

**2010 NEW JERSEY INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08**

The counties listed below are subject to Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289), which defines projects in service in either 2007 or 2008 as "HUD Hold Harmless Impacted project(s)". These project(s) are given special income limits as defined in part (a)(E)(ii)(II) of Section 3009.

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

COUNTIES	% CHANGE FROM 2009	INCOME LIMIT %	1 PERSON	1.5 PERSON	2 PERSON	3 PERSON	4 PERSON	4.5 PERSON	5 PERSON	6 PERSON	7 PERSON	7.5 PERSON	8 PERSON
BERGEN PASSAIC	1.089%	50%	\$32,500	\$34,800	\$37,100	\$41,750	\$46,400	\$48,250	\$50,100	\$53,800	\$57,550	\$59,400	\$61,250
		60%	\$39,000	\$41,760	\$44,520	\$50,100	\$55,680	\$57,900	\$60,120	\$64,560	\$69,060	\$71,280	\$73,500
		100%	\$65,000	\$69,600	\$74,200	\$83,500	\$92,800	\$96,500	\$100,200	\$107,600	\$115,100	\$118,800	\$122,500
ESSEX MORRIS SUSSEX UNION	0.486%	50%	\$31,000	\$33,200	\$35,400	\$39,850	\$44,250	\$46,025	\$47,800	\$51,350	\$54,850	\$56,625	\$58,400
		60%	\$37,200	\$39,840	\$42,480	\$47,820	\$53,100	\$55,230	\$57,360	\$61,620	\$65,820	\$67,950	\$70,080
		100%	\$62,000	\$66,400	\$70,800	\$79,700	\$88,500	\$92,050	\$95,600	\$102,700	\$109,700	\$113,250	\$116,800
MERCER	1.389%	50%	\$32,850	\$35,175	\$37,500	\$42,200	\$46,900	\$48,775	\$50,650	\$54,400	\$58,150	\$60,025	\$61,900
		60%	\$39,420	\$42,210	\$45,000	\$50,640	\$56,280	\$58,530	\$60,780	\$65,280	\$69,780	\$72,030	\$74,280
		100%	\$65,700	\$70,350	\$75,000	\$84,400	\$93,800	\$97,550	\$101,300	\$108,800	\$116,300	\$120,050	\$123,800

Source: U.S. Department of Housing and Urban Development

Effective: 05/14/2010

The information contained in this chart was compiled from information derived from the United States Department of Housing and Urban Development and is intended solely as a courtesy to assist applicants in preparation of their application for low income housing tax credits. NJHMFA is not responsible for any errors contained in this chart, typographical or otherwise. Applicants are independently responsible for charging rents which do not exceed the rent restrictions prescribed under federal law for low income housing tax credits, notwithstanding the information contained in this chart.