

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **1 ATLANTIC COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,640	13,300	14,960	16,620	17,960	19,280	20,620	21,940
30%	17,460	19,950	22,440	24,930	26,940	28,920	30,930	32,910
40%	23,280	26,600	29,920	33,240	35,920	38,560	41,240	43,880
50%	29,100	33,250	37,400	41,550	44,900	48,200	51,550	54,850
60%	34,920	39,900	44,880	49,860	53,880	57,840	61,860	65,820
70%	40,740	46,550	52,360	58,170	62,860	67,480	72,170	76,790
80%	46,560	53,200	59,840	66,480	71,840	77,120	82,480	87,760

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	291	311	374	432	482	532	
30%	436	467	561	648	723	798	
40%	582	623	748	864	964	1,064	
50%	727	779	935	1,080	1,205	1,330	
60%	873	935	1,122	1,296	1,446	1,596	
70%	1,018	1,091	1,309	1,512	1,687	1,862	
80%	1,164	1,247	1,496	1,729	1,928	2,128	

Housing Program: **15 HERA Income Limits** HUD Area **1 ATLANTIC COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260
30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390
40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520
50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650
60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780
70%	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910
80%	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	295	316	379	438	489	539	
30%	443	474	569	657	733	809	
40%	591	633	759	877	978	1,079	
50%	738	791	948	1,096	1,222	1,349	
60%	886	949	1,138	1,315	1,467	1,619	
70%	1,034	1,107	1,328	1,534	1,711	1,889	
80%	1,182	1,266	1,518	1,754	1,956	2,159	

For projects placed into service prior to the publication of FY2021 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, NJ HUD Metro FMR Area	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **3 BERGEN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

Housing Program: **15 HERA Income Limits** HUD Area **3 BERGEN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,960	18,240	20,520	22,800	24,640	26,460	28,280	30,100
30%	23,940	27,360	30,780	34,200	36,960	39,690	42,420	45,150
40%	31,920	36,480	41,040	45,600	49,280	52,920	56,560	60,200
50%	39,900	45,600	51,300	57,000	61,600	66,150	70,700	75,250
60%	47,880	54,720	61,560	68,400	73,920	79,380	84,840	90,300
70%	55,860	63,840	71,820	79,800	86,240	92,610	98,980	105,350
80%	63,840	72,960	82,080	91,200	98,560	105,840	113,120	120,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	399	427	513	593	661	729	
30%	598	641	769	889	992	1,094	
40%	798	855	1,026	1,186	1,323	1,459	
50%	997	1,068	1,282	1,482	1,653	1,824	
60%	1,197	1,282	1,539	1,779	1,984	2,189	
70%	1,396	1,496	1,795	2,075	2,315	2,554	
80%	1,596	1,710	2,052	2,372	2,646	2,919	

For projects placed into service prior to the publication of FY2021 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 NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **5 BURLINGTON COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,240	15,120	17,020	18,900	20,420	21,940	23,440	24,960
30%	19,860	22,680	25,530	28,350	30,630	32,910	35,160	37,440
40%	26,480	30,240	34,040	37,800	40,840	43,880	46,880	49,920
50%	33,100	37,800	42,550	47,250	51,050	54,850	58,600	62,400
60%	39,720	45,360	51,060	56,700	61,260	65,820	70,320	74,880
70%	46,340	52,920	59,570	66,150	71,470	76,790	82,040	87,360
80%	52,960	60,480	68,080	75,600	81,680	87,760	93,760	99,840

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	331	354	425	491	548	605	
30%	496	531	638	737	822	907	
40%	662	709	851	983	1,097	1,210	
50%	827	886	1,063	1,228	1,371	1,512	
60%	993	1,063	1,276	1,474	1,645	1,815	
70%	1,158	1,240	1,489	1,720	1,919	2,117	
80%	1,324	1,418	1,702	1,966	2,194	2,420	

Housing Program: **15 HERA Income Limits** HUD Area **5 BURLINGTON COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2021 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 NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **7 CAMDEN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,240	15,120	17,020	18,900	20,420	21,940	23,440	24,960
30%	19,860	22,680	25,530	28,350	30,630	32,910	35,160	37,440
40%	26,480	30,240	34,040	37,800	40,840	43,880	46,880	49,920
50%	33,100	37,800	42,550	47,250	51,050	54,850	58,600	62,400
60%	39,720	45,360	51,060	56,700	61,260	65,820	70,320	74,880
70%	46,340	52,920	59,570	66,150	71,470	76,790	82,040	87,360
80%	52,960	60,480	68,080	75,600	81,680	87,760	93,760	99,840

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	331	354	425	491	548	605	
30%	496	531	638	737	822	907	
40%	662	709	851	983	1,097	1,210	
50%	827	886	1,063	1,228	1,371	1,512	
60%	993	1,063	1,276	1,474	1,645	1,815	
70%	1,158	1,240	1,489	1,720	1,919	2,117	
80%	1,324	1,418	1,702	1,966	2,194	2,420	

Housing Program: **15 HERA Income Limits** HUD Area **7 CAMDEN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **9 CAPE MAY COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	11,900	13,600	15,300	16,980	18,340	19,700	21,060	22,420
30%	17,850	20,400	22,950	25,470	27,510	29,550	31,590	33,630
40%	23,800	27,200	30,600	33,960	36,680	39,400	42,120	44,840
50%	29,750	34,000	38,250	42,450	45,850	49,250	52,650	56,050
60%	35,700	40,800	45,900	50,940	55,020	59,100	63,180	67,260
70%	41,650	47,600	53,550	59,430	64,190	68,950	73,710	78,470
80%	47,600	54,400	61,200	67,920	73,360	78,800	84,240	89,680

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	297	318	382	441	492	543	
30%	446	478	573	662	738	815	
40%	595	637	765	883	985	1,087	
50%	743	796	956	1,103	1,231	1,358	
60%	892	956	1,147	1,324	1,477	1,630	
70%	1,041	1,115	1,338	1,545	1,723	1,902	
80%	1,190	1,275	1,530	1,766	1,970	2,174	

Housing Program: **15 HERA Income Limits** HUD Area **9 CAPE MAY COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,020	13,740	15,460	17,160	18,540	19,920	21,280	22,660
30%	18,030	20,610	23,190	25,740	27,810	29,880	31,920	33,990
40%	24,040	27,480	30,920	34,320	37,080	39,840	42,560	45,320
50%	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
60%	36,060	41,220	46,380	51,480	55,620	59,760	63,840	67,980
70%	42,070	48,090	54,110	60,060	64,890	69,720	74,480	79,310
80%	48,080	54,960	61,840	68,640	74,160	79,680	85,120	90,640

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	300	322	386	446	498	549	
30%	450	483	579	669	747	823	
40%	601	644	773	892	996	1,098	
50%	751	805	966	1,115	1,245	1,373	
60%	901	966	1,159	1,338	1,494	1,647	
70%	1,051	1,127	1,352	1,561	1,743	1,922	
80%	1,202	1,288	1,546	1,785	1,992	2,197	

For projects placed into service prior to the publication of FY2021 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 Vineland-Bridgeton, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cumberland County, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **11 CUMBERLAND COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	10,780	12,320	13,860	15,400	16,640	17,880	19,100	20,340
30%	16,170	18,480	20,790	23,100	24,960	26,820	28,650	30,510
40%	21,560	24,640	27,720	30,800	33,280	35,760	38,200	40,680
50%	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850
60%	32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020
70%	37,730	43,120	48,510	53,900	58,240	62,580	66,850	71,190
80%	43,120	49,280	55,440	61,600	66,560	71,520	76,400	81,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	269	288	346	400	447	493	
30%	404	433	519	600	670	739	
40%	539	577	693	801	894	986	
50%	673	721	866	1,001	1,117	1,232	
60%	808	866	1,039	1,201	1,341	1,479	
70%	943	1,010	1,212	1,401	1,564	1,725	
80%	1,078	1,155	1,386	1,602	1,788	1,972	

Housing Program: **15 HERA Income Limits** HUD Area **11 CUMBERLAND COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	10,780	12,320	13,860	15,400	16,640	17,880	19,100	20,340
30%	16,170	18,480	20,790	23,100	24,960	26,820	28,650	30,510
40%	21,560	24,640	27,720	30,800	33,280	35,760	38,200	40,680
50%	26,950	30,800	34,650	38,500	41,600	44,700	47,750	50,850
60%	32,340	36,960	41,580	46,200	49,920	53,640	57,300	61,020
70%	37,730	43,120	48,510	53,900	58,240	62,580	66,850	71,190
80%	43,120	49,280	55,440	61,600	66,560	71,520	76,400	81,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	269	288	346	400	447	493	
30%	404	433	519	600	670	739	
40%	539	577	693	801	894	986	
50%	673	721	866	1,001	1,117	1,232	
60%	808	866	1,039	1,201	1,341	1,479	
70%	943	1,010	1,212	1,401	1,564	1,725	
80%	1,078	1,155	1,386	1,602	1,788	1,972	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **13 ESSEX COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,040	17,200	19,340	21,480	23,200	24,920	26,640	28,360
30%	22,560	25,800	29,010	32,220	34,800	37,380	39,960	42,540
40%	30,080	34,400	38,680	42,960	46,400	49,840	53,280	56,720
50%	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
60%	45,120	51,600	58,020	64,440	69,600	74,760	79,920	85,080
70%	52,640	60,200	67,690	75,180	81,200	87,220	93,240	99,260
80%	60,160	68,800	77,360	85,920	92,800	99,680	106,560	113,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		376	403	483	558	623	687
30%		564	604	725	837	934	1,031
40%		752	806	967	1,117	1,246	1,375
50%		940	1,007	1,208	1,396	1,557	1,718
60%		1,128	1,209	1,450	1,675	1,869	2,062
70%		1,316	1,410	1,692	1,954	2,180	2,406
80%		1,504	1,612	1,934	2,234	2,492	2,750

Housing Program: **15 HERA Income Limits** HUD Area **13 ESSEX COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,160	17,320	19,480	21,640	23,380	25,120	26,840	28,580
30%	22,740	25,980	29,220	32,460	35,070	37,680	40,260	42,870
40%	30,320	34,640	38,960	43,280	46,760	50,240	53,680	57,160
50%	37,900	43,300	48,700	54,100	58,450	62,800	67,100	71,450
60%	45,480	51,960	58,440	64,920	70,140	75,360	80,520	85,740
70%	53,060	60,620	68,180	75,740	81,830	87,920	93,940	100,030
80%	60,640	69,280	77,920	86,560	93,520	100,480	107,360	114,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		379	406	487	562	628	692
30%		568	609	730	844	942	1,039
40%		758	812	974	1,125	1,256	1,385
50%		947	1,015	1,217	1,406	1,570	1,731
60%		1,137	1,218	1,461	1,688	1,884	2,078
70%		1,326	1,421	1,704	1,969	2,198	2,424
80%		1,516	1,624	1,948	2,251	2,512	2,771

For projects placed into service prior to the publication of FY2021 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 NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **15 GLOUCESTER COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,240	15,120	17,020	18,900	20,420	21,940	23,440	24,960
30%	19,860	22,680	25,530	28,350	30,630	32,910	35,160	37,440
40%	26,480	30,240	34,040	37,800	40,840	43,880	46,880	49,920
50%	33,100	37,800	42,550	47,250	51,050	54,850	58,600	62,400
60%	39,720	45,360	51,060	56,700	61,260	65,820	70,320	74,880
70%	46,340	52,920	59,570	66,150	71,470	76,790	82,040	87,360
80%	52,960	60,480	68,080	75,600	81,680	87,760	93,760	99,840

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	331	354	425	491	548	605	
30%	496	531	638	737	822	907	
40%	662	709	851	983	1,097	1,210	
50%	827	886	1,063	1,228	1,371	1,512	
60%	993	1,063	1,276	1,474	1,645	1,815	
70%	1,158	1,240	1,489	1,720	1,919	2,117	
80%	1,324	1,418	1,702	1,966	2,194	2,420	

Housing Program: **15 HERA Income Limits** HUD Area **15 GLOUCESTER COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **17 HUDSON COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,500	16,560	18,640	20,700	22,360	24,020	25,680	27,340
30%	21,750	24,840	27,960	31,050	33,540	36,030	38,520	41,010
40%	29,000	33,120	37,280	41,400	44,720	48,040	51,360	54,680
50%	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
60%	43,500	49,680	55,920	62,100	67,080	72,060	77,040	82,020
70%	50,750	57,960	65,240	72,450	78,260	84,070	89,880	95,690
80%	58,000	66,240	74,560	82,800	89,440	96,080	102,720	109,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	362	388	466	538	600	662	
30%	543	582	699	807	900	994	
40%	725	776	932	1,076	1,201	1,325	
50%	906	970	1,165	1,345	1,501	1,656	
60%	1,087	1,164	1,398	1,614	1,801	1,988	
70%	1,268	1,358	1,631	1,883	2,101	2,319	
80%	1,450	1,553	1,864	2,153	2,402	2,651	

Housing Program: **15 HERA Income Limits** HUD Area **17 HUDSON COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,500	16,560	18,640	20,700	22,360	24,020	25,680	27,340
30%	21,750	24,840	27,960	31,050	33,540	36,030	38,520	41,010
40%	29,000	33,120	37,280	41,400	44,720	48,040	51,360	54,680
50%	36,250	41,400	46,600	51,750	55,900	60,050	64,200	68,350
60%	43,500	49,680	55,920	62,100	67,080	72,060	77,040	82,020
70%	50,750	57,960	65,240	72,450	78,260	84,070	89,880	95,690
80%	58,000	66,240	74,560	82,800	89,440	96,080	102,720	109,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	362	388	466	538	600	662	
30%	543	582	699	807	900	994	
40%	725	776	932	1,076	1,201	1,325	
50%	906	970	1,165	1,345	1,501	1,656	
60%	1,087	1,164	1,398	1,614	1,801	1,988	
70%	1,268	1,358	1,631	1,883	2,101	2,319	
80%	1,450	1,553	1,864	2,153	2,402	2,651	

For projects placed into service prior to the publication of FY2021 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< NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

Housing Program: 2 Tax Credits HUD Area 19 HUNTERDON COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

Housing Program: 15 HERA Income Limits HUD Area 19 HUNTERDON COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

Housing Program: 2 Tax Credits HUD Area 21 MERCER COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,960	17,100	19,240	21,360	23,080	24,780	26,500	28,200
30%	22,440	25,650	28,860	32,040	34,620	37,170	39,750	42,300
40%	29,920	34,200	38,480	42,720	46,160	49,560	53,000	56,400
50%	37,400	42,750	48,100	53,400	57,700	61,950	66,250	70,500
60%	44,880	51,300	57,720	64,080	69,240	74,340	79,500	84,600
70%	52,360	59,850	67,340	74,760	80,780	86,730	92,750	98,700
80%	59,840	68,400	76,960	85,440	92,320	99,120	106,000	112,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		374	400	481	555	619	683
30%		561	601	721	833	929	1,025
40%		748	801	962	1,111	1,239	1,367
50%		935	1,001	1,202	1,388	1,548	1,709
60%		1,122	1,202	1,443	1,666	1,858	2,051
70%		1,309	1,402	1,683	1,944	2,168	2,393
80%		1,496	1,603	1,924	2,222	2,478	2,735

Housing Program: 15 HERA Income Limits HUD Area 21 MERCER COUNTY Effective date: 04/01/2021

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

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

Housing Program: 2 Tax Credits HUD Area 23 MIDDLESEX COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

Housing Program: 15 HERA Income Limits HUD Area 23 MIDDLESEX COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

For projects placed into service prior to the publication of FY2021 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, NY MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2021 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2020</u>
05/14/2010 to 05/31/2011	<u>FY2020</u>
06/01/2011 to 11/30/2011	<u>FY2020</u>
12/01/2011 to 12/10/2012	<u>FY2020</u>
12/11/2012 to 12/17/2013	<u>FY2020</u>
12/18/2013 to 03/05/2015	<u>FY2020</u>
03/06/2015 to 03/27/2016	<u>FY2020</u>
03/28/2016 to 04/13/2017	<u>FY2020</u>
04/14/2017 to 03/31/2018	<u>FY2020</u>
04/01/2018 to 04/23/2019	<u>FY2020</u>
04/24/2019 to 03/31/2020	<u>FY2020</u>
04/01/2020 to 03/31/2021	<u>FY2020</u>
04/01/2021 to Present	<u>FY2021</u>

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **25 MONMOUTH COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,260	17,440	19,620	21,780	23,540	25,280	27,020	28,760
30%	22,890	26,160	29,430	32,670	35,310	37,920	40,530	43,140
40%	30,520	34,880	39,240	43,560	47,080	50,560	54,040	57,520
50%	38,150	43,600	49,050	54,450	58,850	63,200	67,550	71,900
60%	45,780	52,320	58,860	65,340	70,620	75,840	81,060	86,280
70%	53,410	61,040	68,670	76,230	82,390	88,480	94,570	100,660
80%	61,040	69,760	78,480	87,120	94,160	101,120	108,080	115,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	381	408	490	566	632	697	
30%	572	613	735	849	948	1,045	
40%	763	817	981	1,133	1,264	1,394	
50%	953	1,021	1,226	1,416	1,580	1,743	
60%	1,144	1,226	1,471	1,699	1,896	2,091	
70%	1,335	1,430	1,716	1,982	2,212	2,440	
80%	1,526	1,635	1,962	2,266	2,528	2,789	

Housing Program: **15 HERA Income Limits** HUD Area **25 MONMOUTH COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

Housing Program: 2 Tax Credits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,040	17,200	19,340	21,480	23,200	24,920	26,640	28,360
30%	22,560	25,800	29,010	32,220	34,800	37,380	39,960	42,540
40%	30,080	34,400	38,680	42,960	46,400	49,840	53,280	56,720
50%	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
60%	45,120	51,600	58,020	64,440	69,600	74,760	79,920	85,080
70%	52,640	60,200	67,690	75,180	81,200	87,220	93,240	99,260
80%	60,160	68,800	77,360	85,920	92,800	99,680	106,560	113,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		376	403	483	558	623	687
30%		564	604	725	837	934	1,031
40%		752	806	967	1,117	1,246	1,375
50%		940	1,007	1,208	1,396	1,557	1,718
60%		1,128	1,209	1,450	1,675	1,869	2,062
70%		1,316	1,410	1,692	1,954	2,180	2,406
80%		1,504	1,612	1,934	2,234	2,492	2,750

Housing Program: 15 HERA Income Limits HUD Area 27 MORRIS COUNTY Effective date: 04/01/2021

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,160	17,320	19,480	21,640	23,380	25,120	26,840	28,580
30%	22,740	25,980	29,220	32,460	35,070	37,680	40,260	42,870
40%	30,320	34,640	38,960	43,280	46,760	50,240	53,680	57,160
50%	37,900	43,300	48,700	54,100	58,450	62,800	67,100	71,450
60%	45,480	51,960	58,440	64,920	70,140	75,360	80,520	85,740
70%	53,060	60,620	68,180	75,740	81,830	87,920	93,940	100,030
80%	60,640	69,280	77,920	86,560	93,520	100,480	107,360	114,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		379	406	487	562	628	692
30%		568	609	730	844	942	1,039
40%		758	812	974	1,125	1,256	1,385
50%		947	1,015	1,217	1,406	1,570	1,731
60%		1,137	1,218	1,461	1,688	1,884	2,078
70%		1,326	1,421	1,704	1,969	2,198	2,424
80%		1,516	1,624	1,948	2,251	2,512	2,771

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **29 OCEAN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,260	17,440	19,620	21,780	23,540	25,280	27,020	28,760
30%	22,890	26,160	29,430	32,670	35,310	37,920	40,530	43,140
40%	30,520	34,880	39,240	43,560	47,080	50,560	54,040	57,520
50%	38,150	43,600	49,050	54,450	58,850	63,200	67,550	71,900
60%	45,780	52,320	58,860	65,340	70,620	75,840	81,060	86,280
70%	53,410	61,040	68,670	76,230	82,390	88,480	94,570	100,660
80%	61,040	69,760	78,480	87,120	94,160	101,120	108,080	115,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	381	408	490	566	632	697	
30%	572	613	735	849	948	1,045	
40%	763	817	981	1,133	1,264	1,394	
50%	953	1,021	1,226	1,416	1,580	1,743	
60%	1,144	1,226	1,471	1,699	1,896	2,091	
70%	1,335	1,430	1,716	1,982	2,212	2,440	
80%	1,526	1,635	1,962	2,266	2,528	2,789	

Housing Program: **15 HERA Income Limits** HUD Area **29 OCEAN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **31 PASSAIC COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,320	17,520	19,700	21,880	23,640	25,400	27,140	28,900
30%	22,980	26,280	29,550	32,820	35,460	38,100	40,710	43,350
40%	30,640	35,040	39,400	43,760	47,280	50,800	54,280	57,800
50%	38,300	43,800	49,250	54,700	59,100	63,500	67,850	72,250
60%	45,960	52,560	59,100	65,640	70,920	76,200	81,420	86,700
70%	53,620	61,320	68,950	76,580	82,740	88,900	94,990	101,150
80%	61,280	70,080	78,800	87,520	94,560	101,600	108,560	115,600

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	383	410	492	569	635	700	
30%	574	615	738	853	952	1,050	
40%	766	821	985	1,138	1,270	1,401	
50%	957	1,026	1,231	1,422	1,587	1,751	
60%	1,149	1,231	1,477	1,707	1,905	2,101	
70%	1,340	1,436	1,723	1,991	2,222	2,451	
80%	1,532	1,642	1,970	2,276	2,540	2,802	

Housing Program: **15 HERA Income Limits** HUD Area **31 PASSAIC COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,960	18,240	20,520	22,800	24,640	26,460	28,280	30,100
30%	23,940	27,360	30,780	34,200	36,960	39,690	42,420	45,150
40%	31,920	36,480	41,040	45,600	49,280	52,920	56,560	60,200
50%	39,900	45,600	51,300	57,000	61,600	66,150	70,700	75,250
60%	47,880	54,720	61,560	68,400	73,920	79,380	84,840	90,300
70%	55,860	63,840	71,820	79,800	86,240	92,610	98,980	105,350
80%	63,840	72,960	82,080	91,200	98,560	105,840	113,120	120,400

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	399	427	513	593	661	729	
30%	598	641	769	889	992	1,094	
40%	798	855	1,026	1,186	1,323	1,459	
50%	997	1,068	1,282	1,482	1,653	1,824	
60%	1,197	1,282	1,539	1,779	1,984	2,189	
70%	1,396	1,496	1,795	2,075	2,315	2,554	
80%	1,596	1,710	2,052	2,372	2,646	2,919	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2020
05/14/2010 to 05/31/2011	FY2020
06/01/2011 to 11/30/2011	FY2020
12/01/2011 to 12/10/2012	FY2020
12/11/2012 to 12/17/2013	FY2020
12/18/2013 to 03/05/2015	FY2020
03/06/2015 to 03/27/2016	FY2020
03/28/2016 to 04/13/2017	FY2020
04/14/2017 to 03/31/2018	FY2020
04/01/2018 to 04/23/2019	FY2020
04/24/2019 to 03/31/2020	FY2020
04/01/2020 to 03/31/2021	FY2020
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **33 SALEM COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,240	15,120	17,020	18,900	20,420	21,940	23,440	24,960
30%	19,860	22,680	25,530	28,350	30,630	32,910	35,160	37,440
40%	26,480	30,240	34,040	37,800	40,840	43,880	46,880	49,920
50%	33,100	37,800	42,550	47,250	51,050	54,850	58,600	62,400
60%	39,720	45,360	51,060	56,700	61,260	65,820	70,320	74,880
70%	46,340	52,920	59,570	66,150	71,470	76,790	82,040	87,360
80%	52,960	60,480	68,080	75,600	81,680	87,760	93,760	99,840

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	331	354	425	491	548	605	
30%	496	531	638	737	822	907	
40%	662	709	851	983	1,097	1,210	
50%	827	886	1,063	1,228	1,371	1,512	
60%	993	1,063	1,276	1,474	1,645	1,815	
70%	1,158	1,240	1,489	1,720	1,919	2,117	
80%	1,324	1,418	1,702	1,966	2,194	2,420	

Housing Program: **15 HERA Income Limits** HUD Area **33 SALEM COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	13,540	15,460	17,400	19,320	20,880	22,420	23,960	25,520
30%	20,310	23,190	26,100	28,980	31,320	33,630	35,940	38,280
40%	27,080	30,920	34,800	38,640	41,760	44,840	47,920	51,040
50%	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
60%	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
70%	47,390	54,110	60,900	67,620	73,080	78,470	83,860	89,320
80%	54,160	61,840	69,600	77,280	83,520	89,680	95,840	102,080

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	338	362	435	502	560	618	
30%	507	543	652	753	840	927	
40%	677	725	870	1,005	1,121	1,237	
50%	846	906	1,087	1,256	1,401	1,546	
60%	1,015	1,087	1,305	1,507	1,681	1,855	
70%	1,184	1,268	1,522	1,758	1,961	2,164	
80%	1,354	1,450	1,740	2,010	2,242	2,474	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **35 SOMERSET COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

Housing Program: **15 HERA Income Limits** HUD Area **35 SOMERSET COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,260	19,720	22,180	24,640	26,620	28,600	30,560	32,540
30%	25,890	29,580	33,270	36,960	39,930	42,900	45,840	48,810
40%	34,520	39,440	44,360	49,280	53,240	57,200	61,120	65,080
50%	43,150	49,300	55,450	61,600	66,550	71,500	76,400	81,350
60%	51,780	59,160	66,540	73,920	79,860	85,800	91,680	97,620
70%	60,410	69,020	77,630	86,240	93,170	100,100	106,960	113,890
80%	69,040	78,880	88,720	98,560	106,480	114,400	122,240	130,160

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	431	462	554	640	715	788	
30%	647	693	831	961	1,072	1,183	
40%	863	924	1,109	1,281	1,430	1,577	
50%	1,078	1,155	1,386	1,601	1,787	1,971	
60%	1,294	1,386	1,663	1,922	2,145	2,366	
70%	1,510	1,617	1,940	2,242	2,502	2,760	
80%	1,726	1,849	2,218	2,563	2,860	3,155	

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **37 SUSSEX COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,040	17,200	19,340	21,480	23,200	24,920	26,640	28,360
30%	22,560	25,800	29,010	32,220	34,800	37,380	39,960	42,540
40%	30,080	34,400	38,680	42,960	46,400	49,840	53,280	56,720
50%	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
60%	45,120	51,600	58,020	64,440	69,600	74,760	79,920	85,080
70%	52,640	60,200	67,690	75,180	81,200	87,220	93,240	99,260
80%	60,160	68,800	77,360	85,920	92,800	99,680	106,560	113,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		376	403	483	558	623	687
30%		564	604	725	837	934	1,031
40%		752	806	967	1,117	1,246	1,375
50%		940	1,007	1,208	1,396	1,557	1,718
60%		1,128	1,209	1,450	1,675	1,869	2,062
70%		1,316	1,410	1,692	1,954	2,180	2,406
80%		1,504	1,612	1,934	2,234	2,492	2,750

Housing Program: **15 HERA Income Limits** HUD Area **37 SUSSEX COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,160	17,320	19,480	21,640	23,380	25,120	26,840	28,580
30%	22,740	25,980	29,220	32,460	35,070	37,680	40,260	42,870
40%	30,320	34,640	38,960	43,280	46,760	50,240	53,680	57,160
50%	37,900	43,300	48,700	54,100	58,450	62,800	67,100	71,450
60%	45,480	51,960	58,440	64,920	70,140	75,360	80,520	85,740
70%	53,060	60,620	68,180	75,740	81,830	87,920	93,940	100,030
80%	60,640	69,280	77,920	86,560	93,520	100,480	107,360	114,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		379	406	487	562	628	692
30%		568	609	730	844	942	1,039
40%		758	812	974	1,125	1,256	1,385
50%		947	1,015	1,217	1,406	1,570	1,731
60%		1,137	1,218	1,461	1,688	1,884	2,078
70%		1,326	1,421	1,704	1,969	2,198	2,424
80%		1,516	1,624	1,948	2,251	2,512	2,771

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2021
05/14/2010 to 05/31/2011	FY2021
06/01/2011 to 11/30/2011	FY2021
12/01/2011 to 12/10/2012	FY2021
12/11/2012 to 12/17/2013	FY2021
12/18/2013 to 03/05/2015	FY2021
03/06/2015 to 03/27/2016	FY2021
03/28/2016 to 04/13/2017	FY2021
04/14/2017 to 03/31/2018	FY2021
04/01/2018 to 04/23/2019	FY2021
04/24/2019 to 03/31/2020	FY2021
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA **Date: 04/26/2021**

Housing Program: **2 Tax Credits** HUD Area **39 UNION COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,040	17,200	19,340	21,480	23,200	24,920	26,640	28,360
30%	22,560	25,800	29,010	32,220	34,800	37,380	39,960	42,540
40%	30,080	34,400	38,680	42,960	46,400	49,840	53,280	56,720
50%	37,600	43,000	48,350	53,700	58,000	62,300	66,600	70,900
60%	45,120	51,600	58,020	64,440	69,600	74,760	79,920	85,080
70%	52,640	60,200	67,690	75,180	81,200	87,220	93,240	99,260
80%	60,160	68,800	77,360	85,920	92,800	99,680	106,560	113,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		376	403	483	558	623	687
30%		564	604	725	837	934	1,031
40%		752	806	967	1,117	1,246	1,375
50%		940	1,007	1,208	1,396	1,557	1,718
60%		1,128	1,209	1,450	1,675	1,869	2,062
70%		1,316	1,410	1,692	1,954	2,180	2,406
80%		1,504	1,612	1,934	2,234	2,492	2,750

Housing Program: **15 HERA Income Limits** HUD Area **39 UNION COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,160	17,320	19,480	21,640	23,380	25,120	26,840	28,580
30%	22,740	25,980	29,220	32,460	35,070	37,680	40,260	42,870
40%	30,320	34,640	38,960	43,280	46,760	50,240	53,680	57,160
50%	37,900	43,300	48,700	54,100	58,450	62,800	67,100	71,450
60%	45,480	51,960	58,440	64,920	70,140	75,360	80,520	85,740
70%	53,060	60,620	68,180	75,740	81,830	87,920	93,940	100,030
80%	60,640	69,280	77,920	86,560	93,520	100,480	107,360	114,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%		379	406	487	562	628	692
30%		568	609	730	844	942	1,039
40%		758	812	974	1,125	1,256	1,385
50%		947	1,015	1,217	1,406	1,570	1,731
60%		1,137	1,218	1,461	1,688	1,884	2,078
70%		1,326	1,421	1,704	1,969	2,198	2,424
80%		1,516	1,624	1,948	2,251	2,512	2,771

For projects placed into service prior to the publication of FY2021 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, NJ MSA	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2021 HERA Special
01/01/2009 to 05/13/2010	FY2019
05/14/2010 to 05/31/2011	FY2019
06/01/2011 to 11/30/2011	FY2019
12/01/2011 to 12/10/2012	FY2019
12/11/2012 to 12/17/2013	FY2019
12/18/2013 to 03/05/2015	FY2019
03/06/2015 to 03/27/2016	FY2019
03/28/2016 to 04/13/2017	FY2019
04/14/2017 to 03/31/2018	FY2019
04/01/2018 to 04/23/2019	FY2019
04/24/2019 to 03/31/2020	FY2019
04/01/2020 to 03/31/2021	FY2021
04/01/2021 to Present	FY2021

NJHMFA

Date: 04/26/2021

Housing Program: **2 Tax Credits** HUD Area **41 WARREN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,460	16,520	18,580	20,640	22,300	23,960	25,600	27,260
30%	21,690	24,780	27,870	30,960	33,450	35,940	38,400	40,890
40%	28,920	33,040	37,160	41,280	44,600	47,920	51,200	54,520
50%	36,150	41,300	46,450	51,600	55,750	59,900	64,000	68,150
60%	43,380	49,560	55,740	61,920	66,900	71,880	76,800	81,780
70%	50,610	57,820	65,030	72,240	78,050	83,860	89,600	95,410
80%	57,840	66,080	74,320	82,560	89,200	95,840	102,400	109,040

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	361	387	464	536	599	660	
30%	542	580	696	805	898	991	
40%	723	774	929	1,073	1,198	1,321	
50%	903	968	1,161	1,341	1,497	1,651	
60%	1,084	1,161	1,393	1,610	1,797	1,982	
70%	1,265	1,355	1,625	1,878	2,096	2,312	
80%	1,446	1,549	1,858	2,147	2,396	2,643	

Housing Program: **15 HERA Income Limits** HUD Area **41 WARREN COUNTY** Effective date: **04/01/2021**

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	15,540	17,760	19,980	22,200	23,980	25,760	27,540	29,320
30%	23,310	26,640	29,970	33,300	35,970	38,640	41,310	43,980
40%	31,080	35,520	39,960	44,400	47,960	51,520	55,080	58,640
50%	38,850	44,400	49,950	55,500	59,950	64,400	68,850	73,300
60%	46,620	53,280	59,940	66,600	71,940	77,280	82,620	87,960
70%	54,390	62,160	69,930	77,700	83,930	90,160	96,390	102,620
80%	62,160	71,040	79,920	88,800	95,920	103,040	110,160	117,280

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	388	416	499	577	644	710	
30%	582	624	749	865	966	1,066	
40%	777	832	999	1,154	1,288	1,421	
50%	971	1,040	1,248	1,443	1,610	1,776	
60%	1,165	1,248	1,498	1,731	1,932	2,132	
70%	1,359	1,456	1,748	2,020	2,254	2,487	
80%	1,554	1,665	1,998	2,309	2,576	2,843	