

2023 NEW JERSEY Multifamily Tax Subsidy Projects (MTSP) INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE AFTER 12/31/08

COUNTIES	INCOME LIMIT %	1 PERSON	1.5 PERSON	2 PERSON	3 PERSON	4 PERSON	4.5 PERSON	5 PERSON	6 PERSON	7 PERSON	7.5 PERSON	8 PERSON
ATLANTIC	20%	\$12,480	\$13,370	\$14,260	\$16,040	\$17,820	\$18,540	\$19,260	\$20,680	\$22,100	\$22,820	\$23,540
	30%	\$18,720	\$20,055	\$21,390	\$24,060	\$26,730	\$27,810	\$28,890	\$31,020	\$33,150	\$34,230	\$35,310
	40%	\$24,960	\$26,740	\$28,520	\$32,080	\$35,640	\$37,080	\$38,520	\$41,360	\$44,200	\$45,640	\$47,080
	50%	\$31,200	\$33,425	\$35,650	\$40,100	\$44,550	\$46,350	\$48,150	\$51,700	\$55,250	\$57,050	\$58,850
	60%	\$37,440	\$40,110	\$42,780	\$48,120	\$53,460	\$55,620	\$57,780	\$62,040	\$66,300	\$68,460	\$70,620
	70%	\$43,680	\$46,795	\$49,910	\$56,140	\$62,370	\$64,890	\$67,410	\$72,380	\$77,350	\$79,870	\$82,390
	80%	\$49,920	\$53,480	\$57,040	\$64,160	\$71,280	\$74,160	\$77,040	\$82,720	\$88,400	\$91,280	\$94,160
	100%	\$62,400	\$66,850	\$71,300	\$80,200	\$89,100	\$92,700	\$96,300	\$103,400	\$110,500	\$114,100	\$117,700
	BERGEN PASSAIC	20%	\$18,160	\$19,450	\$20,740	\$23,340	\$25,920	\$26,960	\$28,000	\$30,080	\$32,160	\$33,190
30%		\$27,240	\$29,175	\$31,110	\$35,010	\$38,880	\$40,440	\$42,000	\$45,120	\$48,240	\$49,785	\$51,330
40%		\$36,320	\$38,900	\$41,480	\$46,680	\$51,840	\$53,920	\$56,000	\$60,160	\$64,320	\$66,380	\$68,440
50%		\$45,400	\$48,625	\$51,850	\$58,350	\$64,800	\$67,400	\$70,000	\$75,200	\$80,400	\$82,975	\$85,550
60%		\$54,480	\$58,350	\$62,220	\$70,020	\$77,760	\$80,880	\$84,000	\$90,240	\$96,480	\$99,570	\$102,660
70%		\$63,560	\$68,075	\$72,590	\$81,690	\$90,720	\$94,360	\$98,000	\$105,280	\$112,560	\$116,165	\$119,770
80%		\$72,640	\$77,800	\$82,960	\$93,360	\$103,680	\$107,840	\$112,000	\$120,320	\$128,640	\$132,760	\$136,880
100%		\$90,800	\$97,250	\$103,700	\$116,700	\$129,600	\$134,800	\$140,000	\$150,400	\$160,800	\$165,950	\$171,100
HUDSON		20%	\$17,040	\$18,260	\$19,480	\$21,920	\$24,340	\$25,320	\$26,300	\$28,240	\$30,200	\$31,170
	30%	\$25,560	\$27,390	\$29,220	\$32,880	\$36,510	\$37,980	\$39,450	\$42,360	\$45,300	\$46,755	\$48,210
	40%	\$34,080	\$36,520	\$38,960	\$43,840	\$48,680	\$50,640	\$52,600	\$56,480	\$60,400	\$62,340	\$64,280
	50%	\$42,600	\$45,650	\$48,700	\$54,800	\$60,850	\$63,300	\$65,750	\$70,600	\$75,500	\$77,925	\$80,350
	60%	\$51,120	\$54,780	\$58,440	\$65,760	\$73,020	\$75,960	\$78,900	\$84,720	\$90,600	\$93,510	\$96,420
	70%	\$59,640	\$63,910	\$68,180	\$76,720	\$85,190	\$88,620	\$92,050	\$98,840	\$105,700	\$109,095	\$112,490
	80%	\$68,160	\$73,040	\$77,920	\$87,680	\$97,360	\$101,280	\$105,200	\$112,960	\$120,800	\$124,680	\$128,560
	100%	\$85,200	\$91,300	\$97,400	\$109,600	\$121,700	\$126,600	\$131,500	\$141,200	\$151,000	\$155,850	\$160,700
	MIDDLESEX SOMERSET HUNTERDON	20%	\$20,020	\$21,450	\$22,880	\$25,740	\$28,580	\$29,730	\$30,880	\$33,160	\$35,440	\$36,590
30%		\$30,030	\$32,175	\$34,320	\$38,610	\$42,770	\$44,595	\$46,320	\$49,740	\$53,160	\$54,885	\$56,610
40%		\$40,040	\$42,900	\$45,760	\$51,480	\$57,160	\$59,460	\$61,760	\$66,320	\$70,880	\$73,180	\$75,480
50%		\$50,050	\$53,625	\$57,200	\$64,350	\$71,450	\$74,325	\$77,200	\$82,900	\$88,600	\$91,475	\$94,350
60%		\$60,060	\$64,350	\$68,640	\$77,220	\$85,740	\$89,190	\$92,640	\$99,480	\$106,320	\$109,770	\$113,220
70%		\$70,070	\$75,075	\$80,080	\$90,090	\$100,030	\$104,055	\$108,080	\$116,060	\$124,040	\$128,065	\$132,090
80%		\$80,080	\$85,800	\$91,520	\$102,960	\$114,320	\$118,920	\$123,520	\$132,640	\$141,760	\$146,360	\$150,960
100%		\$100,100	\$107,250	\$114,400	\$128,700	\$142,900	\$148,650	\$154,400	\$165,800	\$177,200	\$182,950	\$188,700
MONMOUTH OCEAN		20%	\$18,060	\$19,350	\$20,640	\$23,220	\$25,800	\$26,840	\$27,880	\$29,940	\$32,000	\$33,030
	30%	\$27,090	\$29,025	\$30,960	\$34,830	\$38,700	\$40,260	\$41,820	\$44,910	\$48,000	\$49,545	\$51,090
	40%	\$36,120	\$38,700	\$41,280	\$46,440	\$51,600	\$53,680	\$55,760	\$59,880	\$64,000	\$66,060	\$68,120
	50%	\$45,150	\$48,375	\$51,600	\$58,050	\$64,500	\$67,100	\$69,700	\$74,850	\$80,000	\$82,575	\$85,150
	60%	\$54,180	\$58,050	\$61,920	\$69,660	\$77,400	\$80,520	\$83,640	\$89,820	\$96,000	\$99,090	\$102,180
	70%	\$63,210	\$67,725	\$72,240	\$81,270	\$90,300	\$93,940	\$97,580	\$104,790	\$112,000	\$115,605	\$119,210
	80%	\$72,240	\$77,400	\$82,560	\$92,880	\$103,200	\$107,360	\$111,520	\$119,760	\$128,000	\$132,120	\$136,240
	100%	\$90,300	\$96,750	\$103,200	\$116,100	\$129,000	\$134,200	\$139,400	\$149,700	\$160,000	\$165,150	\$170,300
	ESSEX MORRIS SUSSEX UNION	20%	\$17,060	\$18,280	\$19,500	\$21,940	\$24,360	\$25,340	\$26,320	\$28,260	\$30,220	\$31,190
30%		\$25,590	\$27,420	\$29,250	\$32,910	\$36,540	\$38,010	\$39,480	\$42,390	\$45,330	\$46,785	\$48,240
40%		\$34,120	\$36,560	\$39,000	\$43,880	\$48,720	\$50,680	\$52,640	\$56,520	\$60,440	\$62,380	\$64,320
50%		\$42,650	\$45,700	\$48,750	\$54,850	\$60,900	\$63,350	\$65,800	\$70,650	\$75,550	\$77,975	\$80,400
60%		\$51,180	\$54,840	\$58,500	\$65,820	\$73,080	\$76,020	\$78,960	\$84,780	\$90,600	\$93,570	\$96,480
70%		\$59,710	\$63,980	\$68,250	\$76,790	\$85,260	\$88,690	\$92,120	\$98,910	\$105,770	\$109,165	\$112,560
80%		\$68,240	\$73,120	\$78,000	\$87,760	\$97,440	\$101,360	\$105,280	\$113,040	\$120,880	\$124,760	\$128,640
100%		\$85,300	\$91,400	\$97,500	\$109,700	\$121,800	\$126,700	\$131,600	\$141,300	\$151,100	\$155,950	\$160,800
BURLINGTON CAMDEN GLOUCESTER SALEM		20%	\$15,640	\$16,750	\$17,860	\$20,100	\$22,320	\$23,220	\$24,120	\$25,900	\$27,680	\$28,580
	30%	\$23,460	\$25,125	\$26,790	\$30,150	\$33,480	\$34,830	\$36,180	\$38,850	\$41,520	\$42,870	\$44,220
	40%	\$31,280	\$33,500	\$35,720	\$40,200	\$44,640	\$46,440	\$48,240	\$51,800	\$55,360	\$57,160	\$58,960
	50%	\$39,100	\$41,875	\$44,650	\$50,250	\$55,800	\$58,050	\$60,300	\$64,750	\$69,200	\$71,450	\$73,700
	60%	\$46,920	\$50,250	\$53,580	\$60,300	\$66,960	\$69,660	\$72,360	\$77,700	\$83,040	\$85,740	\$88,440
	70%	\$54,740	\$58,625	\$62,510	\$70,350	\$78,120	\$81,270	\$84,420	\$90,650	\$96,880	\$100,030	\$103,180
	80%	\$62,560	\$67,000	\$71,440	\$80,400	\$89,280	\$92,880	\$96,480	\$103,600	\$110,720	\$114,320	\$117,920
	100%	\$78,200	\$83,750	\$89,300	\$100,500	\$111,600	\$116,100	\$120,600	\$129,500	\$138,400	\$142,900	\$147,400
	CAPE MAY	20%	\$14,080	\$15,080	\$16,080	\$18,100	\$20,100	\$20,910	\$21,720	\$23,320	\$24,940	\$25,740
30%		\$21,120	\$22,620	\$24,120	\$27,150	\$30,150	\$31,365	\$32,580	\$34,980	\$37,410	\$38,610	\$39,810
40%		\$28,160	\$30,160	\$32,160	\$36,200	\$40,200	\$41,820	\$43,440	\$46,640	\$49,880	\$51,480	\$53,080
50%		\$35,200	\$37,700	\$40,200	\$45,250	\$50,250	\$52,275	\$54,300	\$58,300	\$62,350	\$64,350	\$66,350
60%		\$42,240	\$45,240	\$48,240	\$54,300	\$60,300	\$62,730	\$65,160	\$69,960	\$74,820	\$77,220	\$79,620
70%		\$49,280	\$52,780	\$56,280	\$63,350	\$70,350	\$73,185	\$76,020	\$81,620	\$87,290	\$90,090	\$92,890
80%		\$56,320	\$60,320	\$64,320	\$72,400	\$80,400	\$83,640	\$86,880	\$93,280	\$99,760	\$102,960	\$106,160
100%		\$70,400	\$75,400	\$80,400	\$90,500	\$100,500	\$104,550	\$108,600	\$116,600	\$124,700	\$128,700	\$132,700
WARREN		20%	\$16,280	\$17,440	\$18,600	\$20,920	\$23,240	\$24,170	\$25,100	\$26,960	\$28,820	\$29,750
	30%	\$24,420	\$26,160	\$27,900	\$31,380	\$34,860	\$36,255	\$37,650	\$40,440	\$43,230	\$44,625	\$46,020
	40%	\$32,560	\$34,880	\$37,200	\$41,840	\$46,480	\$48,340	\$50,200	\$53,920	\$57,640	\$59,500	\$61,360
	50%	\$40,700	\$43,600	\$46,500	\$52,300	\$58,100	\$60,425	\$62,750	\$67,400	\$72,050	\$74,375	\$76,700
	60%	\$48,840	\$52,320	\$55,800	\$62,760	\$69,720	\$72,510	\$75,300	\$80,880	\$86,460	\$89,250	\$92,040
	70%	\$56,980	\$61,040	\$65,100	\$73,220	\$81,340	\$84,595	\$87,850	\$94,360	\$100,870	\$104,125	\$107,380
	80%	\$65,120	\$69,760	\$74,400	\$83,680	\$92,960	\$96,680	\$100,400	\$107,840	\$115,280	\$119,000	\$122,720
	100%	\$81,400	\$87,200	\$93,000	\$104,600	\$116,200	\$120,850	\$125,500	\$134,800	\$144,100	\$148,750	\$153,400
	MERCER	20%	\$17,680	\$18,940	\$20,200	\$22,720	\$25,240	\$26,250	\$27,260	\$29,280	\$31,300	\$32,310
30%		\$26,520	\$28,410	\$30,300	\$34,080	\$37,860	\$39,375	\$40,890	\$43,920	\$46,950	\$48,465	\$49,980
40%		\$35,360	\$37,880	\$40,400	\$45,440	\$50,480	\$52,500	\$54,520	\$58,560	\$62,600	\$64,620	\$66,640
50%		\$44,200	\$47,350	\$50,500	\$56,800	\$63,100	\$65,625	\$68,150	\$73,200	\$78,250	\$80,775	\$83,300
60%		\$53,040	\$56,820	\$60,600	\$68,160	\$75,720	\$78,750	\$81,780	\$87,840	\$93,900	\$96,930	\$99,960
70%		\$61,880	\$66,290	\$70,700	\$79,520	\$88,340	\$91,875	\$95,410	\$102,480	\$109,550	\$113,085	\$116,620
80%		\$70,720	\$75,760	\$80,800	\$90,880	\$100,960	\$105,000	\$109,040	\$117,120	\$125,200	\$129,240	\$133,280
100%		\$88,400	\$94,700	\$101,000	\$113,600	\$126,200	\$131,250	\$136,300	\$146,400	\$156,500	\$161,550	\$166,600
CUMBERLAND		20%</										

**2023 NEW JERSEY HERA Special INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08**

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

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

COUNTIES	INCOME LIMIT %	1 PERSON	1.5 PERSON	2 PERSON	3 PERSON	4 PERSON	4.5 PERSON	5 PERSON	6 PERSON	7 PERSON	7.5 PERSON	8 PERSON
ATLANTIC	50%	\$34,400	\$36,850	\$39,300	\$44,200	\$49,100	\$51,075	\$53,050	\$57,000	\$60,900	\$62,875	\$64,850
	60%	\$41,280	\$44,220	\$47,160	\$53,040	\$58,920	\$61,290	\$63,660	\$68,400	\$73,080	\$75,450	\$77,820
	100%	\$68,800	\$73,700	\$78,600	\$88,400	\$98,200	\$102,150	\$106,100	\$114,000	\$121,800	\$125,750	\$129,700
BERGEN PASSAIC	50%	\$46,100	\$49,375	\$52,650	\$59,250	\$65,800	\$68,450	\$71,100	\$76,350	\$81,600	\$84,250	\$86,900
	60%	\$55,320	\$59,250	\$63,180	\$71,100	\$78,960	\$82,140	\$85,320	\$91,620	\$97,920	\$101,100	\$104,280
	100%	\$92,200	\$98,750	\$105,300	\$118,500	\$131,600	\$136,900	\$142,200	\$152,700	\$163,200	\$168,500	\$173,800
HUDSON	50%											
	60%	Not Applicable										
	100%											
MIDDLESEX SOMERSET HUNTERDON	50%											
	60%	Not Applicable										
	100%											
MONMOUTH OCEAN	50%	\$45,650	\$48,900	\$52,150	\$58,650	\$65,150	\$67,775	\$70,400	\$75,600	\$80,800	\$83,400	\$86,000
	60%	\$54,780	\$58,680	\$62,580	\$70,380	\$78,180	\$81,330	\$84,480	\$90,720	\$96,960	\$100,080	\$103,200
	100%	\$91,300	\$97,800	\$104,300	\$117,300	\$130,300	\$135,550	\$140,800	\$151,200	\$161,600	\$166,800	\$172,000
ESSEX MORRIS SUSSEX UNION	50%	\$43,850	\$46,975	\$50,100	\$56,350	\$62,600	\$65,125	\$67,650	\$72,650	\$77,650	\$80,150	\$82,650
	60%	\$52,620	\$56,370	\$60,120	\$67,620	\$75,120	\$78,150	\$81,180	\$87,180	\$93,180	\$96,180	\$99,180
	100%	\$87,700	\$93,950	\$100,200	\$112,700	\$125,200	\$130,250	\$135,300	\$145,300	\$155,300	\$160,300	\$165,300
BURLINGTON CAMDEN GLOUCESTER SALEM	50%											
	60%	Not Applicable										
	100%											
CAPE MAY	50%	\$36,300	\$38,900	\$41,500	\$46,700	\$51,850	\$53,925	\$56,000	\$60,150	\$64,300	\$66,375	\$68,450
	60%	\$43,560	\$46,680	\$49,800	\$56,040	\$62,220	\$64,710	\$67,200	\$72,180	\$77,160	\$79,650	\$82,140
	100%	\$72,600	\$77,800	\$83,000	\$93,400	\$103,700	\$107,850	\$112,000	\$120,300	\$128,600	\$132,750	\$136,900
WARREN	50%	\$41,450	\$44,400	\$47,350	\$53,250	\$59,150	\$61,525	\$63,900	\$68,650	\$73,350	\$75,725	\$78,100
	60%	\$49,740	\$53,280	\$56,820	\$63,900	\$70,980	\$73,830	\$76,680	\$82,380	\$88,020	\$90,870	\$93,720
	100%	\$82,900	\$88,800	\$94,700	\$106,500	\$118,300	\$123,050	\$127,800	\$137,300	\$146,700	\$151,450	\$156,200
MERCER	50%	\$46,500	\$49,825	\$53,150	\$59,800	\$66,400	\$69,075	\$71,750	\$77,050	\$82,350	\$85,000	\$87,650
	60%	\$55,800	\$59,790	\$63,780	\$71,760	\$79,680	\$82,890	\$86,100	\$92,460	\$98,820	\$102,000	\$105,180
	100%	\$93,000	\$99,650	\$106,300	\$119,600	\$132,800	\$138,150	\$143,500	\$154,100	\$164,700	\$170,000	\$175,300
CUMBERLAND	50%											
	60%	Not Applicable										
	100%											

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

Effective: 5/15/2023

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