	2 Tax Credits		HUD Area 3 BERGEN COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,140	20,720	23,320	25,900	27,980	30,060	32,120	34,200	
30%	27,210	31,080	34,980	38,850	41,970	45,090	48,180	51,300	
40%	36,280	41,440	46,640	51,800	55,960	60,120	64,240	68,400	
50%	45,350	51,800	58,300	64,750	69,950	75,150	80,300	85,500	
60%	54,420	62,160	69,960	77,700	83,940	90,180	96,360	102,600	
70%	63,490	72,520	81,620	90,650	97,930	105,210	112,420	119,700	
80%	72,560	82,880	93,280	103,600	111,920	120,240	128,480	136,800	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		453	485	583	673	751	829		
30%		680	728	874	1,010	1,127	1,243		
40%		907	971	1,166	1,347	1,503	1,658		
50%		1,133	1,214	1,457	1,683	1,878	2,072		
60%		1,360	1,457	1,749	2,020	2,254	2,487		
70%		1,587	1,700	2,040	2,357	2,630	2,901		
80%		1,814	1,943	2,332	2,694	3,006	3,316		

Program	15 HERA Income Limits		HUD Area 3 BERGEN COUNTY					Effective date: 04/01/2024	
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 FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Burlington County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program	2 Tax Credits		HUD Area 5 BURLINGTON COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300	
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450	
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600	
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750	
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900	
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050	
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	401	430	516	596	665	734			
30%	602	645	774	894	998	1,101			
40%	803	860	1,033	1,193	1,331	1,469			
50%	1,003	1,075	1,291	1,491	1,663	1,836			
60%	1,204	1,290	1,549	1,789	1,996	2,203			
70%	1,405	1,505	1,807	2,087	2,329	2,570			
80%	1,606	1,721	2,066	2,386	2,662	2,938			

Program	15 HERA Income Limits		HUD Area 5 BURLINGTON COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300	
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450	
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600	
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750	
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900	
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050	
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	401	430	516	596	665	734			
30%	602	645	774	894	998	1,101			
40%	803	860	1,033	1,193	1,331	1,469			
50%	1,003	1,075	1,291	1,491	1,663	1,836			
60%	1,204	1,290	1,549	1,789	1,996	2,203			
70%	1,405	1,505	1,807	2,087	2,329	2,570			
80%	1,606	1,721	2,066	2,386	2,662	2,938			

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Camden County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program	2 Tax Credits		HUD Area 7 CAMDEN COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300	
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450	
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600	
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750	
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900	
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050	
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	401	430	516	596	665	734			
30%	602	645	774	894	998	1,101			
40%	803	860	1,033	1,193	1,331	1,469			
50%	1,003	1,075	1,291	1,491	1,663	1,836			
60%	1,204	1,290	1,549	1,789	1,996	2,203			
70%	1,405	1,505	1,807	2,087	2,329	2,570			
80%	1,606	1,721	2,066	2,386	2,662	2,938			

Program	15 HERA Income Limits		HUD Area 7 CAMDEN COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300	
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450	
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600	
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750	
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900	
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050	
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	401	430	516	596	665	734			
30%	602	645	774	894	998	1,101			
40%	803	860	1,033	1,193	1,331	1,469			
50%	1,003	1,075	1,291	1,491	1,663	1,836			
60%	1,204	1,290	1,549	1,789	1,996	2,203			
70%	1,405	1,505	1,807	2,087	2,329	2,570			
80%	1,606	1,721	2,066	2,386	2,662	2,938			

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Ocean City, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cape May County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program	2 Tax Credits		HUD Area 9 CAPE MAY COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,480	17,680	19,900	22,100	23,880	25,640	27,420	29,180	
30%	23,220	26,520	29,850	33,150	35,820	38,460	41,130	43,770	
40%	30,960	35,360	39,800	44,200	47,760	51,280	54,840	58,360	
50%	38,700	44,200	49,750	55,250	59,700	64,100	68,550	72,950	
60%	46,440	53,040	59,700	66,300	71,640	76,920	82,260	87,540	
70%	54,180	61,880	69,650	77,350	83,580	89,740	95,970	102,130	
80%	61,920	70,720	79,600	88,400	95,520	102,560	109,680	116,720	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		387	414	497	574	641	707		
30%		580	621	746	862	961	1,061		
40%		774	829	995	1,149	1,282	1,415		
50%		967	1,036	1,243	1,436	1,602	1,768		
60%		1,161	1,243	1,492	1,724	1,923	2,122		
70%		1,354	1,450	1,741	2,011	2,243	2,476		
80%		1,548	1,658	1,990	2,299	2,564	2,830		

Program	15 HERA Income Limits		HUD Area 9 CAPE MAY COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	15,640	17,880	20,120	22,340	24,140	25,920	27,720	29,500	
30%	23,460	26,820	30,180	33,510	36,210	38,880	41,580	44,250	
40%	31,280	35,760	40,240	44,680	48,280	51,840	55,440	59,000	
50%	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750	
60%	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500	
70%	54,740	62,580	70,420	78,190	84,490	90,720	97,020	103,250	
80%	62,560	71,520	80,480	89,360	96,560	103,680	110,880	118,000	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		391	419	503	581	648	715		
30%		586	628	754	871	972	1,072		
40%		782	838	1,006	1,162	1,296	1,430		
50%		977	1,047	1,257	1,452	1,620	1,788		
60%		1,173	1,257	1,509	1,743	1,944	2,145		
70%		1,368	1,466	1,760	2,033	2,268	2,503		
80%		1,564	1,676	2,012	2,324	2,592	2,861		

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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	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 11 CUMBERLAND COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	315	338	405	468	523	577	
30%	473	507	608	703	784	865	
40%	631	676	811	937	1,046	1,154	
50%	788	845	1,013	1,171	1,307	1,442	
60%	946	1,014	1,216	1,406	1,569	1,731	
70%	1,104	1,183	1,419	1,640	1,830	2,019	
80%	1,262	1,352	1,622	1,875	2,092	2,308	

Program 15 HERA Income Limits HUD Area 11 CUMBERLAND COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,620	14,420	16,220	18,020	19,480	20,920	22,360	23,800
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
70%	44,170	50,470	56,770	63,070	68,180	73,220	78,260	83,300
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	315	338	405	468	523	577	
30%	473	507	608	703	784	865	
40%	631	676	811	937	1,046	1,154	
50%	788	845	1,013	1,171	1,307	1,442	
60%	946	1,014	1,216	1,406	1,569	1,731	
70%	1,104	1,183	1,419	1,640	1,830	2,019	
80%	1,262	1,352	1,622	1,875	2,092	2,308	

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Essex County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 13 ESSEX COUNTY Effective date: 04/01/2024

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

Program 15 HERA Income Limits HUD Area 13 ESSEX COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,380	21,000	23,620	26,240	28,340	30,440	32,540	34,640
30%	27,570	31,500	35,430	39,360	42,510	45,660	48,810	51,960
40%	36,760	42,000	47,240	52,480	56,680	60,880	65,080	69,280
50%	45,950	52,500	59,050	65,600	70,850	76,100	81,350	86,600
60%	55,140	63,000	70,860	78,720	85,020	91,320	97,620	103,920
70%	64,330	73,500	82,670	91,840	99,190	106,540	113,890	121,240
80%	73,520	84,000	94,480	104,960	113,360	121,760	130,160	138,560

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		459	492	590	682	761	839
30%		689	738	885	1,023	1,141	1,259
40%		919	984	1,181	1,364	1,522	1,679
50%		1,148	1,230	1,476	1,705	1,902	2,099
60%		1,378	1,476	1,771	2,046	2,283	2,519
70%		1,608	1,722	2,066	2,387	2,663	2,939
80%		1,838	1,969	2,362	2,729	3,044	3,359

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Gloucester County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 15 GLOUCESTER COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	401	430	516	596	665	734	
30%	602	645	774	894	998	1,101	
40%	803	860	1,033	1,193	1,331	1,469	
50%	1,003	1,075	1,291	1,491	1,663	1,836	
60%	1,204	1,290	1,549	1,789	1,996	2,203	
70%	1,405	1,505	1,807	2,087	2,329	2,570	
80%	1,606	1,721	2,066	2,386	2,662	2,938	

Program 15 HERA Income Limits HUD Area 15 GLOUCESTER COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	401	430	516	596	665	734	
30%	602	645	774	894	998	1,101	
40%	803	860	1,033	1,193	1,331	1,469	
50%	1,003	1,075	1,291	1,491	1,663	1,836	
60%	1,204	1,290	1,549	1,789	1,996	2,203	
70%	1,405	1,505	1,807	2,087	2,329	2,570	
80%	1,606	1,721	2,066	2,386	2,662	2,938	

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Jersey City, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hudson County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 17 HUDSON COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,740	21,420	24,100	26,760	28,920	31,060	33,200	35,340
30%	28,110	32,130	36,150	40,140	43,380	46,590	49,800	53,010
40%	37,480	42,840	48,200	53,520	57,840	62,120	66,400	70,680
50%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
60%	56,220	64,260	72,300	80,280	86,760	93,180	99,600	106,020
70%	65,590	74,970	84,350	93,660	101,220	108,710	116,200	123,690
80%	74,960	85,680	96,400	107,040	115,680	124,240	132,800	141,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	468	502	602	696	776	856	
30%	702	753	903	1,044	1,164	1,285	
40%	937	1,004	1,205	1,392	1,553	1,713	
50%	1,171	1,255	1,506	1,740	1,941	2,141	
60%	1,405	1,506	1,807	2,088	2,329	2,570	
70%	1,639	1,757	2,108	2,436	2,717	2,998	
80%	1,874	2,008	2,410	2,784	3,106	3,427	

Program 15 HERA Income Limits HUD Area 17 HUDSON COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,740	21,420	24,100	26,760	28,920	31,060	33,200	35,340
30%	28,110	32,130	36,150	40,140	43,380	46,590	49,800	53,010
40%	37,480	42,840	48,200	53,520	57,840	62,120	66,400	70,680
50%	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
60%	56,220	64,260	72,300	80,280	86,760	93,180	99,600	106,020
70%	65,590	74,970	84,350	93,660	101,220	108,710	116,200	123,690
80%	74,960	85,680	96,400	107,040	115,680	124,240	132,800	141,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	468	502	602	696	776	856	
30%	702	753	903	1,044	1,164	1,285	
40%	937	1,004	1,205	1,392	1,553	1,713	
50%	1,171	1,255	1,506	1,740	1,941	2,141	
60%	1,405	1,506	1,807	2,088	2,329	2,570	
70%	1,639	1,757	2,108	2,436	2,717	2,998	
80%	1,874	2,008	2,410	2,784	3,106	3,427	

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hunterdon County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 19 HUNTERDON COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

Program 15 HERA Income Limits HUD Area 19 HUNTERDON COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Trenton, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Mercer County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 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 03/31/2024	FY2023
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 21 MERCER COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,640	20,160	22,680	25,180	27,200	29,220	31,240	33,240
30%	26,460	30,240	34,020	37,770	40,800	43,830	46,860	49,860
40%	35,280	40,320	45,360	50,360	54,400	58,440	62,480	66,480
50%	44,100	50,400	56,700	62,950	68,000	73,050	78,100	83,100
60%	52,920	60,480	68,040	75,540	81,600	87,660	93,720	99,720
70%	61,740	70,560	79,380	88,130	95,200	102,270	109,340	116,340
80%	70,560	80,640	90,720	100,720	108,800	116,880	124,960	132,960

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		441	472	567	654	730	806
30%		661	708	850	982	1,095	1,209
40%		882	945	1,134	1,309	1,461	1,612
50%		1,102	1,181	1,417	1,636	1,826	2,015
60%		1,323	1,417	1,701	1,964	2,191	2,418
70%		1,543	1,653	1,984	2,291	2,556	2,821
80%		1,764	1,890	2,268	2,619	2,922	3,224

Program 15 HERA Income Limits HUD Area 21 MERCER COUNTY Effective date: 04/01/2024

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 FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Middlesex- County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 23 MIDDLESEX COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

Program 15 HERA Income Limits HUD Area 23 MIDDLESEX COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Monmouth County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 25 MONMOUTH COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,300	20,900	23,520	26,120	28,220	30,300	32,400	34,480
30%	27,450	31,350	35,280	39,180	42,330	45,450	48,600	51,720
40%	36,600	41,800	47,040	52,240	56,440	60,600	64,800	68,960
50%	45,750	52,250	58,800	65,300	70,550	75,750	81,000	86,200
60%	54,900	62,700	70,560	78,360	84,660	90,900	97,200	103,440
70%	64,050	73,150	82,320	91,420	98,770	106,050	113,400	120,680
80%	73,200	83,600	94,080	104,480	112,880	121,200	129,600	137,920

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	457	490	588	679	757	836	
30%	686	735	882	1,018	1,136	1,254	
40%	915	980	1,176	1,358	1,515	1,672	
50%	1,143	1,225	1,470	1,698	1,893	2,090	
60%	1,372	1,470	1,764	2,037	2,272	2,508	
70%	1,601	1,715	2,058	2,377	2,651	2,926	
80%	1,830	1,960	2,352	2,717	3,030	3,344	

Program 15 HERA Income Limits HUD Area 25 MONMOUTH COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,300	20,900	23,520	26,120	28,220	30,300	32,400	34,480
30%	27,450	31,350	35,280	39,180	42,330	45,450	48,600	51,720
40%	36,600	41,800	47,040	52,240	56,440	60,600	64,800	68,960
50%	45,750	52,250	58,800	65,300	70,550	75,750	81,000	86,200
60%	54,900	62,700	70,560	78,360	84,660	90,900	97,200	103,440
70%	64,050	73,150	82,320	91,420	98,770	106,050	113,400	120,680
80%	73,200	83,600	94,080	104,480	112,880	121,200	129,600	137,920

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	457	490	588	679	757	836	
30%	686	735	882	1,018	1,136	1,254	
40%	915	980	1,176	1,358	1,515	1,672	
50%	1,143	1,225	1,470	1,698	1,893	2,090	
60%	1,372	1,470	1,764	2,037	2,272	2,508	
70%	1,601	1,715	2,058	2,377	2,651	2,926	
80%	1,830	1,960	2,352	2,717	3,030	3,344	

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Morris County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2024

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

Program 15 HERA Income Limits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,380	21,000	23,620	26,240	28,340	30,440	32,540	34,640
30%	27,570	31,500	35,430	39,360	42,510	45,660	48,810	51,960
40%	36,760	42,000	47,240	52,480	56,680	60,880	65,080	69,280
50%	45,950	52,500	59,050	65,600	70,850	76,100	81,350	86,600
60%	55,140	63,000	70,860	78,720	85,020	91,320	97,620	103,920
70%	64,330	73,500	82,670	91,840	99,190	106,540	113,890	121,240
80%	73,520	84,000	94,480	104,960	113,360	121,760	130,160	138,560

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		459	492	590	682	761	839
30%		689	738	885	1,023	1,141	1,259
40%		919	984	1,181	1,364	1,522	1,679
50%		1,148	1,230	1,476	1,705	1,902	2,099
60%		1,378	1,476	1,771	2,046	2,283	2,519
70%		1,608	1,722	2,066	2,387	2,663	2,939
80%		1,838	1,969	2,362	2,729	3,044	3,359

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Ocean County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 29 OCEAN COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,300	20,900	23,520	26,120	28,220	30,300	32,400	34,480
30%	27,450	31,350	35,280	39,180	42,330	45,450	48,600	51,720
40%	36,600	41,800	47,040	52,240	56,440	60,600	64,800	68,960
50%	45,750	52,250	58,800	65,300	70,550	75,750	81,000	86,200
60%	54,900	62,700	70,560	78,360	84,660	90,900	97,200	103,440
70%	64,050	73,150	82,320	91,420	98,770	106,050	113,400	120,680
80%	73,200	83,600	94,080	104,480	112,880	121,200	129,600	137,920

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		457	490	588	679	757	836
30%		686	735	882	1,018	1,136	1,254
40%		915	980	1,176	1,358	1,515	1,672
50%		1,143	1,225	1,470	1,698	1,893	2,090
60%		1,372	1,470	1,764	2,037	2,272	2,508
70%		1,601	1,715	2,058	2,377	2,651	2,926
80%		1,830	1,960	2,352	2,717	3,030	3,344

Program 15 HERA Income Limits HUD Area 29 OCEAN COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,300	20,900	23,520	26,120	28,220	30,300	32,400	34,480
30%	27,450	31,350	35,280	39,180	42,330	45,450	48,600	51,720
40%	36,600	41,800	47,040	52,240	56,440	60,600	64,800	68,960
50%	45,750	52,250	58,800	65,300	70,550	75,750	81,000	86,200
60%	54,900	62,700	70,560	78,360	84,660	90,900	97,200	103,440
70%	64,050	73,150	82,320	91,420	98,770	106,050	113,400	120,680
80%	73,200	83,600	94,080	104,480	112,880	121,200	129,600	137,920

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		457	490	588	679	757	836
30%		686	735	882	1,018	1,136	1,254
40%		915	980	1,176	1,358	1,515	1,672
50%		1,143	1,225	1,470	1,698	1,893	2,090
60%		1,372	1,470	1,764	2,037	2,272	2,508
70%		1,601	1,715	2,058	2,377	2,651	2,926
80%		1,830	1,960	2,352	2,717	3,030	3,344

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Bergen-Passaic, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Passaic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 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 03/31/2024	FY2023
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 31 PASSAIC COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,140	20,720	23,320	25,900	27,980	30,060	32,120	34,200
30%	27,210	31,080	34,980	38,850	41,970	45,090	48,180	51,300
40%	36,280	41,440	46,640	51,800	55,960	60,120	64,240	68,400
50%	45,350	51,800	58,300	64,750	69,950	75,150	80,300	85,500
60%	54,420	62,160	69,960	77,700	83,940	90,180	96,360	102,600
70%	63,490	72,520	81,620	90,650	97,930	105,210	112,420	119,700
80%	72,560	82,880	93,280	103,600	111,920	120,240	128,480	136,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		453	485	583	673	751	829
30%		680	728	874	1,010	1,127	1,243
40%		907	971	1,166	1,347	1,503	1,658
50%		1,133	1,214	1,457	1,683	1,878	2,072
60%		1,360	1,457	1,749	2,020	2,254	2,487
70%		1,587	1,700	2,040	2,357	2,630	2,901
80%		1,814	1,943	2,332	2,694	3,006	3,316

Program 15 HERA Income Limits HUD Area 31 PASSAIC COUNTY Effective date: 04/01/2024

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 FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Salem County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 33 SALEM COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	401	430	516	596	665	734	
30%	602	645	774	894	998	1,101	
40%	803	860	1,033	1,193	1,331	1,469	
50%	1,003	1,075	1,291	1,491	1,663	1,836	
60%	1,204	1,290	1,549	1,789	1,996	2,203	
70%	1,405	1,505	1,807	2,087	2,329	2,570	
80%	1,606	1,721	2,066	2,386	2,662	2,938	

Program 15 HERA Income Limits HUD Area 33 SALEM COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,060	18,360	20,660	22,940	24,780	26,620	28,460	30,300
30%	24,090	27,540	30,990	34,410	37,170	39,930	42,690	45,450
40%	32,120	36,720	41,320	45,880	49,560	53,240	56,920	60,600
50%	40,150	45,900	51,650	57,350	61,950	66,550	71,150	75,750
60%	48,180	55,080	61,980	68,820	74,340	79,860	85,380	90,900
70%	56,210	64,260	72,310	80,290	86,730	93,170	99,610	106,050
80%	64,240	73,440	82,640	91,760	99,120	106,480	113,840	121,200

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	401	430	516	596	665	734	
30%	602	645	774	894	998	1,101	
40%	803	860	1,033	1,193	1,331	1,469	
50%	1,003	1,075	1,291	1,491	1,663	1,836	
60%	1,204	1,290	1,549	1,789	1,996	2,203	
70%	1,405	1,505	1,807	2,087	2,329	2,570	
80%	1,606	1,721	2,066	2,386	2,662	2,938	

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Somerset County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 35 SOMERSET COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

Program 15 HERA Income Limits HUD Area 35 SOMERSET COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	20,480	23,400	26,320	29,240	31,580	33,920	36,260	38,600
30%	30,720	35,100	39,480	43,860	47,370	50,880	54,390	57,900
40%	40,960	46,800	52,640	58,480	63,160	67,840	72,520	77,200
50%	51,200	58,500	65,800	73,100	78,950	84,800	90,650	96,500
60%	61,440	70,200	78,960	87,720	94,740	101,760	108,780	115,800
70%	71,680	81,900	92,120	102,340	110,530	118,720	126,910	135,100
80%	81,920	93,600	105,280	116,960	126,320	135,680	145,040	154,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		512	548	658	760	848	935
30%		768	822	987	1,140	1,272	1,403
40%		1,024	1,097	1,316	1,520	1,696	1,871
50%		1,280	1,371	1,645	1,900	2,120	2,339
60%		1,536	1,645	1,974	2,280	2,544	2,807
70%		1,792	1,919	2,303	2,660	2,968	3,275
80%		2,048	2,194	2,632	3,041	3,392	3,743

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Sussex County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program 2 Tax Credits HUD Area 37 SUSSEX COUNTY Effective date: 04/01/2024

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

Program 15 HERA Income Limits HUD Area 37 SUSSEX COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,380	21,000	23,620	26,240	28,340	30,440	32,540	34,640
30%	27,570	31,500	35,430	39,360	42,510	45,660	48,810	51,960
40%	36,760	42,000	47,240	52,480	56,680	60,880	65,080	69,280
50%	45,950	52,500	59,050	65,600	70,850	76,100	81,350	86,600
60%	55,140	63,000	70,860	78,720	85,020	91,320	97,620	103,920
70%	64,330	73,500	82,670	91,840	99,190	106,540	113,890	121,240
80%	73,520	84,000	94,480	104,960	113,360	121,760	130,160	138,560

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		459	492	590	682	761	839
30%		689	738	885	1,023	1,141	1,259
40%		919	984	1,181	1,364	1,522	1,679
50%		1,148	1,230	1,476	1,705	1,902	2,099
60%		1,378	1,476	1,771	2,046	2,283	2,519
70%		1,608	1,722	2,066	2,387	2,663	2,939
80%		1,838	1,969	2,362	2,729	3,044	3,359

For projects placed into service prior to the publication of FY2024 Income Limits and non-impacted projects: [Section 3009\(a\)\(E\)\(i\) of the Housing and Economic Recovery Act of 2008 \(Public Law 110-289\)](#) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Union County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2024 HERA Special
01/01/2009 to 05/13/2010	FY2024
05/14/2010 to 05/31/2011	FY2024
06/01/2011 to 11/30/2011	FY2024
12/01/2011 to 12/10/2012	FY2024
12/11/2012 to 12/17/2013	FY2024
12/18/2013 to 03/05/2015	FY2024
03/06/2015 to 03/27/2016	FY2024
03/28/2016 to 04/13/2017	FY2024
04/14/2017 to 03/31/2018	FY2024
04/01/2018 to 04/23/2019	FY2024
04/24/2019 to 03/31/2020	FY2024
04/01/2020 to 03/31/2021	FY2024
04/01/2021 to 04/17/2022	FY2024
04/18/2022 to 05/14/2023	FY2024
05/15/2023 to 03/31/2024	FY2024
04/01/2024 to Present	FY2024

Program	2 Tax Credits		HUD Area 39 UNION COUNTY					Effective date: 04/01/2024	
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		

Program	15 HERA Income Limits		HUD Area 39 UNION COUNTY					Effective date: 04/01/2024	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,380	21,000	23,620	26,240	28,340	30,440	32,540	34,640	
30%	27,570	31,500	35,430	39,360	42,510	45,660	48,810	51,960	
40%	36,760	42,000	47,240	52,480	56,680	60,880	65,080	69,280	
50%	45,950	52,500	59,050	65,600	70,850	76,100	81,350	86,600	
60%	55,140	63,000	70,860	78,720	85,020	91,320	97,620	103,920	
70%	64,330	73,500	82,670	91,840	99,190	106,540	113,890	121,240	
80%	73,520	84,000	94,480	104,960	113,360	121,760	130,160	138,560	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%		459	492	590	682	761	839		
30%		689	738	885	1,023	1,141	1,259		
40%		919	984	1,181	1,364	1,522	1,679		
50%		1,148	1,230	1,476	1,705	1,902	2,099		
60%		1,378	1,476	1,771	2,046	2,283	2,519		
70%		1,608	1,722	2,066	2,387	2,663	2,939		
80%		1,838	1,969	2,362	2,729	3,044	3,359		

For projects placed into service prior to the publication of FY2024 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	<u>FY2024 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 03/31/2024	<u>FY2023</u>
04/01/2024 to Present	<u>FY2024</u>

Program 2 Tax Credits HUD Area 41 WARREN COUNTY Effective date: 04/01/2024

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,120	18,420	20,720	23,020	24,880	26,720	28,560	30,400
30%	24,180	27,630	31,080	34,530	37,320	40,080	42,840	45,600
40%	32,240	36,840	41,440	46,040	49,760	53,440	57,120	60,800
50%	40,300	46,050	51,800	57,550	62,200	66,800	71,400	76,000
60%	48,360	55,260	62,160	69,060	74,640	80,160	85,680	91,200
70%	56,420	64,470	72,520	80,570	87,080	93,520	99,960	106,400
80%	64,480	73,680	82,880	92,080	99,520	106,880	114,240	121,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		403	431	518	598	668	737
30%		604	647	777	898	1,002	1,105
40%		806	863	1,036	1,197	1,336	1,474
50%		1,007	1,079	1,295	1,496	1,670	1,842
60%		1,209	1,295	1,554	1,796	2,004	2,211
70%		1,410	1,511	1,813	2,095	2,338	2,579
80%		1,612	1,727	2,072	2,395	2,672	2,948

Program 15 HERA Income Limits HUD Area 41 WARREN COUNTY Effective date: 04/01/2024

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	