

The 2016 Income Limits were published by HUD with an effective date of March 28, 2016. As per Revenue Ruling 94-57, income limits must be implemented on the effective date or 45 days from the publication date, whichever is later, which means this year's limits must be implemented no later than May 12, 2016.

FACTS:

- You never have to use an income limit lower than the previous year on already Placed-In-Service properties.
 - So if the limits used **before** the publication of the 2016 limits are **HIGHER** than the new 2016 limits, the property is held harmless which means you will continue to use the higher limits. For some properties, this may mean using even older limits (2014, 2013, etc.) as the property may have been held harmless for multiple years.
- Not yet Placed-In-Service properties, however, are subject to the area's new 2016 limits even if they went down as the HERA Hold Harmless Provision only applies to already-PIS properties.
 - There is one exception to this specifically for properties PIS before the end of the new income limit grace period which this year is May 12, 2016.
 - If you have a new property (or allocation) that is not PIS but will be **on or before May 12, 2016**, you may use the **HIGHER** of the new 2016 limits or the 2015 limits.

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Atlantic County to use based on the projects Placed in Service Date:

Atlantic County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 1 ATLANTIC COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
30%	14,100	16,110	20,160	24,300	28,440	32,580	36,730	40,890	
40%	18,800	21,480	24,160	26,840	29,000	32,580	36,730	40,890	
50%	23,500	26,850	30,200	33,550	36,250	38,950	41,650	44,300	
60%	28,200	32,220	36,240	40,260	43,500	46,740	49,980	53,160	
80%	37,600	42,960	48,320	53,680	58,000	62,320	66,640	70,880	
RENT BY BEDROOM SIZE 0 Bedroom									
30%	352	377	377	504	659	814	970		
40%	470	503	503	604	698	814	970		
50%	587	629	629	755	872	973	1,074		
60%	705	755	755	906	1,047	1,168	1,289		
80%	940	1,007	1,007	1,208	1,396	1,558	1,719		

Housing Program: 15 HERA Income Limits		HUD Area 1 ATLANTIC COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
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	
RENT BY BEDROOM SIZE 0 Bedroom									
30%	378	405	405	486	562	637	692		
40%	505	541	541	649	750	837	923		
50%	631	676	676	811	937	1,046	1,154		
60%	757	811	811	973	1,125	1,255	1,385		
80%	1,010	1,082	1,082	1,298	1,500	1,674	1,847		

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Bergen County to use based on the projects Placed in Service Date:

Bergen County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

HUD Area: 3 BERGEN COUNTY

Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,170	21,900	24,630	27,360	29,550	32,580	36,730	40,890
40%	25,560	29,200	32,840	36,480	39,400	42,320	45,240	48,160
50%	31,950	36,500	41,050	45,600	49,250	52,900	56,550	60,200
60%	38,340	43,800	49,260	54,720	59,100	63,480	67,860	72,240
80%	51,120	58,400	65,680	72,960	78,800	84,640	90,480	96,320

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	479	513	615	711	814	970	
40%	639	684	821	948	1,058	1,167	
50%	798	855	1,026	1,185	1,322	1,459	
60%	958	1,026	1,231	1,422	1,587	1,751	
80%	1,278	1,369	1,642	1,897	2,116	2,335	

Housing Program: 15 HERA Income Limits

HUD Area: 3 BERGEN COUNTY

Effective date: 03/28/2016

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

RENT BY BEDROOM SIZE	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	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Burlington County to use based on the projects Placed in Service Date:

Burlington County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

HUD Area: 5 BURLINGTON COUNTY

Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,890	19,290	21,690	24,300	28,440	32,580	36,730	40,890
40%	22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400
50%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000
60%	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600
80%	45,040	51,440	57,840	64,240	69,440	74,560	79,680	84,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	422	452	482	512	542	572	602	
40%	563	603	643	683	723	763	803	
50%	703	753	803	853	903	953	1,003	
60%	844	904	964	1,024	1,084	1,144	1,204	
80%	1,126	1,206	1,286	1,366	1,446	1,526	1,606	

Housing Program: 15 HERA Income Limits

HUD Area: 5 BURLINGTON COUNTY

Effective date: 03/28/2016

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	34,750	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
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	428	458	488	518	548	578	608	
40%	571	611	651	691	731	771	811	
50%	713	764	815	866	917	968	1,019	
60%	856	917	978	1,039	1,101	1,162	1,223	
80%	1,142	1,223	1,304	1,385	1,466	1,547	1,628	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Camden County to use based on the projects Placed in Service Date:

Camden County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 7 CAMDEN COUNTY							
		Effective date: 03/28/2016							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,890	19,290	21,690	24,300	28,440	32,580	36,730	40,890	
40%	22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	
50%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	
60%	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	
80%	45,040	51,440	57,840	64,240	69,440	74,560	79,680	84,800	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	422	452	482	512	542	572	602	632	
40%	563	603	643	683	723	763	803	843	
50%	703	753	803	853	903	953	1,003	1,053	
60%	844	904	964	1,024	1,084	1,144	1,204	1,264	
80%	1,126	1,206	1,286	1,366	1,446	1,526	1,606	1,686	

Housing Program: 15 HEBA Income Limits		HUD Area 7 CAMDEN COUNTY							
		Effective date: 03/28/2016							
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	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	428	458	488	518	548	578	608	638	
40%	571	611	651	691	731	771	811	851	
50%	713	764	815	866	917	968	1,019	1,070	
60%	856	917	978	1,039	1,100	1,161	1,222	1,283	
80%	1,142	1,223	1,304	1,385	1,466	1,547	1,628	1,709	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Cape May County to use based on the projects Placed in Service Date:

Cape May County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2016
5/14/2010 to 5/31/2011	FY2016
6/1/2011 to 11/30/2011	FY2016
12/01/2011 to 12/10/2012	FY2016
12/11/2012 to 12/17/2013	FY2016
12/18/2013 to 3/05/2015	FY2016
3/06/2015 to 3/27/2016	FY2016
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area 9 CAPR MAY COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,590	18,960	21,330	24,300	28,440	32,580	36,730	40,890
40%	22,120	25,280	28,440	31,560	34,120	36,640	39,160	41,680
50%	27,650	31,600	35,550	39,450	42,650	45,800	48,950	52,100
60%	33,180	37,920	42,660	47,340	51,180	54,960	58,740	62,520
80%	44,240	50,560	56,880	63,120	68,240	73,280	78,320	83,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	414	444	444	533	659	814	970
40%	553	592	592	711	821	916	1,010
50%	691	740	740	888	1,026	1,145	1,263
60%	829	888	888	1,066	1,231	1,374	1,515
80%	1,106	1,185	1,185	1,422	1,642	1,832	2,021

Housing Program: 15 HERA Income Limits HUD Area 9 CAPR MAY COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,980	19,410	21,840	24,240	26,190	28,140	30,060	32,010
40%	22,640	25,880	29,120	32,320	34,920	37,520	40,080	42,680
50%	28,300	32,350	36,400	40,400	43,650	46,900	50,100	53,350
60%	33,960	38,820	43,680	48,480	52,380	56,280	60,120	64,020
80%	45,280	51,760	58,240	64,640	69,840	75,040	80,160	85,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	424	454	454	546	630	703	775
40%	566	606	606	728	840	938	1,034
50%	707	758	758	910	1,050	1,172	1,293
60%	849	909	909	1,092	1,260	1,407	1,551
80%	1,132	1,213	1,213	1,456	1,681	1,876	2,069

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Cumberland County to use based on the projects Placed in Service Date:

Cumberland County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2016
3/06/2015 to 3/27/2016	FY2016
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 11 CUMBERLAND COUNTY							
		Effective date: 03/28/2016							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	13,830	16,020	20,160	24,300	28,440	32,580	36,730	40,890	
40%	18,440	21,080	23,720	26,320	28,440	32,580	36,730	40,890	
50%	23,050	26,350	29,650	32,900	35,550	38,200	40,800	43,450	
60%	27,660	31,620	35,580	39,480	42,660	45,840	48,960	52,140	
80%	36,880	42,160	47,440	52,640	56,880	61,120	65,280	69,520	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	345	373	504	659	814	970			
40%	461	494	593	684	814	970			
50%	576	617	741	855	955	1,053			
60%	691	741	889	1,026	1,146	1,263			
80%	922	988	1,186	1,369	1,528	1,685			

Housing Program: 15 HERA Income Limits		HUD Area 11 CUMBERLAND COUNTY							
		Effective date: 03/28/2016							
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	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	360	386	463	535	618	696	778		
40%	481	515	618	713	811	906	998		
50%	601	643	772	891	1,010	1,126	1,237		
60%	721	772	927	1,070	1,217	1,363	1,508		
80%	962	1,030	1,236	1,427	1,592	1,757			

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Essex County to use based on the projects Placed in Service Date:

Essex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2015
5/14/2010 to 5/31/2011	FY2015
6/1/2011 to 11/30/2011	FY2015
12/01/2011 to 12/10/2012	FY2015
12/11/2012 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area: 13 ESSEX COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,840	21,540	24,240	26,910	29,070	32,580	36,730	40,890
40%	25,120	28,720	32,320	35,880	38,760	41,640	44,520	47,400
50%	31,400	35,900	40,400	44,850	48,450	52,050	55,650	59,250
60%	37,680	43,080	48,480	53,820	58,140	62,460	66,780	71,100
80%	50,240	57,440	64,640	71,760	77,520	83,280	89,040	94,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	471	504	606	699	814	970	
40%	628	673	808	933	1,041	1,149	
50%	785	841	1,010	1,166	1,301	1,436	
60%	942	1,009	1,212	1,399	1,561	1,723	
80%	1,256	1,346	1,616	1,866	2,082	2,298	

Housing Program: 15 HERA Income Limits HUD Area: 13 ESSEX COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,380	22,140	24,900	27,660	29,880	32,100	34,320	36,540
40%	25,840	29,520	33,200	36,880	39,840	42,800	45,760	48,720
50%	32,300	36,900	41,500	46,100	49,800	53,500	57,200	60,900
60%	38,760	44,280	49,800	55,320	59,760	64,200	68,640	73,080
80%	51,680	59,040	66,400	73,760	79,680	85,600	91,520	97,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	484	519	622	719	802	885	
40%	646	692	830	959	1,070	1,181	
50%	807	865	1,037	1,198	1,337	1,476	
60%	969	1,038	1,245	1,438	1,605	1,771	
80%	1,292	1,384	1,660	1,918	2,140	2,362	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Gloucester County to use based on the projects Placed in Service Date:

Gloucester County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area 15 GLOUCESTER COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	16,890	19,290	21,690	24,300	28,440	32,580	36,730	40,890
40%	22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400
50%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000
60%	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600
80%	45,040	51,440	57,840	64,240	69,440	74,560	79,680	84,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	422	452	542	542	659	814	970	
40%	563	603	723	723	835	932	1,028	
50%	703	753	903	903	1,044	1,165	1,285	
60%	844	904	1,084	1,084	1,253	1,398	1,542	
80%	1,126	1,206	1,446	1,446	1,671	1,864	2,056	

Housing Program: 15 HERA Income Limits HUD Area 15 GLOUCESTER COUNTY Effective date: 03/28/2016

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
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	428	458	550	550	636	709	782	
40%	571	611	734	734	848	946	1,043	
50%	713	764	917	917	1,060	1,182	1,304	
60%	856	917	1,101	1,101	1,272	1,419	1,565	
80%	1,142	1,223	1,468	1,468	1,656	1,892	2,087	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Hudson County to use based on the projects Placed in Service Date:

Hudson County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016
1/1/2009 to 5/13/2010	FY2016
5/14/2010 to 5/31/2011	FY2016
6/1/2011 to 11/30/2011	FY2016
12/01/2011 to 12/10/2012	FY2016
12/11/2012 to 12/17/2013	FY2016
12/18/2013 to 3/05/2015	FY2016
3/06/2015 to 3/27/2016	FY2016
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

INCOME	HUD Area: 17 HUDSON COUNTY								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,890	19,320	21,720	24,300	28,440	32,580	36,730	40,890	
40%	22,520	25,760	28,960	32,160	34,760	37,320	39,880	42,480	
50%	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100	
60%	33,780	38,640	43,440	48,240	52,140	55,980	59,820	63,720	
80%	45,040	51,520	57,920	64,320	69,520	74,640	79,760	84,960	
RENT BY BEDROOM SIZE 0 Bedroom									
30%		422	452	543	659	814	970		
40%		563	603	724	836	933	1,029		
50%		703	754	905	1,045	1,166	1,286		
60%		844	905	1,086	1,254	1,399	1,544		
80%		1,126	1,207	1,448	1,673	1,866	2,059		

Housing Program: 15 HERA Income Limits

INCOME	HUD Area: 17 HUDSON COUNTY								
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,890	19,320	21,720	24,120	26,070	27,990	29,910	31,860	
40%	22,520	25,760	28,960	32,160	34,760	37,320	39,880	42,480	
50%	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100	
60%	33,780	38,640	43,440	48,240	52,140	55,980	59,820	63,720	
80%	45,040	51,520	57,920	64,320	69,520	74,640	79,760	84,960	
RENT BY BEDROOM SIZE 0 Bedroom									
30%		422	452	543	627	699	772		
40%		563	603	724	836	933	1,029		
50%		703	754	905	1,045	1,166	1,286		
60%		844	905	1,086	1,254	1,399	1,544		
80%		1,126	1,207	1,448	1,673	1,866	2,059		

Effective date: 03/28/2016

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Hunterdon County to use based on the projects Placed in Service Date:

Hunterdon County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 19 HUNTERDON COUNTY							
		Effective date: 03/28/2016							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	21,810	24,930	28,050	31,140	33,660	36,150	38,640	41,130	
40%	29,080	33,240	37,400	41,520	44,880	48,200	51,520	54,840	
50%	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550	
60%	43,620	49,860	56,100	62,280	67,320	72,300	77,280	82,260	
80%	58,160	66,480	74,800	83,040	89,760	96,400	103,040	109,680	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	545	584	584	701	810	903	997		
40%	727	779	779	935	1,080	1,205	1,329		
50%	908	973	973	1,168	1,350	1,506	1,661		
60%	1,090	1,168	1,168	1,402	1,620	1,807	1,994		
80%	1,454	1,558	1,558	1,870	2,160	2,410	2,659		

Housing Program: 15 HERA Income Limits		HUD Area 19 HUNTERDON COUNTY							
		Effective date: 03/28/2016							
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	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	551	590	590	708	819	913	1,008		
40%	735	787	787	945	1,092	1,218	1,344		
50%	918	984	984	1,181	1,365	1,522	1,680		
60%	1,102	1,181	1,181	1,417	1,638	1,837	2,016		
80%	1,470	1,575	1,575	1,890	2,184	2,436	2,688		

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Mercer County to use based on the projects Placed in Service Date:

Mercer County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2015
5/14/2010 to 5/31/2011	FY2015
6/1/2011 to 11/30/2011	FY2015
12/01/2011 to 12/10/2012	FY2015
12/11/2012 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area 21 MERCER COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,530	22,320	25,110	27,900	30,150	32,580	36,730	40,890
40%	26,040	29,760	33,480	37,200	40,200	43,160	46,160	49,120
50%	32,550	37,200	41,850	46,500	50,250	53,950	57,700	61,400
60%	39,060	44,640	50,220	55,800	60,300	64,740	69,240	73,680
80%	52,080	59,520	66,960	74,400	80,400	86,320	92,320	98,240

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	488	523	523	627	725	814	970
40%	651	697	697	837	967	1,079	1,191
50%	813	871	871	1,046	1,209	1,348	1,488
60%	976	1,046	1,046	1,255	1,451	1,618	1,786
80%	1,302	1,395	1,395	1,674	1,935	2,158	2,382

Housing Program: 15 HERA Income Limits HUD Area 21 MERCER COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	20,940	23,940	26,940	29,910	32,310	34,710	37,110	39,510
40%	27,920	31,920	35,920	39,880	43,080	46,280	49,480	52,680
50%	34,900	39,900	44,900	49,850	53,850	57,850	61,850	65,850
60%	41,880	47,880	53,880	59,820	64,620	69,420	74,220	79,020
80%	55,840	63,840	71,840	79,760	86,160	92,560	98,960	105,360

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	523	561	561	673	777	867	957
40%	698	748	748	898	1,037	1,157	1,277
50%	872	935	935	1,122	1,296	1,446	1,596
60%	1,047	1,122	1,122	1,347	1,555	1,735	1,915
80%	1,396	1,496	1,496	1,796	2,074	2,314	2,554

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Middlesex County to use based on the projects Placed in Service Date:

Middlesex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

INCOME	HUD Area 23 MIDDLESEX COUNTY							
	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	21,810	24,930	28,050	31,140	33,660	36,150	38,640	41,130
40%	29,080	33,240	37,400	41,520	44,880	48,200	51,520	54,840
50%	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
60%	43,620	49,860	56,100	62,280	67,320	72,300	77,280	82,260
80%	58,160	66,480	74,800	83,040	89,760	96,400	103,040	109,680
RENT BY BEDROOM SIZE 0 Bedroom								
30%	545	584	584	701	810	903	997	
40%	727	779	779	935	1,080	1,205	1,329	
50%	908	973	973	1,168	1,350	1,506	1,661	
60%	1,090	1,168	1,168	1,402	1,620	1,807	1,994	
80%	1,454	1,558	1,558	1,870	2,160	2,410	2,659	

Housing Program: 15 HFRA Income Limits

INCOME	HUD Area 23 MIDDLESEX COUNTY							
	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
RENT BY BEDROOM SIZE 0 Bedroom								
30%	551	590	590	708	819	913	1,008	
40%	735	787	787	945	1,092	1,218	1,344	
50%	918	984	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,575	1,890	2,184	2,436	2,688	

Effective date: 03/28/2016

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Monmouth County to use based on the projects Placed in Service Date:

Monmouth County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

HDD Area 25 MONMOUTH COUNTY

Effective date: 03/28/2016

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	32,580	36,730	40,890
40%	25,480	29,120	32,760	36,360	39,280	42,200	45,120	48,000
50%	31,850	36,400	40,950	45,100	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

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	477	511	614	709	814	970	
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	

Housing Program: 15 HERA Income Limits

HDD Area 25 MONMOUTH COUNTY

Effective date: 03/28/2016

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

RENT BY BEDROOM SIZE	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	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Morris County to use based on the projects Placed in Service Date:

Morris County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2015
5/14/2010 to 5/31/2011	FY2015
6/1/2011 to 11/30/2011	FY2015
12/01/2011 to 12/10/2012	FY2015
12/11/2012 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

HUD Area 27 MORRIS COUNTY

Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,840	21,540	24,240	26,910	29,070	32,580	36,730	40,890
40%	25,120	28,720	32,320	35,880	38,760	41,640	44,520	47,400
50%	31,400	35,900	40,400	44,850	48,450	52,050	55,550	59,250
60%	37,680	43,080	48,480	53,820	58,140	62,460	66,780	71,100
80%	50,240	57,440	64,640	71,760	77,520	83,280	89,040	94,800

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	471	504	504	606	699	814	970
40%	628	673	673	808	933	1,041	1,149
50%	785	841	841	1,010	1,166	1,301	1,436
60%	942	1,009	1,009	1,212	1,399	1,561	1,723
80%	1,256	1,346	1,346	1,616	1,866	2,082	2,298

Housing Program: 15 HERRA Income Limits

HUD Area 27 MORRIS COUNTY

Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,380	22,140	24,900	27,660	29,880	32,100	34,320	36,540
40%	25,840	29,520	33,200	36,880	39,840	42,800	45,760	48,720
50%	32,300	36,900	41,500	46,100	49,800	53,500	57,200	60,900
60%	38,760	44,280	49,800	55,320	59,760	64,200	68,640	73,080
80%	51,680	59,040	66,400	73,760	79,680	85,600	91,520	97,440

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
30%	484	519	519	622	719	802	885
40%	646	692	692	830	959	1,070	1,181
50%	807	865	865	1,037	1,198	1,337	1,476
60%	969	1,038	1,038	1,245	1,438	1,605	1,771
80%	1,292	1,384	1,384	1,660	1,918	2,140	2,362

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Ocean County to use based on the projects Placed in Service Date:

Ocean County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 29 OCEAN COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
30%	19,110	21,840	24,570	27,270	29,460	32,580	36,730	40,890	
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	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Effective date: 03/28/2016	
30%		477	511	614	709	814	970		
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		

Housing Program: 15 HERA Income Limits		HUD Area 29 OCEAN COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
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	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Effective date: 03/28/2016	
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		

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Passaic County to use based on the projects Placed in Service Date:

Passaic County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 31 PASSAIC COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
30%	19,170	21,900	24,630	27,360	29,550	32,580	36,730	40,890	
40%	25,560	29,200	32,840	36,480	39,400	42,320	45,240	48,160	
50%	31,950	36,500	41,050	45,600	49,250	52,900	56,550	60,200	
60%	38,340	43,800	49,260	54,720	59,100	63,480	67,860	72,240	
80%	51,120	58,400	65,680	72,960	78,800	84,640	90,480	96,320	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	479	513	615	711	814	917	1,058	1,167	
40%	639	684	821	948	1,058	1,322	1,459	1,751	
50%	798	855	1,026	1,185	1,422	1,587	1,751	2,035	
60%	958	1,026	1,231	1,422	1,642	1,897	2,116		
80%	1,278	1,369	1,642	1,897					

Housing Program: 15 HERA Income Limits		HUD Area 31 PASSAIC COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Effective date: 03/28/2016
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	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	501	536	643	743	829	915	1,020	1,120	
40%	668	715	858	991	1,091	1,382	1,525	1,830	
50%	835	894	1,073	1,237	1,427	1,659	1,830	2,140	
60%	1,002	1,073	1,287	1,487	1,716	2,012			
80%	1,336	1,431	1,716	2,012					

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Salem County to use based on the projects Placed in Service Date:

Salem County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 33 SALEM COUNTY							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	16,890	19,290	21,690	24,300	28,440	32,580	36,730	40,890	
40%	22,520	25,720	28,920	32,120	34,720	37,280	39,840	42,400	
50%	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000	
60%	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600	
80%	45,040	51,440	57,840	64,240	69,440	74,560	79,680	84,800	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	422	452	482	542	659	814	970		
40%	563	603	643	723	835	932	1,028		
50%	703	753	803	903	1,044	1,165	1,285		
60%	844	904	964	1,084	1,253	1,398	1,542		
80%	1,126	1,206	1,286	1,446	1,671	1,854	2,056		

Housing Program: 15 HERA Income Limits		HUD Area 33 SALEM COUNTY							
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	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
30%	428	458	488	550	636	709	782		
40%	571	611	651	734	848	946	1,043		
50%	713	764	815	917	1,060	1,182	1,304		
60%	856	917	978	1,101	1,272	1,419	1,565		
80%	1,142	1,223	1,304	1,468	1,696	1,892	2,087		

Effective date: 03/28/2016

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Somerset County to use based on the projects Placed in Service Date:

Somerset County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits

HUD Area: 35 SOMERSET COUNTY

Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	21,810	24,930	28,050	31,140	33,660	36,150	38,640	41,130
40%	29,080	33,240	37,400	41,520	44,880	48,200	51,520	54,840
50%	36,350	41,550	46,750	51,900	56,100	60,250	64,400	68,550
60%	43,620	49,860	56,100	62,280	67,320	72,300	77,280	82,260
80%	58,160	66,480	74,800	83,040	89,760	96,400	103,040	109,680
RENT BY BEDROOM SIZE 0 Bedroom								
30%	545	584	584	701	810	903	997	
40%	727	779	779	935	1,080	1,205	1,329	
50%	908	973	973	1,168	1,350	1,506	1,661	
60%	1,090	1,168	1,168	1,402	1,620	1,807	1,994	
80%	1,454	1,558	1,558	1,870	2,160	2,410	2,659	

Housing Program: 15 HERA Income Limits

HUD Area: 35 SOMERSET COUNTY

Effective date: 03/28/2016

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
RENT BY BEDROOM SIZE 0 Bedroom								
30%	551	584	584	708	819	913	1,008	
40%	735	787	787	945	1,092	1,218	1,344	
50%	918	984	984	1,181	1,365	1,522	1,680	
60%	1,102	1,181	1,181	1,417	1,638	1,827	2,016	
80%	1,470	1,575	1,575	1,890	2,184	2,436	2,688	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Sussex County to use based on the projects Placed in Service Date:

Sussex County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2015
5/14/2010 to 5/31/2011	FY2015
6/1/2011 to 11/30/2011	FY2015
12/01/2011 to 12/10/2012	FY2015
12/11/2012 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits		HUD Area 37 SUSSEX COUNTY							
		Effective date: 03/28/2016							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	18,840	21,540	24,240	26,910	29,070	32,580	36,730	40,890	
40%	25,120	28,720	32,320	35,880	38,760	41,640	44,520	47,400	
50%	31,400	35,900	40,400	44,850	48,450	52,050	55,650	59,250	
60%	37,680	43,080	48,480	53,820	58,140	62,460	66,780	71,100	
80%	50,240	57,440	64,640	71,750	77,520	83,280	89,040	94,800	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	471	504	504	606	639	814	970		
40%	628	673	673	808	933	1,041	1,149		
50%	785	841	841	1,010	1,166	1,301	1,436		
60%	942	942	1,009	1,212	1,399	1,561	1,723		
80%	1,256	1,346	1,346	1,616	1,866	2,082	2,298		

Housing Program: 15 HERA Income Limits		HUD Area 37 SUSSEX COUNTY							
		Effective date: 03/28/2016							
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
30%	19,380	22,140	24,900	27,660	29,880	32,100	34,320	36,540	
40%	25,840	29,520	33,200	36,880	39,840	42,800	45,760	48,720	
50%	32,300	36,900	41,500	46,100	49,800	53,500	57,200	60,900	
60%	38,760	44,280	49,800	55,320	59,760	64,200	68,640	73,080	
80%	51,680	59,040	66,400	73,760	79,680	85,600	91,520	97,440	
RENT BY BEDROOM SIZE 0 Bedroom		1 Bedroom		2 Bedroom		3 Bedroom		4 Bedroom	
30%	484	519	519	622	719	802	885		
40%	646	692	692	830	959	1,070	1,181		
50%	807	865	865	1,037	1,198	1,337	1,476		
60%	969	969	1,038	1,245	1,438	1,605	1,771		
80%	1,292	1,384	1,384	1,660	1,918	2,140	2,362		

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Union County to use based on the projects Placed in Service Date:

Union County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 HERA Special
1/1/2009 to 5/13/2010	FY2015
5/14/2010 to 5/31/2011	FY2015
6/1/2011 to 11/30/2011	FY2015
12/01/2011 to 12/10/2012	FY2015
12/11/2012 to 12/17/2013	FY2015
12/18/2013 to 3/05/2015	FY2015
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area 39 UNION COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	18,840	21,540	24,240	26,910	29,070	32,580	36,730	40,890
40%	25,120	28,720	32,320	35,880	38,760	41,640	44,520	47,400
50%	31,400	35,900	40,400	44,850	48,450	52,050	55,650	59,250
60%	37,680	43,080	48,480	53,820	58,140	62,460	66,780	71,100
80%	50,240	57,440	64,640	71,760	77,520	83,280	89,040	94,800
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	471	504	504	606	659	814	970	
40%	628	673	673	808	933	1,041	1,149	
50%	785	841	841	1,010	1,166	1,301	1,436	
60%	942	1,009	1,009	1,212	1,399	1,561	1,723	
80%	1,256	1,346	1,346	1,616	1,866	2,082	2,298	

Housing Program: 15 HERRA Income Limits HUD Area 39 UNION COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	19,380	22,140	24,900	27,660	29,880	32,100	34,320	36,540
40%	25,840	29,520	33,200	36,880	39,840	42,800	45,760	48,720
50%	32,300	36,900	41,500	46,100	49,800	53,500	57,200	60,900
60%	38,760	44,280	49,800	55,320	59,760	64,200	68,640	73,080
80%	51,680	59,040	66,400	73,760	79,680	85,600	91,520	97,440
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	484	519	519	622	719	802	885	
40%	646	692	692	830	959	1,070	1,181	
50%	807	865	865	1,037	1,198	1,337	1,476	
60%	969	1,038	1,038	1,245	1,438	1,605	1,771	
80%	1,292	1,384	1,384	1,660	1,918	2,140	2,362	

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

Determination of Maximum Income Limits

The following table outlines the maximum set of Income Limits for existing projects within Warren County to use based on the projects Placed in Service Date:

Warren County, New Jersey	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	FY2016 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 to 12/17/2013	FY2013
12/18/2013 to 3/05/2015	FY2014
3/06/2015 to 3/27/2016	FY2015
03/28/2016 to Present	FY2016

Housing Program: 2 Tax Credits HUD Area: 41 WARREN COUNTY Effective date: 03/28/2016

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30%	17,640	20,160	22,680	25,170	28,440	32,580	36,730	40,890
40%	23,520	26,880	30,240	33,560	36,280	38,960	41,640	44,320
50%	29,400	33,600	37,800	41,950	45,350	48,700	52,050	55,400
60%	35,280	40,320	45,360	50,340	54,420	58,440	62,460	66,480
80%	47,040	53,760	60,480	67,120	72,560	77,920	83,280	88,640
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
30%	441	472	567	670	814	970		
40%	588	630	756	873	974	1,074		
50%	735	787	945	1,091	1,217	1,343		
60%	882	945	1,134	1,309	1,461	1,611		
80%	1,176	1,260	1,512	1,746	1,948	2,149		

Housing Program: 15 HRA Income Limits HUD Area: 41 WARREN COUNTY Effective date: 03/28/2016

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
RENT BY BEDROOM SIZE	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	1,251	1,445	1,612		
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		