

2013 INCOME LIMITS

PLEASE NOTE:

The information contained in these charts were compiled from information derived from the United States Department of Housing and Urban Development. NJHMFA is not responsible for any errors contained in these charts, typographical or otherwise. Owners are independently responsible to maintain compliance with the requirements of the tax credit program and Section 42 of the Code of the Internal Revenue Code.

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Atlantic County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits			HUD Area	1 ATLANTIC COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	14,400	16,440	18,510	20,550	22,200	23,850	25,500	27,150	
40%	19,200	21,920	24,680	27,400	29,600	31,800	34,000	36,200	
50%	24,000	27,400	30,850	34,250	37,000	39,750	42,500	45,250	
60%	28,800	32,880	37,020	41,100	44,400	47,700	51,000	54,300	
80%	38,400	43,840	49,360	54,800	59,200	63,600	68,000	72,400	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	360	385	462	534	596	658	
40%	480	514	617	712	795	877	
50%	600	642	771	890	993	1,096	
60%	720	771	925	1,068	1,192	1,316	
80%	960	1,028	1,234	1,425	1,590	1,755	

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits			HUD Area	1 ATLANTIC COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	15,150	17,310	19,470	21,630	23,370	25,110	26,850	28,560	
40%	20,200	23,080	25,960	28,840	31,160	33,480	35,800	38,080	
50%	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600	
60%	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120	
80%	40,400	46,160	51,920	57,680	62,320	66,960	71,600	76,160	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	378	405	486	562	627	692	
40%	505	541	649	750	837	923	
50%	631	676	811	937	1,046	1,154	
60%	757	811	973	1,125	1,255	1,385	
80%	1,010	1,082	1,298	1,500	1,674	1,847	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Bergen County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		3 BERGEN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,110	21,840	24,570	27,270	29,460	31,650	33,840	36,000	
40%	25,480	29,120	32,760	36,360	39,280	42,200	45,120	48,000	
50%	31,850	36,400	40,950	45,450	49,100	52,750	56,400	60,000	
60%	38,220	43,680	49,140	54,540	58,920	63,300	67,680	72,000	
80%	50,960	58,240	65,520	72,720	78,560	84,400	90,240	96,000	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	477	511	614	709	791	873	
40%	637	682	819	945	1,055	1,164	
50%	796	853	1,023	1,181	1,318	1,455	
60%	955	1,023	1,228	1,418	1,582	1,746	
80%	1,274	1,365	1,638	1,891	2,110	2,328	

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		3 BERGEN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	20,040	22,890	25,740	28,590	30,900	33,180	35,460	37,740	
40%	26,720	30,520	34,320	38,120	41,200	44,240	47,280	50,320	
50%	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900	
60%	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480	
80%	53,440	61,040	68,640	76,240	82,400	88,480	94,560	100,640	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	501	536	643	743	829	915	
40%	668	715	858	991	1,106	1,220	
50%	835	894	1,072	1,239	1,382	1,525	
60%	1,002	1,073	1,287	1,487	1,659	1,830	
80%	1,336	1,431	1,716	1,983	2,212	2,440	

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Burlington County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits			HUD Area	5 BURLINGTON COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,650	19,020	21,390	23,760	25,680	27,570	29,490	31,380	
40%	22,200	25,360	28,520	31,680	34,240	36,760	39,320	41,840	
50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	
60%	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760	
80%	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	416	445	534	618	689	760	
40%	555	594	713	824	919	1,014	
50%	693	743	891	1,030	1,148	1,268	
60%	832	891	1,069	1,236	1,378	1,521	
80%	1,110	1,189	1,426	1,648	1,838	2,029	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits			HUD Area	5 BURLINGTON COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280	
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040	
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Camden County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits		HUD Area		7 CAMDEN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,650	19,020	21,390	23,760	25,680	27,570	29,490	31,380	
40%	22,200	25,360	28,520	31,680	34,240	36,760	39,320	41,840	
50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300	
60%	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760	
80%	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	416	445	534	618	689	760	
40%	555	594	713	824	919	1,014	
50%	693	743	891	1,030	1,148	1,268	
60%	832	891	1,069	1,236	1,378	1,521	
80%	1,110	1,189	1,426	1,648	1,838	2,029	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits		HUD Area		7 CAMDEN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280	
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040	
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800	
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560	
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Cape May County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		9 CAPE MAY COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	15,690	17,910	20,160	22,380	24,180	25,980	27,780	29,550	
40%	20,920	23,880	26,880	29,840	32,240	34,640	37,040	39,400	
50%	26,150	29,850	33,600	37,300	40,300	43,300	46,300	49,250	
60%	31,380	35,820	40,320	44,760	48,360	51,960	55,560	59,100	
80%	41,840	47,760	53,760	59,680	64,480	69,280	74,080	78,800	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	392	420	504	582	649	716	
40%	523	560	672	776	866	955	
50%	653	700	840	970	1,082	1,194	
60%	784	840	1,008	1,164	1,299	1,433	
80%	1,046	1,120	1,344	1,552	1,732	1,911	

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		9 CAPE MAY COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,110	18,390	20,700	22,980	24,840	26,670	28,500	30,360	
40%	21,480	24,520	27,600	30,640	33,120	35,560	38,000	40,480	
50%	26,850	30,650	34,500	38,300	41,400	44,450	47,500	50,600	
60%	32,220	36,780	41,400	45,960	49,680	53,340	57,000	60,720	
80%	42,960	49,040	55,200	61,280	66,240	71,120	76,000	80,960	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	402	431	517	597	666	735	
40%	537	575	690	797	889	981	
50%	671	718	862	996	1,111	1,226	
60%	805	862	1,035	1,195	1,333	1,471	
80%	1,074	1,150	1,380	1,594	1,778	1,962	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Cumberland County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		11 CUMBERLAND COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	13,950	15,960	17,940	19,920	21,540	23,130	24,720	26,310	
40%	18,600	21,280	23,920	26,560	28,720	30,840	32,960	35,080	
50%	23,250	26,600	29,900	33,200	35,900	38,550	41,200	43,850	
60%	27,900	31,920	35,880	39,840	43,080	46,260	49,440	52,620	
80%	37,200	42,560	47,840	53,120	57,440	61,680	65,920	70,160	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	348	373	448	518	578	637	
40%	465	498	598	691	771	850	
50%	581	623	747	863	963	1,063	
60%	697	747	897	1,036	1,156	1,275	
80%	930	997	1,196	1,382	1,542	1,701	

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		11 CUMBERLAND COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	14,430	16,470	18,540	20,580	22,230	23,880	25,530	27,180	
40%	19,240	21,960	24,720	27,440	29,640	31,840	34,040	36,240	
50%	24,050	27,450	30,900	34,300	37,050	39,800	42,550	45,300	
60%	28,860	32,940	37,080	41,160	44,460	47,760	51,060	54,360	
80%	38,480	43,920	49,440	54,880	59,280	63,680	68,080	72,480	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	360	386	463	535	597	658	
40%	481	515	618	713	796	878	
50%	601	643	772	891	995	1,098	
60%	721	772	927	1,070	1,194	1,317	
80%	962	1,030	1,236	1,427	1,592	1,757	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Essex County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits		HUD Area		13 ESSEX COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	18,720	21,390	24,060	26,730	28,890	31,020	33,150	35,310	
40%	24,960	28,520	32,080	35,640	38,520	41,360	44,200	47,080	
50%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850	
60%	37,440	42,780	48,120	53,460	57,780	62,040	66,300	70,620	
80%	49,920	57,040	64,160	71,280	77,040	82,720	88,400	94,160	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	468	501	601	695	775	855	
40%	624	668	802	927	1,034	1,141	
50%	780	835	1,002	1,158	1,292	1,426	
60%	936	1,002	1,203	1,390	1,551	1,711	
80%	1,248	1,337	1,604	1,854	2,068	2,282	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits		HUD Area		13 ESSEX COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180	
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240	
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300	
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360	
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

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Gloucester County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits			HUD Area		15 GLOUCESTER COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	16,650	19,020	21,390	23,760	25,680	27,570	29,490	31,380		
40%	22,200	25,360	28,520	31,680	34,240	36,760	39,320	41,840		
50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300		
60%	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760		
80%	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	416	445	534	618	689	760	
40%	555	594	713	824	919	1,014	
50%	693	743	891	1,030	1,148	1,268	
60%	832	891	1,069	1,236	1,378	1,521	
80%	1,110	1,189	1,426	1,648	1,838	2,029	

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2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits			HUD Area		15 GLOUCESTER COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280		
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040		
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800		
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560		
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Hudson County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		17 HUDSON COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,200	18,510	20,820	23,130	24,990	26,850	28,710	30,540	
40%	21,600	24,680	27,760	30,840	33,320	35,800	38,280	40,720	
50%	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	
60%	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	
80%	43,200	49,360	55,520	61,680	66,640	71,600	76,560	81,440	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	405	433	520	601	671	740	
40%	540	578	694	802	895	987	
50%	675	723	867	1,002	1,118	1,234	
60%	810	867	1,041	1,203	1,342	1,481	
80%	1,080	1,157	1,388	1,604	1,790	1,975	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		17 HUDSON COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,200	18,510	20,820	23,130	24,990	26,850	28,710	30,540	
40%	21,600	24,680	27,760	30,840	33,320	35,800	38,280	40,720	
50%	27,000	30,850	34,700	38,550	41,650	44,750	47,850	50,900	
60%	32,400	37,020	41,640	46,260	49,980	53,700	57,420	61,080	
80%	43,200	49,360	55,520	61,680	66,640	71,600	76,560	81,440	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	405	433	520	601	671	740	
40%	540	578	694	802	895	987	
50%	675	723	867	1,002	1,118	1,234	
60%	810	867	1,041	1,203	1,342	1,481	
80%	1,080	1,157	1,388	1,604	1,790	1,975	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Hunterdon County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		19 HUNTERDON COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,840	24,960	28,080	31,170	33,690	36,180	38,670	41,160	
40%	29,120	33,280	37,440	41,560	44,920	48,240	51,560	54,880	
50%	36,400	41,600	46,800	51,950	56,150	60,300	64,450	68,600	
60%	43,680	49,920	56,160	62,340	67,380	72,360	77,340	82,320	
80%	58,240	66,560	74,880	83,120	89,840	96,480	103,120	109,760	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	546	585	702	810	904	997	
40%	728	780	936	1,081	1,206	1,330	
50%	910	975	1,170	1,351	1,507	1,663	
60%	1,092	1,170	1,404	1,621	1,809	1,995	
80%	1,456	1,560	1,872	2,162	2,412	2,661	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		19 HUNTERDON COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Mercer County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits		HUD Area	21 MERCER COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,110	21,840	24,570	27,300	29,490	31,680	33,870	36,060
40%	25,480	29,120	32,760	36,400	39,320	42,240	45,160	48,080
50%	31,850	36,400	40,950	45,500	49,150	52,800	56,450	60,100
60%	38,220	43,680	49,140	54,600	58,980	63,360	67,740	72,120
80%	50,960	58,240	65,520	72,800	78,640	84,480	90,320	96,160

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	477	511	614	709	792	874	
40%	637	682	819	946	1,056	1,165	
50%	796	853	1,023	1,183	1,320	1,456	
60%	955	1,023	1,228	1,419	1,584	1,748	
80%	1,274	1,365	1,638	1,893	2,112	2,331	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits		HUD Area	21 MERCER COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,670	23,610	26,550	29,490	31,860	34,230	36,570	38,940
40%	27,560	31,480	35,400	39,320	42,480	45,640	48,760	51,920
50%	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900
60%	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880
80%	55,120	62,960	70,800	78,640	84,960	91,280	97,520	103,840

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	516	553	663	766	855	943	
40%	689	738	885	1,022	1,141	1,258	
50%	861	922	1,106	1,278	1,426	1,573	
60%	1,033	1,107	1,327	1,533	1,711	1,887	
80%	1,378	1,476	1,770	2,045	2,282	2,517	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Middlesex County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits			HUD Area	23 MIDDLESEX COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,840	24,960	28,080	31,170	33,690	36,180	38,670	41,160	
40%	29,120	33,280	37,440	41,560	44,920	48,240	51,560	54,880	
50%	36,400	41,600	46,800	51,950	56,150	60,300	64,450	68,600	
60%	43,680	49,920	56,160	62,340	67,380	72,360	77,340	82,320	
80%	58,240	66,560	74,880	83,120	89,840	96,480	103,120	109,760	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	546	585	702	810	904	997	
40%	728	780	936	1,081	1,206	1,330	
50%	910	975	1,170	1,351	1,507	1,663	
60%	1,092	1,170	1,404	1,621	1,809	1,995	
80%	1,456	1,560	1,872	2,162	2,412	2,661	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits			HUD Area	23 MIDDLESEX COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Monmouth County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:	2 Tax Credits		HUD Area		25 MONMOUTH COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:	15 HERA Income Limits		HUD Area		25 MONMOUTH COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Morris County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:	2 Tax Credits		HUD Area		27 MORRIS COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,720	21,390	24,060	26,730	28,890	31,020	33,150	35,310
40%	24,960	28,520	32,080	35,640	38,520	41,360	44,200	47,080
50%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850
60%	37,440	42,780	48,120	53,460	57,780	62,040	66,300	70,620
80%	49,920	57,040	64,160	71,280	77,040	82,720	88,400	94,160

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	468	501	601	695	775	855	
40%	624	668	802	927	1,034	1,141	
50%	780	835	1,002	1,158	1,292	1,426	
60%	936	1,002	1,203	1,390	1,551	1,711	
80%	1,248	1,337	1,604	1,854	2,068	2,282	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:	15 HERA Income Limits		HUD Area		27 MORRIS COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Ocean County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits			HUD Area	29 OCEAN COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360	
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480	
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600	
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720	
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits			HUD Area	29 OCEAN COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,290	22,050	24,810	27,540	29,760	31,950	34,170	36,360	
40%	25,720	29,400	33,080	36,720	39,680	42,600	45,560	48,480	
50%	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600	
60%	38,580	44,100	49,620	55,080	59,520	63,900	68,340	72,720	
80%	51,440	58,800	66,160	73,440	79,360	85,200	91,120	96,960	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	482	516	620	716	798	881	
40%	643	689	827	955	1,065	1,175	
50%	803	861	1,033	1,193	1,331	1,469	
60%	964	1,033	1,240	1,432	1,597	1,763	
80%	1,286	1,378	1,654	1,910	2,130	2,351	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Passaic County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits			HUD Area	31 PASSAIC COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,110	21,840	24,570	27,270	29,460	31,650	33,840	36,000	
40%	25,480	29,120	32,760	36,360	39,280	42,200	45,120	48,000	
50%	31,850	36,400	40,950	45,450	49,100	52,750	56,400	60,000	
60%	38,220	43,680	49,140	54,540	58,920	63,300	67,680	72,000	
80%	50,960	58,240	65,520	72,720	78,560	84,400	90,240	96,000	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	477	511	614	709	791	873	
40%	637	682	819	945	1,055	1,164	
50%	796	853	1,023	1,181	1,318	1,455	
60%	955	1,023	1,228	1,418	1,582	1,746	
80%	1,274	1,365	1,638	1,891	2,110	2,328	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits			HUD Area	31 PASSAIC COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	20,040	22,890	25,740	28,590	30,900	33,180	35,460	37,740	
40%	26,720	30,520	34,320	38,120	41,200	44,240	47,280	50,320	
50%	33,400	38,150	42,900	47,650	51,500	55,300	59,100	62,900	
60%	40,080	45,780	51,480	57,180	61,800	66,360	70,920	75,480	
80%	53,440	61,040	68,640	76,240	82,400	88,480	94,560	100,640	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	501	536	643	743	829	915	
40%	668	715	858	991	1,106	1,220	
50%	835	894	1,072	1,239	1,382	1,525	
60%	1,002	1,073	1,287	1,487	1,659	1,830	
80%	1,336	1,431	1,716	1,983	2,212	2,440	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Salem County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:	2 Tax Credits		HUD Area				33 SALEM COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	16,650	19,020	21,390	23,760	25,680	27,570	29,490	31,380		
40%	22,200	25,360	28,520	31,680	34,240	36,760	39,320	41,840		
50%	27,750	31,700	35,650	39,600	42,800	45,950	49,150	52,300		
60%	33,300	38,040	42,780	47,520	51,360	55,140	58,980	62,760		
80%	44,400	50,720	57,040	63,360	68,480	73,520	78,640	83,680		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	416	445	534	618	689	760	
40%	555	594	713	824	919	1,014	
50%	693	743	891	1,030	1,148	1,268	
60%	832	891	1,069	1,236	1,378	1,521	
80%	1,110	1,189	1,426	1,648	1,838	2,029	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:	15 HERA Income Limits		HUD Area				33 SALEM COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person		
30%	17,130	19,560	22,020	24,450	26,430	28,380	30,330	32,280		
40%	22,840	26,080	29,360	32,600	35,240	37,840	40,440	43,040		
50%	28,550	32,600	36,700	40,750	44,050	47,300	50,550	53,800		
60%	34,260	39,120	44,040	48,900	52,860	56,760	60,660	64,560		
80%	45,680	52,160	58,720	65,200	70,480	75,680	80,880	86,080		

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	428	458	550	636	709	782	
40%	571	611	734	848	946	1,043	
50%	713	764	917	1,060	1,182	1,304	
60%	856	917	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,696	1,892	2,087	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Somerset County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		35 SOMERSET COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,840	24,960	28,080	31,170	33,690	36,180	38,670	41,160	
40%	29,120	33,280	37,440	41,560	44,920	48,240	51,560	54,880	
50%	36,400	41,600	46,800	51,950	56,150	60,300	64,450	68,600	
60%	43,680	49,920	56,160	62,340	67,380	72,360	77,340	82,320	
80%	58,240	66,560	74,880	83,120	89,840	96,480	103,120	109,760	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	546	585	702	810	904	997	
40%	728	780	936	1,081	1,206	1,330	
50%	910	975	1,170	1,351	1,507	1,663	
60%	1,092	1,170	1,404	1,621	1,809	1,995	
80%	1,456	1,560	1,872	2,162	2,412	2,661	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		35 SOMERSET COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	22,050	25,200	28,350	31,500	34,020	36,540	39,060	41,580	
40%	29,400	33,600	37,800	42,000	45,360	48,720	52,080	55,440	
50%	36,750	42,000	47,250	52,500	56,700	60,900	65,100	69,300	
60%	44,100	50,400	56,700	63,000	68,040	73,080	78,120	83,160	
80%	58,800	67,200	75,600	84,000	90,720	97,440	104,160	110,880	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	551	590	708	819	913	1,008	
40%	735	787	945	1,092	1,218	1,344	
50%	918	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,890	2,184	2,436	2,688	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Sussex County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		2 Tax Credits		HUD Area		37 SUSSEX COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	18,720	21,390	24,060	26,730	28,890	31,020	33,150	35,310	
40%	24,960	28,520	32,080	35,640	38,520	41,360	44,200	47,080	
50%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850	
60%	37,440	42,780	48,120	53,460	57,780	62,040	66,300	70,620	
80%	49,920	57,040	64,160	71,280	77,040	82,720	88,400	94,160	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	468	501	601	695	775	855	
40%	624	668	802	927	1,034	1,141	
50%	780	835	1,002	1,158	1,292	1,426	
60%	936	1,002	1,203	1,390	1,551	1,711	
80%	1,248	1,337	1,604	1,854	2,068	2,282	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:		15 HERA Income Limits		HUD Area		37 SUSSEX COUNTY		Effective date: 12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180	
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240	
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300	
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360	
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Union County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013 HERA Special
1/1/2009 to 5/13/2010	FY2012
5/14/2010 to 5/31/2011	FY2012
6/1/2011 to 11/30/2011	FY2012
12/01/2011 to 12/10/2012	FY2012
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:	2 Tax Credits		HUD Area		39 UNION COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,720	21,390	24,060	26,730	28,890	31,020	33,150	35,310
40%	24,960	28,520	32,080	35,640	38,520	41,360	44,200	47,080
50%	31,200	35,650	40,100	44,550	48,150	51,700	55,250	58,850
60%	37,440	42,780	48,120	53,460	57,780	62,040	66,300	70,620
80%	49,920	57,040	64,160	71,280	77,040	82,720	88,400	94,160

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	468	501	601	695	775	855	
40%	624	668	802	927	1,034	1,141	
50%	780	835	1,002	1,158	1,292	1,426	
60%	936	1,002	1,203	1,390	1,551	1,711	
80%	1,248	1,337	1,604	1,854	2,068	2,282	

NJHMFA

2013 INCOME LIMITS

Date: 12/13/2012

Housing Program:	15 HERA Income Limits		HUD Area		39 UNION COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,200	21,930	24,660	27,390	29,610	31,800	33,990	36,180
40%	25,600	29,240	32,880	36,520	39,480	42,400	45,320	48,240
50%	32,000	36,550	41,100	45,650	49,350	53,000	56,650	60,300
60%	38,400	43,860	49,320	54,780	59,220	63,600	67,980	72,360
80%	51,200	58,480	65,760	73,040	78,960	84,800	90,640	96,480

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	480	514	616	712	795	877	
40%	640	685	822	950	1,060	1,169	
50%	800	856	1,027	1,187	1,325	1,461	
60%	960	1,028	1,233	1,425	1,590	1,754	
80%	1,280	1,371	1,644	1,900	2,120	2,339	

Income limits must be implemented on the effective date or 45 days from the published date of December 11, 2012. This year's limits must be implemented no later than January 25, 2013.

Warren County, New Jersey	
Vintage of Maximum Income Limits	
*Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2013
1/1/2009 to 5/13/2010	FY2013
5/14/2010 to 5/31/2011	FY2013
6/1/2011 to 11/30/2011	FY2013
12/01/2011 to 12/10/2012	FY2013
12/11/2012-Present	FY2013

*If multiple buildings use the date the first building placed in service.

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		2 Tax Credits		HUD Area		41 WARREN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,470	22,230	25,020	27,780	30,030	32,250	34,470	36,690	
40%	25,960	29,640	33,360	37,040	40,040	43,000	45,960	48,920	
50%	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150	
60%	38,940	44,460	50,040	55,560	60,060	64,500	68,940	73,380	
80%	51,920	59,280	66,720	74,080	80,080	86,000	91,920	97,840	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	486	521	625	722	806	889	
40%	649	695	834	963	1,075	1,186	
50%	811	868	1,042	1,204	1,343	1,482	
60%	973	1,042	1,251	1,445	1,612	1,779	
80%	1,298	1,390	1,668	1,927	2,150	2,372	

NJHMFA**2013 INCOME LIMITS****Date: 12/13/2012**

Housing Program:		15 HERA Income Limits		HUD Area		41 WARREN COUNTY		Effective date:12/01/2012	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,470	22,230	25,020	27,780	30,030	32,250	34,470	36,690	
40%	25,960	29,640	33,360	37,040	40,040	43,000	45,960	48,920	
50%	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150	
60%	38,940	44,460	50,040	55,560	60,060	64,500	68,940	73,380	
80%	51,920	59,280	66,720	74,080	80,080	86,000	91,920	97,840	

BY BEDROOM	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	486	521	625	722	806	889	
40%	649	695	834	963	1,075	1,186	
50%	811	868	1,042	1,204	1,343	1,482	
60%	973	1,042	1,251	1,445	1,612	1,779	
80%	1,298	1,390	1,668	1,927	2,150	2,372	