

**DETERMINING WHICH TAX CREDIT INCOME LIMITS TO USE**

<b>COUNTY</b>	<b>PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08</b>	<b>PROJECTS PLACED IN SERVICE AFTER 12/31/08</b>
ATLANTIC	MTSP	MTSP
<b>*BERGEN</b>	<b>HERA</b>	MTSP
BURLINGTON	MTSP	MTSP
CAMDEN	MTSP	MTSP
CAPE MAY	MTSP	MTSP
CUMBERLAND	MTSP	MTSP
<b>*ESSEX</b>	<b>HERA</b>	MTSP
GLOUCESTER	MTSP	MTSP
HUDSON	MTSP	MTSP
HUNTERDON	MTSP	MTSP
<b>*MERCER</b>	<b>HERA</b>	MTSP
MIDDLESEX	MTSP	MTSP
MONMOUTH	MTSP	MTSP
<b>*MORRIS</b>	<b>HERA</b>	MTSP
OCEAN	MTSP	MTSP
<b>*PASSAIC</b>	<b>HERA</b>	MTSP
SALEM	MTSP	MTSP
SOMERSET	MTSP	MTSP
<b>*SUSSEX</b>	<b>HERA</b>	MTSP
<b>*UNION</b>	<b>HERA</b>	MTSP
WARREN	MTSP	MTSP

**\* HERA COUNTIES**

HERA = HOUSING AND ECONOMIC RECOVERY ACT  
 MTSP = MULTIFAMILY TAX SUBSIDY PROJECTS

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***ATLANTIC COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	14,940	17,070	19,200	21,330	23,040	24,750	26,460	28,170
40%	19,920	22,760	25,600	28,440	30,720	33,000	35,280	37,560
50%	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
60%	29,880	34,140	38,400	42,660	46,080	49,500	52,920	56,340
80%	39,840	45,520	51,200	56,880	61,440	66,000	70,560	75,120

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	373	400	480	554	618	682
40%	498	533	640	739	825	910
50%	622	666	800	924	1,031	1,138
60%	747	800	960	1,109	1,237	1,365
80%	996	1,067	1,280	1,479	1,650	1,821

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**BERGEN COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,620	22,410	25,200	27,990	30,240	32,490	34,710	36,960
40%	26,160	29,880	33,600	37,320	40,320	43,320	46,280	49,280
50%	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600
60%	39,240	44,820	50,400	55,980	60,480	64,980	69,420	73,920
80%	52,320	59,760	67,200	74,640	80,640	86,640	92,560	98,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	490	525	630	727	812	895
40%	654	700	840	970	1,083	1,194
50%	817	875	1,050	1,213	1,353	1,493
60%	981	1,050	1,260	1,455	1,624	1,791
80%	1,308	1,401	1,680	1,941	2,166	2,389

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,740	22,560	25,380	28,170	30,450	32,700	34,950	37,200
40%	26,320	30,080	33,840	37,560	40,600	43,600	46,600	49,600
50%	32,900	37,600	42,300	46,950	50,750	54,500	58,250	62,000
60%	39,480	45,120	50,760	56,340	60,900	65,400	69,900	74,400
80%	52,640	60,160	67,680	75,120	81,200	87,200	93,200	99,200

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	493	528	634	732	817	901
40%	658	705	846	977	1,090	1,202
50%	822	881	1,057	1,221	1,362	1,503
60%	987	1,057	1,269	1,465	1,635	1,803
80%	1,316	1,410	1,692	1,954	2,180	2,405

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***BURLINGTON COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
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

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
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

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***CAMDEN COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
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

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
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

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***CAPE MAY COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	14,730	16,830	18,930	21,030	22,740	24,420	26,100	27,780
40%	19,640	22,440	25,240	28,040	30,320	32,560	34,800	37,040
50%	24,550	28,050	31,550	35,050	37,900	40,700	43,500	46,300
60%	29,460	33,660	37,860	42,060	45,480	48,840	52,200	55,560
80%	39,280	44,880	50,480	56,080	60,640	65,120	69,600	74,080

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	368	394	473	547	610	673
40%	491	526	631	729	814	898
50%	613	657	788	911	1,017	1,122
60%	736	789	946	1,094	1,221	1,347
80%	982	1,052	1,262	1,459	1,628	1,796

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***CUMBERLAND COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	13,110	15,000	16,860	18,720	20,220	21,720	23,220	24,720
40%	17,480	20,000	22,480	24,960	26,960	28,960	30,960	32,960
50%	21,850	25,000	28,100	31,200	33,700	36,200	38,700	41,200
60%	26,220	30,000	33,720	37,440	40,440	43,440	46,440	49,440
80%	34,960	40,000	44,960	49,920	53,920	57,920	61,920	65,920

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	327	351	421	486	543	599
40%	437	468	562	649	724	799
50%	546	585	702	811	905	998
60%	655	702	843	973	1,086	1,198
80%	874	937	1,124	1,298	1,448	1,598

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**ESSEX COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460
40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280
50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100
60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920
80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	470	503	604	698	779	859
40%	627	671	806	931	1,039	1,146
50%	783	839	1,007	1,163	1,298	1,432
60%	940	1,007	1,209	1,396	1,558	1,719
80%	1,254	1,343	1,612	1,862	2,078	2,292

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	473	507	608	703	784	865
40%	631	676	811	937	1,046	1,154
50%	788	845	1,013	1,171	1,307	1,442
60%	946	1,014	1,216	1,406	1,569	1,731
80%	1,262	1,352	1,622	1,875	2,092	2,308



***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***GLOUCESTER COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
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	59,520	74,640	79,760	84,960

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
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

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**HUDSON COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	14,730	16,830	18,930	21,030	22,740	24,420	26,100	27,780
40%	19,640	22,440	25,240	28,040	30,320	32,560	34,800	37,040
50%	24,550	28,050	31,550	35,050	37,900	40,700	43,500	46,300
60%	29,460	33,660	37,860	42,060	45,480	48,840	52,200	55,560
80%	39,280	44,880	50,480	56,080	60,640	65,120	69,600	74,080

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	368	394	473	547	610	673
40%	491	526	631	729	814	898
50%	613	657	788	911	1,017	1,122
60%	736	789	946	1,094	1,221	1,347
80%	982	1,052	1,262	1,459	1,628	1,796

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***HUNTERDON COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	21,780	24,870	27,990	31,080	33,570	36,060	38,550	41,040
40%	29,040	33,160	37,320	41,440	44,760	48,080	51,400	54,720
50%	36,300	41,450	46,650	51,800	55,950	60,100	64,250	68,400
60%	43,560	49,740	55,980	62,160	67,140	72,120	77,100	82,080
80%	58,080	66,320	74,640	82,880	89,520	96,160	102,800	109,440

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	544	583	699	808	901	994
40%	726	777	933	1,077	1,202	1,326
50%	907	971	1,166	1,346	1,502	1,658
60%	1,089	1,166	1,399	1,616	1,803	1,989
80%	1,452	1,555	1,866	2,155	2,404	2,653

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**MERCER COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,830	22,680	25,500	28,320	30,600	32,880	35,130	37,410
40%	26,440	30,240	34,000	37,760	40,800	43,840	46,840	49,880
50%	33,050	37,800	42,500	47,200	51,000	54,800	58,550	62,350
60%	39,660	45,360	51,000	56,640	61,200	65,760	70,260	74,820
80%	52,880	60,480	68,000	75,520	81,600	87,680	93,680	99,760

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	495	531	637	736	822	906
40%	661	708	850	982	1,096	1,209
50%	826	885	1,062	1,227	1,370	1,511
60%	991	1,062	1,275	1,473	1,644	1,813
80%	1,322	1,417	1,700	1,964	2,192	2,418

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	20,370	23,280	26,190	29,100	31,440	33,780	36,090	38,430
40%	27,160	31,040	34,920	38,800	41,920	45,040	48,120	51,240
50%	33,950	38,800	43,650	48,500	52,400	56,300	60,150	64,050
60%	40,740	46,560	52,380	58,200	62,880	67,560	72,180	76,860
80%	54,320	62,080	69,840	77,600	83,840	90,080	96,240	102,480

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	509	545	654	756	844	931
40%	679	727	873	1,009	1,126	1,242
50%	848	909	1,091	1,261	1,407	1,552
60%	1,018	1,091	1,309	1,513	1,689	1,863
80%	1,358	1,455	1,746	2,018	2,252	2,484

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***MIDDLESEX COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	21,780	24,870	27,990	31,080	33,570	36,060	38,550	41,040
40%	29,040	33,160	37,320	41,440	44,760	48,080	51,400	54,720
50%	36,300	41,450	46,650	51,800	55,950	60,100	64,250	68,400
60%	43,560	49,740	55,980	62,160	67,140	72,120	77,100	82,080
80%	58,080	66,320	74,640	82,880	89,520	96,160	102,800	109,440

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	544	583	699	808	901	994
40%	726	777	933	1,077	1,202	1,326
50%	907	971	1,166	1,346	1,502	1,658
60%	1,089	1,166	1,399	1,616	1,803	1,989
80%	1,452	1,555	1,866	2,155	2,404	2,653

***New Jersey Housing and Mortgage Finance Agency***

***2011 INCOME LIMITS and Maximum Rents***

***Effective Date: 05/31/2011***

***MONMOUTH COUNTY***

***MTSP Income Limits by Household Size***

	<u><i>1 Person</i></u>	<u><i>2 Person</i></u>	<u><i>3 Person</i></u>	<u><i>4 Person</i></u>	<u><i>5 Person</i></u>	<u><i>6 Person</i></u>	<u><i>7 Person</i></u>	<u><i>8 Person</i></u>
30%	19,020	21,720	24,450	27,150	29,340	31,500	33,690	35,850
40%	25,360	28,960	32,600	36,200	39,120	42,000	44,920	47,800
50%	31,700	36,200	40,750	45,250	48,900	52,500	56,150	59,750
60%	38,040	43,440	48,900	54,300	58,680	63,000	67,380	71,700
80%	50,720	57,920	65,200	72,400	78,240	84,000	89,840	95,600

***Maximum Gross Rent by Bedroom Size***

	<u><i>0</i></u>	<u><i>1</i></u>	<u><i>2</i></u>	<u><i>3</i></u>	<u><i>4</i></u>	<u><i>5</i></u>
30%	475	509	611	706	787	869
40%	634	679	815	941	1,050	1,159
50%	792	848	1,018	1,176	1,312	1,448
60%	951	1,018	1,222	1,412	1,575	1,738
80%	1,268	1,358	1,630	1,883	2,100	2,318

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**MORRIS COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460
40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280
50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100
60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920
80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	470	503	604	698	779	859
40%	627	671	806	931	1,039	1,146
50%	783	839	1,007	1,163	1,298	1,432
60%	940	1,007	1,209	1,396	1,558	1,719
80%	1,254	1,343	1,612	1,862	2,078	2,292

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

**HERA Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	473	507	608	703	784	865
40%	631	676	811	937	1,046	1,154
50%	788	845	1,013	1,171	1,307	1,442
60%	946	1,014	1,216	1,403	1,569	1,731
80%	1,262	1,352	1,622	1,875	2,092	2,308

**New Jersey Housing and Mortgage Finance Agency**

**2011 INCOME LIMITS and Maximum Rents**

**Effective Date: 05/31/2011**

**OCEAN COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,020	21,720	24,450	27,150	29,340	31,500	33,690	35,850
40%	25,360	28,960	32,600	36,200	39,120	42,000	44,920	47,800
50%	31,700	36,200	40,750	45,250	48,900	52,500	56,150	59,750
60%	38,040	43,440	48,900	54,300	58,680	63,000	67,380	71,700
80%	50,720	57,920	65,200	72,400	78,240	84,000	89,840	95,600

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	475	509	611	706	787	869
40%	634	679	815	941	1,050	1,159
50%	792	848	1,018	1,176	1,312	1,448
60%	951	1,018	1,222	1,412	1,575	1,738
80%	1,268	1,358	1,630	1,883	2,100	2,318



**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**PASSAIC COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,620	22,410	25,200	27,990	30,240	32,490	34,710	36,960
40%	26,160	29,880	33,600	37,320	40,320	43,320	46,280	49,280
50%	32,700	37,350	42,000	46,650	50,400	54,150	57,850	61,600
60%	39,240	44,820	50,400	55,980	60,480	64,980	69,420	73,920
80%	52,320	59,760	67,200	74,640	80,640	86,640	92,560	98,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	490	525	630	727	812	895
40%	654	700	840	970	1,083	1,194
50%	817	875	1,050	1,213	1,353	1,493
60%	981	1,050	1,260	1,455	1,624	1,791
80%	1,308	1,401	1,680	1,941	2,166	2,389

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	19,740	22,560	25,380	28,170	30,450	32,700	34,950	37,200
40%	26,320	30,080	33,840	37,560	40,600	43,600	46,600	49,600
50%	32,900	37,600	42,300	46,950	50,750	54,500	58,250	62,000
60%	39,480	45,120	50,760	56,340	60,900	65,400	69,900	74,400
80%	52,640	60,160	67,680	75,120	81,200	87,200	93,200	99,200

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	493	528	634	732	817	901
40%	658	705	846	977	1,090	1,202
50%	822	881	1,057	1,221	1,362	1,503
60%	987	1,057	1,269	1,465	1,635	1,803
80%	1,316	1,410	1,692	1,954	2,180	2,405

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**SALEM COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
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

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
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

**New Jersey Housing and Mortgage Finance Agency**

**2011 INCOME LIMITS and Maximum Rents**

**Effective Date: 05/31/2011**

**SOMERSET COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	21,780	24,870	27,990	31,080	33,570	36,060	38,550	41,040
40%	29,040	33,160	37,320	41,440	44,760	48,080	51,400	54,720
50%	36,300	41,450	46,650	51,800	55,950	60,100	64,250	68,400
60%	43,560	49,740	55,980	62,160	67,140	72,120	77,100	82,080
80%	58,080	66,320	74,640	82,880	89,520	96,160	102,800	109,440

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	544	583	699	808	901	994
40%	726	777	933	1,077	1,202	1,326
50%	907	971	1,166	1,346	1,502	1,658
60%	1,089	1,166	1,399	1,616	1,803	1,989
80%	1,452	1,555	1,866	2,155	2,404	2,653

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**SUSSEX COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460
40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280
50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100
60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920
80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	470	503	604	698	779	859
40%	627	671	806	931	1,039	1,146
50%	783	839	1,007	1,163	1,298	1,432
60%	940	1,007	1,209	1,396	1,558	1,719
80%	1,254	1,343	1,612	1,862	2,078	2,292

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	473	507	608	703	784	865
40%	631	676	811	937	1,046	1,154
50%	788	845	1,013	1,171	1,307	1,442
60%	946	1,014	1,216	1,406	1,569	1,731
80%	1,262	1,352	1,622	1,875	2,092	2,308

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**UNION COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,810	21,480	24,180	26,850	29,010	31,170	33,300	35,460
40%	25,080	28,640	32,240	35,800	38,680	41,560	44,400	47,280
50%	31,350	35,800	40,300	44,750	48,350	51,950	55,500	59,100
60%	37,620	42,960	48,360	53,700	58,020	62,340	66,600	70,920
80%	50,160	57,280	64,480	71,600	77,360	83,120	88,800	94,560

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	470	503	604	698	779	859
40%	627	671	806	931	1,039	1,146
50%	783	839	1,007	1,163	1,298	1,432
60%	940	1,007	1,209	1,396	1,558	1,719
80%	1,254	1,343	1,612	1,862	2,078	2,292

**HERA Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,930	21,630	24,330	27,030	29,220	31,380	33,540	35,700
40%	25,240	28,840	32,440	36,040	38,960	41,840	44,720	47,600
50%	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
60%	37,860	43,260	48,660	54,060	58,440	62,760	67,080	71,400
80%	50,480	57,680	64,880	72,080	77,920	83,680	89,440	95,200

**HERA Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	473	507	608	703	784	865
40%	631	676	811	937	1,046	1,154
50%	788	845	1,013	1,171	1,307	1,442
60%	946	1,014	1,216	1,406	1,569	1,731
80%	1262	1,352	1,622	1,875	2,092	2,308

**New Jersey Housing and Mortgage Finance Agency**  
**2011 INCOME LIMITS and Maximum Rents**  
**Effective Date: 05/31/2011**

**WARREN COUNTY**

**MTSP Income Limits by Household Size**

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
30%	18,480	21,120	23,760	26,400	28,530	30,630	32,760	34,860
40%	24,640	28,160	31,680	35,200	38,040	40,840	43,680	46,480
50%	30,800	35,200	39,600	44,000	47,550	51,050	54,600	58,100
60%	36,960	42,240	47,520	52,800	57,060	61,260	65,520	69,720
80%	49,280	56,320	63,360	70,400	76,080	81,680	87,360	92,960

**Maximum Gross Rent by Bedroom Size**

	<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
30%	462	495	594	686	765	845
40%	616	660	792	915	1,021	1,127
50%	770	825	990	1,144	1,276	1,408
60%	924	990	1,188	1,373	1,531	1,690
80%	1,232	1,320	1,584	1,831	2,042	2,254