

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Atlantic City-Hammonton, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Atlantic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 1 - ATLANTIC COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,040	16,040	18,040	20,040	21,660	23,260	24,860	26,460
30%	21,060	24,060	27,060	30,060	32,490	34,890	37,290	39,690
40%	28,080	32,080	36,080	40,080	43,320	46,520	49,720	52,920
50%	35,100	40,100	45,100	50,100	54,150	58,150	62,150	66,150
60%	42,120	48,120	54,120	60,120	64,980	69,780	74,580	79,380
70%	49,140	56,140	63,140	70,140	75,810	81,410	87,010	92,610
80%	56,160	64,160	72,160	80,160	86,640	93,040	99,440	105,840

Program: Tax Credits (2)		HUD Area 1 - ATLANTIC COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	351	376	451	521	581	641		
30%	526	564	676	781	872	962		
40%	702	752	902	1,042	1,163	1,283		
50%	877	940	1,127	1,303	1,453	1,603		
60%	1,053	1,128	1,353	1,563	1,744	1,924		
70%	1,228	1,316	1,578	1,824	2,035	2,245		
80%	1,404	1,504	1,804	2,085	2,326	2,566		

Program: HERA Income Limits (15)		HUD Area 1 - ATLANTIC COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	14,080	16,080	18,100	20,100	21,720	23,320	24,940	26,540
30%	21,120	24,120	27,150	30,150	32,580	34,980	37,410	39,810
40%	28,160	32,160	36,200	40,200	43,440	46,640	49,880	53,080
50%	35,200	40,200	45,250	50,250	54,300	58,300	62,350	66,350
60%	42,240	48,240	54,300	60,300	65,160	69,960	74,820	79,620
70%	49,280	56,280	63,350	70,350	76,020	81,620	87,290	92,890
80%	56,320	64,320	72,400	80,400	86,880	93,280	99,760	106,160

Program: HERA Income Limits (15)		HUD Area 1 - ATLANTIC COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	352	377	452	522	583	643		
30%	528	565	678	784	874	965		
40%	704	754	905	1,045	1,166	1,287		
50%	880	942	1,131	1,306	1,457	1,608		
60%	1,056	1,131	1,357	1,568	1,749	1,930		
70%	1,232	1,319	1,583	1,829	2,040	2,252		
80%	1,408	1,508	1,810	2,091	2,332	2,574		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Bergen-Passaic, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Bergen County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 3 - BERGEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,200	21,940	24,680	27,420	29,620	31,820	34,020	36,200
30%	28,800	32,910	37,020	41,130	44,430	47,730	51,030	54,300
40%	38,400	43,880	49,360	54,840	59,240	63,640	68,040	72,400
50%	48,000	54,850	61,700	68,550	74,050	79,550	85,050	90,500
60%	57,600	65,820	74,040	82,260	88,860	95,460	102,060	108,600
70%	67,200	76,790	86,380	95,970	103,670	111,370	119,070	126,700
80%	76,800	87,760	98,720	109,680	118,480	127,280	136,080	144,800

Program: Tax Credits (2)		HUD Area 3 - BERGEN COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	480	514	617	713	795	877	
30%	720	771	925	1,069	1,193	1,316	
40%	960	1,028	1,234	1,426	1,591	1,755	
50%	1,200	1,285	1,542	1,782	1,988	2,194	
60%	1,440	1,542	1,851	2,139	2,386	2,633	
70%	1,680	1,799	2,159	2,495	2,784	3,072	
80%	1,920	2,057	2,468	2,852	3,182	3,511	

Program: HERA Income Limits (15)		HUD Area 3 - BERGEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,320	22,080	24,840	27,600	29,820	32,020	34,240	36,440
30%	28,980	33,120	37,260	41,400	44,730	48,030	51,360	54,660
40%	38,640	44,160	49,680	55,200	59,640	64,040	68,480	72,880
50%	48,300	55,200	62,100	69,000	74,550	80,050	85,600	91,100
60%	57,960	66,240	74,520	82,800	89,460	96,060	102,720	109,320
70%	67,620	77,280	86,940	96,600	104,370	112,070	119,840	127,540
80%	77,280	88,320	99,360	110,400	119,280	128,080	136,960	145,760

Program: HERA Income Limits (15)		HUD Area 3 - BERGEN COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	483	517	621	717	800	883	
30%	724	776	931	1,076	1,200	1,325	
40%	966	1,035	1,242	1,435	1,601	1,767	
50%	1,207	1,293	1,552	1,794	2,001	2,208	
60%	1,449	1,552	1,863	2,153	2,401	2,650	
70%	1,690	1,811	2,173	2,512	2,801	3,092	
80%	1,932	2,070	2,484	2,871	3,202	3,534	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Burlington County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)

HUD Area 5 - BURLINGTON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160

Program: Tax Credits (2)

HUD Area 5 - BURLINGTON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	418	448	537	621	693	764	
30%	627	672	806	931	1,039	1,146	
40%	836	896	1,075	1,242	1,386	1,529	
50%	1,045	1,120	1,343	1,552	1,732	1,911	
60%	1,254	1,344	1,612	1,863	2,079	2,293	
70%	1,463	1,568	1,881	2,173	2,425	2,675	
80%	1,672	1,792	2,150	2,484	2,772	3,058	

Program: HERA Income Limits (15)

HUD Area 5 - BURLINGTON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160

Program: HERA Income Limits (15)

HUD Area 5 - BURLINGTON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	418	448	537	621	693	764	
30%	627	672	806	931	1,039	1,146	
40%	836	896	1,075	1,242	1,386	1,529	
50%	1,045	1,120	1,343	1,552	1,732	1,911	
60%	1,254	1,344	1,612	1,863	2,079	2,293	
70%	1,463	1,568	1,881	2,173	2,425	2,675	
80%	1,672	1,792	2,150	2,484	2,772	3,058	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Camden County, NC HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Camden County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 7 - CAMDEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540	
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310	
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080	
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850	
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620	
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390	
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160	

Program: Tax Credits (2)		HUD Area 7 - CAMDEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	418	448	537	621	693	764			
30%	627	672	806	931	1,039	1,146			
40%	836	896	1,075	1,242	1,386	1,529			
50%	1,045	1,120	1,343	1,552	1,732	1,911			
60%	1,254	1,344	1,612	1,863	2,079	2,293			
70%	1,463	1,568	1,881	2,173	2,425	2,675			
80%	1,672	1,792	2,150	2,484	2,772	3,058			

Program: HERA Income Limits (15)		HUD Area 7 - CAMDEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540	
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310	
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080	
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850	
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620	
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390	
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160	

Program: HERA Income Limits (15)		HUD Area 7 - CAMDEN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	418	448	537	621	693	764			
30%	627	672	806	931	1,039	1,146			
40%	836	896	1,075	1,242	1,386	1,529			
50%	1,045	1,120	1,343	1,552	1,732	1,911			
60%	1,254	1,344	1,612	1,863	2,079	2,293			
70%	1,463	1,568	1,881	2,173	2,425	2,675			
80%	1,672	1,792	2,150	2,484	2,772	3,058			

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Cape May County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cape May County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 9 - CAPE MAY COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,900	19,300	21,720	24,140	26,080	28,000	29,940	31,860
30%	25,350	28,950	32,580	36,210	39,120	42,000	44,910	47,790
40%	33,800	38,600	43,440	48,280	52,160	56,000	59,880	63,720
50%	42,250	48,250	54,300	60,350	65,200	70,000	74,850	79,650
60%	50,700	57,900	65,160	72,420	78,240	84,000	89,820	95,580
70%	59,150	67,550	76,020	84,490	91,280	98,000	104,790	111,510
80%	67,600	77,200	86,880	96,560	104,320	112,000	119,760	127,440

Program: Tax Credits (2)		HUD Area 9 - CAPE MAY COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	422	452	543	627	700	772		
30%	633	678	814	941	1,050	1,158		
40%	845	905	1,086	1,255	1,400	1,545		
50%	1,056	1,131	1,357	1,569	1,750	1,931		
60%	1,267	1,357	1,629	1,883	2,100	2,317		
70%	1,478	1,583	1,900	2,197	2,450	2,703		
80%	1,690	1,810	2,172	2,511	2,800	3,090		

Program: HERA Income Limits (15)		HUD Area 9 - CAPE MAY COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,460	19,940	22,440	24,920	26,920	28,920	30,920	32,900
30%	26,190	29,910	33,660	37,380	40,380	43,380	46,380	49,350
40%	34,920	39,880	44,880	49,840	53,840	57,840	61,840	65,800
50%	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250
60%	52,380	59,820	67,320	74,760	80,760	86,760	92,760	98,700
70%	61,110	69,790	78,540	87,220	94,220	101,220	108,220	115,150
80%	69,840	79,760	89,760	99,680	107,680	115,680	123,680	131,600

Program: HERA Income Limits (15)		HUD Area 9 - CAPE MAY COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	436	467	561	648	723	797		
30%	654	701	841	972	1,084	1,196		
40%	873	935	1,122	1,296	1,446	1,595		
50%	1,091	1,168	1,402	1,620	1,807	1,994		
60%	1,309	1,402	1,683	1,944	2,169	2,393		
70%	1,527	1,636	1,963	2,268	2,530	2,792		
80%	1,746	1,870	2,244	2,592	2,892	3,191		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Vineland, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Cumberland County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)

HUD Area 11 - CUMBERLAND COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,980	14,840	16,700	18,540	20,040	21,520	23,000	24,480
30%	19,470	22,260	25,050	27,810	30,060	32,280	34,500	36,720
40%	25,960	29,680	33,400	37,080	40,080	43,040	46,000	48,960
50%	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200
60%	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440
70%	45,430	51,940	58,450	64,890	70,140	75,320	80,500	85,680
80%	51,920	59,360	66,800	74,160	80,160	86,080	92,000	97,920

Program: Tax Credits (2)

HUD Area 11 - CUMBERLAND COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	324	347	417	482	538	593	
30%	486	521	626	723	807	890	
40%	649	695	835	964	1,076	1,187	
50%	811	869	1,043	1,205	1,345	1,483	
60%	973	1,043	1,252	1,446	1,614	1,780	
70%	1,135	1,217	1,461	1,687	1,883	2,077	
80%	1,298	1,391	1,670	1,929	2,152	2,374	

Program: HERA Income Limits (15)

HUD Area 11 - CUMBERLAND COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	12,980	14,840	16,700	18,540	20,040	21,520	23,000	24,480
30%	19,470	22,260	25,050	27,810	30,060	32,280	34,500	36,720
40%	25,960	29,680	33,400	37,080	40,080	43,040	46,000	48,960
50%	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200
60%	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440
70%	45,430	51,940	58,450	64,890	70,140	75,320	80,500	85,680
80%	51,920	59,360	66,800	74,160	80,160	86,080	92,000	97,920

Program: HERA Income Limits (15)

HUD Area 11 - CUMBERLAND COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	324	347	417	482	538	593	
30%	486	521	626	723	807	890	
40%	649	695	835	964	1,076	1,187	
50%	811	869	1,043	1,205	1,345	1,483	
60%	973	1,043	1,252	1,446	1,614	1,780	
70%	1,135	1,217	1,461	1,687	1,883	2,077	
80%	1,298	1,391	1,670	1,929	2,152	2,374	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Essex County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 13 - ESSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,960	21,660	24,360	27,060	29,240	31,400	33,560	35,720
30%	28,440	32,490	36,540	40,590	43,860	47,100	50,340	53,580
40%	37,920	43,320	48,720	54,120	58,480	62,800	67,120	71,440
50%	47,400	54,150	60,900	67,650	73,100	78,500	83,900	89,300
60%	56,880	64,980	73,080	81,180	87,720	94,200	100,680	107,160
70%	66,360	75,810	85,260	94,710	102,340	109,900	117,460	125,020
80%	75,840	86,640	97,440	108,240	116,960	125,600	134,240	142,880

Program: Tax Credits (2)		HUD Area 13 - ESSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	474	507	609	703	785	866		
30%	711	761	913	1,055	1,177	1,299		
40%	948	1,015	1,218	1,407	1,570	1,732		
50%	1,185	1,269	1,522	1,759	1,962	2,165		
60%	1,422	1,523	1,827	2,111	2,355	2,598		
70%	1,659	1,777	2,131	2,463	2,747	3,031		
80%	1,896	2,031	2,436	2,815	3,140	3,464		

Program: HERA Income Limits (15)		HUD Area 13 - ESSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,100	21,820	24,540	27,260	29,460	31,640	33,820	36,000
30%	28,650	32,730	36,810	40,890	44,190	47,460	50,730	54,000
40%	38,200	43,640	49,080	54,520	58,920	63,280	67,640	72,000
50%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000
60%	57,300	65,460	73,620	81,780	88,380	94,920	101,460	108,000
70%	66,850	76,370	85,890	95,410	103,110	110,740	118,370	126,000
80%	76,400	87,280	98,160	109,040	117,840	126,560	135,280	144,000

Program: HERA Income Limits (15)		HUD Area 13 - ESSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	477	511	613	709	791	872		
30%	716	767	920	1,063	1,186	1,309		
40%	955	1,023	1,227	1,418	1,582	1,745		
50%	1,193	1,278	1,533	1,772	1,977	2,181		
60%	1,432	1,534	1,840	2,127	2,373	2,618		
70%	1,671	1,790	2,147	2,481	2,768	3,054		
80%	1,910	2,046	2,454	2,836	3,164	3,491		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Gloucester County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 15 - GLOUCESTER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160

Program: Tax Credits (2)		HUD Area 15 - GLOUCESTER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	418	448	537	621	693	764		
30%	627	672	806	931	1,039	1,146		
40%	836	896	1,075	1,242	1,386	1,529		
50%	1,045	1,120	1,343	1,552	1,732	1,911		
60%	1,254	1,344	1,612	1,863	2,079	2,293		
70%	1,463	1,568	1,881	2,173	2,425	2,675		
80%	1,672	1,792	2,150	2,484	2,772	3,058		

Program: HERA Income Limits (15)		HUD Area 15 - GLOUCESTER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160

Program: HERA Income Limits (15)		HUD Area 15 - GLOUCESTER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	418	448	537	621	693	764		
30%	627	672	806	931	1,039	1,146		
40%	836	896	1,075	1,242	1,386	1,529		
50%	1,045	1,120	1,343	1,552	1,732	1,911		
60%	1,254	1,344	1,612	1,863	2,079	2,293		
70%	1,463	1,568	1,881	2,173	2,425	2,675		
80%	1,672	1,792	2,150	2,484	2,772	3,058		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Jersey City, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hudson County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)

HUD Area 17 - HUDSON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,760	21,440	24,120	26,800	28,960	31,100	33,240	35,380
30%	28,140	32,160	36,180	40,200	43,440	46,650	49,860	53,070
40%	37,520	42,880	48,240	53,600	57,920	62,200	66,480	70,760
50%	46,900	53,600	60,300	67,000	72,400	77,750	83,100	88,450
60%	56,280	64,320	72,360	80,400	86,880	93,300	99,720	106,140
70%	65,660	75,040	84,420	93,800	101,360	108,850	116,340	123,830
80%	75,040	85,760	96,480	107,200	115,840	124,400	132,960	141,520

Program: Tax Credits (2)

HUD Area 17 - HUDSON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	469	502	603	697	777	857	
30%	703	753	904	1,045	1,166	1,286	
40%	938	1,005	1,206	1,394	1,555	1,715	
50%	1,172	1,256	1,507	1,742	1,943	2,144	
60%	1,407	1,507	1,809	2,091	2,332	2,573	
70%	1,641	1,758	2,110	2,439	2,721	3,002	
80%	1,876	2,010	2,412	2,788	3,110	3,431	

Program: HERA Income Limits (15)

HUD Area 17 - HUDSON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,760	21,440	24,120	26,800	28,960	31,100	33,240	35,380
30%	28,140	32,160	36,180	40,200	43,440	46,650	49,860	53,070
40%	37,520	42,880	48,240	53,600	57,920	62,200	66,480	70,760
50%	46,900	53,600	60,300	67,000	72,400	77,750	83,100	88,450
60%	56,280	64,320	72,360	80,400	86,880	93,300	99,720	106,140
70%	65,660	75,040	84,420	93,800	101,360	108,850	116,340	123,830
80%	75,040	85,760	96,480	107,200	115,840	124,400	132,960	141,520

Program: HERA Income Limits (15)

HUD Area 17 - HUDSON COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	469	502	603	697	777	857	
30%	703	753	904	1,045	1,166	1,286	
40%	938	1,005	1,206	1,394	1,555	1,715	
50%	1,172	1,256	1,507	1,742	1,943	2,144	
60%	1,407	1,507	1,809	2,091	2,332	2,573	
70%	1,641	1,758	2,110	2,439	2,721	3,002	
80%	1,876	2,010	2,412	2,788	3,110	3,431	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Hunterdon County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 19 - HUNTERDON COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500	
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750	
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000	
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250	
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500	
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750	
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000	

Program: Tax Credits (2)		HUD Area 19 - HUNTERDON COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	537	575	690	797	890	982			
30%	805	863	1,035	1,196	1,335	1,473			
40%	1,074	1,151	1,381	1,595	1,780	1,964			
50%	1,342	1,438	1,726	1,994	2,225	2,455			
60%	1,611	1,726	2,071	2,393	2,670	2,946			
70%	1,879	2,014	2,416	2,792	3,115	3,437			
80%	2,148	2,302	2,762	3,191	3,560	3,928			

Program: HERA Income Limits (15)		HUD Area 19 - HUNTERDON COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500	
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750	
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000	
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250	
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500	
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750	
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000	

Program: HERA Income Limits (15)		HUD Area 19 - HUNTERDON COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	537	575	690	797	890	982			
30%	805	863	1,035	1,196	1,335	1,473			
40%	1,074	1,151	1,381	1,595	1,780	1,964			
50%	1,342	1,438	1,726	1,994	2,225	2,455			
60%	1,611	1,726	2,071	2,393	2,670	2,946			
70%	1,879	2,014	2,416	2,792	3,115	3,437			
80%	2,148	2,302	2,762	3,191	3,560	3,928			

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Trenton-Princeton, NJ MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Mercer County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 21 - MERCER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	17,780	20,320	22,860	25,380	27,420	29,460	31,480	33,520
30%	26,670	30,480	34,290	38,070	41,130	44,190	47,220	50,280
40%	35,560	40,640	45,720	50,760	54,840	58,920	62,960	67,040
50%	44,450	50,800	57,150	63,450	68,550	73,650	78,700	83,800
60%	53,340	60,960	68,580	76,140	82,260	88,380	94,440	100,560
70%	62,230	71,120	80,010	88,830	95,970	103,110	110,180	117,320
80%	71,120	81,280	91,440	101,520	109,680	117,840	125,920	134,080

Program: Tax Credits (2)		HUD Area 21 - MERCER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	444	476	571	660	736	812		
30%	666	714	857	990	1,104	1,218		
40%	889	952	1,143	1,320	1,473	1,625		
50%	1,111	1,190	1,428	1,650	1,841	2,031		
60%	1,333	1,428	1,714	1,980	2,209	2,437		
70%	1,555	1,666	2,000	2,310	2,577	2,843		
80%	1,778	1,905	2,286	2,640	2,946	3,250		

Program: HERA Income Limits (15)		HUD Area 21 - MERCER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,600	21,260	23,920	26,560	28,700	30,820	32,940	35,060
30%	27,900	31,890	35,880	39,840	43,050	46,230	49,410	52,590
40%	37,200	42,520	47,840	53,120	57,400	61,640	65,880	70,120
50%	46,500	53,150	59,800	66,400	71,750	77,050	82,350	87,650
60%	55,800	63,780	71,760	79,680	86,100	92,460	98,820	105,180
70%	65,100	74,410	83,720	92,960	100,450	107,870	115,290	122,710
80%	74,400	85,040	95,680	106,240	114,800	123,280	131,760	140,240

Program: HERA Income Limits (15)		HUD Area 21 - MERCER COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	465	498	598	690	770	850		
30%	697	747	897	1,036	1,155	1,275		
40%	930	996	1,196	1,381	1,541	1,700		
50%	1,162	1,245	1,495	1,726	1,926	2,125		
60%	1,395	1,494	1,794	2,072	2,311	2,550		
70%	1,627	1,743	2,093	2,417	2,696	2,975		
80%	1,860	1,993	2,392	2,763	3,082	3,400		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Middlesex County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)

HUD Area 23 - MIDDLESEX COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000

Program: Tax Credits (2)

HUD Area 23 - MIDDLESEX COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	537	575	690	797	890	982	
30%	805	863	1,035	1,196	1,335	1,473	
40%	1,074	1,151	1,381	1,595	1,780	1,964	
50%	1,342	1,438	1,726	1,994	2,225	2,455	
60%	1,611	1,726	2,071	2,393	2,670	2,946	
70%	1,879	2,014	2,416	2,792	3,115	3,437	
80%	2,148	2,302	2,762	3,191	3,560	3,928	

Program: HERA Income Limits (15)

HUD Area 23 - MIDDLESEX COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000

Program: HERA Income Limits (15)

HUD Area 23 - MIDDLESEX COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	537	575	690	797	890	982	
30%	805	863	1,035	1,196	1,335	1,473	
40%	1,074	1,151	1,381	1,595	1,780	1,964	
50%	1,342	1,438	1,726	1,994	2,225	2,455	
60%	1,611	1,726	2,071	2,393	2,670	2,946	
70%	1,879	2,014	2,416	2,792	3,115	3,437	
80%	2,148	2,302	2,762	3,191	3,560	3,928	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Monmouth County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 25 - MONMOUTH COUNTY					Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,160	21,900	24,640	27,360	29,560	31,740	33,940	36,120
30%	28,740	32,850	36,960	41,040	44,340	47,610	50,910	54,180
40%	38,320	43,800	49,280	54,720	59,120	63,480	67,880	72,240
50%	47,900	54,750	61,600	68,400	73,900	79,350	84,850	90,300
60%	57,480	65,700	73,920	82,080	88,680	95,220	101,820	108,360
70%	67,060	76,650	86,240	95,760	103,460	111,090	118,790	126,420
80%	76,640	87,600	98,560	109,440	118,240	126,960	135,760	144,480

Program: Tax Credits (2)		HUD Area 25 - MONMOUTH COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	479	513	616	711	793	875	
30%	718	769	924	1,067	1,190	1,313	
40%	958	1,026	1,232	1,423	1,587	1,751	
50%	1,197	1,283	1,540	1,778	1,983	2,189	
60%	1,437	1,539	1,848	2,134	2,380	2,627	
70%	1,676	1,796	2,156	2,490	2,777	3,065	
80%	1,916	2,053	2,464	2,846	3,174	3,503	

Program: HERA Income Limits (15)		HUD Area 25 - MONMOUTH COUNTY					Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,160	21,900	24,640	27,360	29,560	31,740	33,940	36,120
30%	28,740	32,850	36,960	41,040	44,340	47,610	50,910	54,180
40%	38,320	43,800	49,280	54,720	59,120	63,480	67,880	72,240
50%	47,900	54,750	61,600	68,400	73,900	79,350	84,850	90,300
60%	57,480	65,700	73,920	82,080	88,680	95,220	101,820	108,360
70%	67,060	76,650	86,240	95,760	103,460	111,090	118,790	126,420
80%	76,640	87,600	98,560	109,440	118,240	126,960	135,760	144,480

Program: HERA Income Limits (15)		HUD Area 25 - MONMOUTH COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	479	513	616	711	793	875	
30%	718	769	924	1,067	1,190	1,313	
40%	958	1,026	1,232	1,423	1,587	1,751	
50%	1,197	1,283	1,540	1,778	1,983	2,189	
60%	1,437	1,539	1,848	2,134	2,380	2,627	
70%	1,676	1,796	2,156	2,490	2,777	3,065	
80%	1,916	2,053	2,464	2,846	3,174	3,503	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Morris County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 27 - MORRIS COUNTY					Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,960	21,660	24,360	27,060	29,240	31,400	33,560	35,720
30%	28,440	32,490	36,540	40,590	43,860	47,100	50,340	53,580
40%	37,920	43,320	48,720	54,120	58,480	62,800	67,120	71,440
50%	47,400	54,150	60,900	67,650	73,100	78,500	83,900	89,300
60%	56,880	64,980	73,080	81,180	87,720	94,200	100,680	107,160
70%	66,360	75,810	85,260	94,710	102,340	109,900	117,460	125,020
80%	75,840	86,640	97,440	108,240	116,960	125,600	134,240	142,880

Program: Tax Credits (2)		HUD Area 27 - MORRIS COUNTY					Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	474	507	609	703	785	866		
30%	711	761	913	1,055	1,177	1,299		
40%	948	1,015	1,218	1,407	1,570	1,732		
50%	1,185	1,269	1,522	1,759	1,962	2,165		
60%	1,422	1,523	1,827	2,111	2,355	2,598		
70%	1,659	1,777	2,131	2,463	2,747	3,031		
80%	1,896	2,031	2,436	2,815	3,140	3,464		

Program: HERA Income Limits (15)		HUD Area 27 - MORRIS COUNTY					Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,100	21,820	24,540	27,260	29,460	31,640	33,820	36,000
30%	28,650	32,730	36,810	40,890	44,190	47,460	50,730	54,000
40%	38,200	43,640	49,080	54,520	58,920	63,280	67,640	72,000
50%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000
60%	57,300	65,460	73,620	81,780	88,380	94,920	101,460	108,000
70%	66,850	76,370	85,890	95,410	103,110	110,740	118,370	126,000
80%	76,400	87,280	98,160	109,040	117,840	126,560	135,280	144,000

Program: HERA Income Limits (15)		HUD Area 27 - MORRIS COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	477	511	613	709	791	872	
30%	716	767	920	1,063	1,186	1,309	
40%	955	1,023	1,227	1,418	1,582	1,745	
50%	1,193	1,278	1,533	1,772	1,977	2,181	
60%	1,432	1,534	1,840	2,127	2,373	2,618	
70%	1,671	1,790	2,147	2,481	2,768	3,054	
80%	1,910	2,046	2,454	2,836	3,164	3,491	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Monmouth-Ocean, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Ocean County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 29 - OCEAN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,160	21,900	24,640	27,360	29,560	31,740	33,940	36,120
30%	28,740	32,850	36,960	41,040	44,340	47,610	50,910	54,180
40%	38,320	43,800	49,280	54,720	59,120	63,480	67,880	72,240
50%	47,900	54,750	61,600	68,400	73,900	79,350	84,850	90,300
60%	57,480	65,700	73,920	82,080	88,680	95,220	101,820	108,360
70%	67,060	76,650	86,240	95,760	103,460	111,090	118,790	126,420
80%	76,640	87,600	98,560	109,440	118,240	126,960	135,760	144,480

Program: Tax Credits (2)		HUD Area 29 - OCEAN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	479	513	616	711	793	875		
30%	718	769	924	1,067	1,190	1,313		
40%	958	1,026	1,232	1,423	1,587	1,751		
50%	1,197	1,283	1,540	1,778	1,983	2,189		
60%	1,437	1,539	1,848	2,134	2,380	2,627		
70%	1,676	1,796	2,156	2,490	2,777	3,065		
80%	1,916	2,053	2,464	2,846	3,174	3,503		

Program: HERA Income Limits (15)		HUD Area 29 - OCEAN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,160	21,900	24,640	27,360	29,560	31,740	33,940	36,120
30%	28,740	32,850	36,960	41,040	44,340	47,610	50,910	54,180
40%	38,320	43,800	49,280	54,720	59,120	63,480	67,880	72,240
50%	47,900	54,750	61,600	68,400	73,900	79,350	84,850	90,300
60%	57,480	65,700	73,920	82,080	88,680	95,220	101,820	108,360
70%	67,060	76,650	86,240	95,760	103,460	111,090	118,790	126,420
80%	76,640	87,600	98,560	109,440	118,240	126,960	135,760	144,480

Program: HERA Income Limits (15)		HUD Area 29 - OCEAN COUNTY						Effective Date: 4/1/2025 12:00:00 AM
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	
20%	479	513	616	711	793	875		
30%	718	769	924	1,067	1,190	1,313		
40%	958	1,026	1,232	1,423	1,587	1,751		
50%	1,197	1,283	1,540	1,778	1,983	2,189		
60%	1,437	1,539	1,848	2,134	2,380	2,627		
70%	1,676	1,796	2,156	2,490	2,777	3,065		
80%	1,916	2,053	2,464	2,846	3,174	3,503		

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Bergen-Passaic, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Passaic County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)

HUD Area 31 - PASSAIC COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,200	21,940	24,680	27,420	29,620	31,820	34,020	36,200
30%	28,800	32,910	37,020	41,130	44,430	47,730	51,030	54,300
40%	38,400	43,880	49,360	54,840	59,240	63,640	68,040	72,400
50%	48,000	54,850	61,700	68,550	74,050	79,550	85,050	90,500
60%	57,600	65,820	74,040	82,260	88,860	95,460	102,060	108,600
70%	67,200	76,790	86,380	95,970	103,670	111,370	119,070	126,700
80%	76,800	87,760	98,720	109,680	118,480	127,280	136,080	144,800

Program: Tax Credits (2)

HUD Area 31 - PASSAIC COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	480	514	617	713	795	877	
30%	720	771	925	1,069	1,193	1,316	
40%	960	1,028	1,234	1,426	1,591	1,755	
50%	1,200	1,285	1,542	1,782	1,988	2,194	
60%	1,440	1,542	1,851	2,139	2,386	2,633	
70%	1,680	1,799	2,159	2,495	2,784	3,072	
80%	1,920	2,057	2,468	2,852	3,182	3,511	

Program: HERA Income Limits (15)

HUD Area 31 - PASSAIC COUNTY

Effective Date: 4/1/2025 12:00:00 AM

INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,320	22,080	24,840	27,600	29,820	32,020	34,240	36,440
30%	28,980	33,120	37,260	41,400	44,730	48,030	51,360	54,660
40%	38,640	44,160	49,680	55,200	59,640	64,040	68,480	72,880
50%	48,300	55,200	62,100	69,000	74,550	80,050	85,600	91,100
60%	57,960	66,240	74,520	82,800	89,460	96,060	102,720	109,320
70%	67,620	77,280	86,940	96,600	104,370	112,070	119,840	127,540
80%	77,280	88,320	99,360	110,400	119,280	128,080	136,960	145,760

Program: HERA Income Limits (15)

HUD Area 31 - PASSAIC COUNTY

Effective Date: 4/1/2025 12:00:00 AM

RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	483	517	621	717	800	883	
30%	724	776	931	1,076	1,200	1,325	
40%	966	1,035	1,242	1,435	1,601	1,767	
50%	1,207	1,293	1,552	1,794	2,001	2,208	
60%	1,449	1,552	1,863	2,153	2,401	2,650	
70%	1,690	1,811	2,173	2,512	2,801	3,092	
80%	1,932	2,070	2,484	2,871	3,202	3,534	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Salem County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 33 - SALEM COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540	
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310	
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080	
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850	
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620	
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390	
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160	

Program: Tax Credits (2)		HUD Area 33 - SALEM COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	418	448	537	621	693	764			
30%	627	672	806	931	1,039	1,146			
40%	836	896	1,075	1,242	1,386	1,529			
50%	1,045	1,120	1,343	1,552	1,732	1,911			
60%	1,254	1,344	1,612	1,863	2,079	2,293			
70%	1,463	1,568	1,881	2,173	2,425	2,675			
80%	1,672	1,792	2,150	2,484	2,772	3,058			

Program: HERA Income Limits (15)		HUD Area 33 - SALEM COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	16,720	19,120	21,500	23,880	25,800	27,720	29,620	31,540	
30%	25,080	28,680	32,250	35,820	38,700	41,580	44,430	47,310	
40%	33,440	38,240	43,000	47,760	51,600	55,440	59,240	63,080	
50%	41,800	47,800	53,750	59,700	64,500	69,300	74,050	78,850	
60%	50,160	57,360	64,500	71,640	77,400	83,160	88,860	94,620	
70%	58,520	66,920	75,250	83,580	90,300	97,020	103,670	110,390	
80%	66,880	76,480	86,000	95,520	103,200	110,880	118,480	126,160	

Program: HERA Income Limits (15)		HUD Area 33 - SALEM COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	418	448	537	621	693	764			
30%	627	672	806	931	1,039	1,146			
40%	836	896	1,075	1,242	1,386	1,529			
50%	1,045	1,120	1,343	1,552	1,732	1,911			
60%	1,254	1,344	1,612	1,863	2,079	2,293			
70%	1,463	1,568	1,881	2,173	2,425	2,675			
80%	1,672	1,792	2,150	2,484	2,772	3,058			

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Somerset County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 35 - SOMERSET COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000

Program: Tax Credits (2)		HUD Area 35 - SOMERSET COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	537	575	690	797	890	982	
30%	805	863	1,035	1,196	1,335	1,473	
40%	1,074	1,151	1,381	1,595	1,780	1,964	
50%	1,342	1,438	1,726	1,994	2,225	2,455	
60%	1,611	1,726	2,071	2,393	2,670	2,946	
70%	1,879	2,014	2,416	2,792	3,115	3,437	
80%	2,148	2,302	2,762	3,191	3,560	3,928	

Program: HERA Income Limits (15)		HUD Area 35 - SOMERSET COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	21,480	24,560	27,620	30,680	33,140	35,600	38,060	40,500
30%	32,220	36,840	41,430	46,020	49,710	53,400	57,090	60,750
40%	42,960	49,120	55,240	61,360	66,280	71,200	76,120	81,000
50%	53,700	61,400	69,050	76,700	82,850	89,000	95,150	101,250
60%	64,440	73,680	82,860	92,040	99,420	106,800	114,180	121,500
70%	75,180	85,960	96,670	107,380	115,990	124,600	133,210	141,750
80%	85,920	98,240	110,480	122,720	132,560	142,400	152,240	162,000

Program: HERA Income Limits (15)		HUD Area 35 - SOMERSET COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	537	575	690	797	890	982	
30%	805	863	1,035	1,196	1,335	1,473	
40%	1,074	1,151	1,381	1,595	1,780	1,964	
50%	1,342	1,438	1,726	1,994	2,225	2,455	
60%	1,611	1,726	2,071	2,393	2,670	2,946	
70%	1,879	2,014	2,416	2,792	3,115	3,437	
80%	2,148	2,302	2,762	3,191	3,560	3,928	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Sussex County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 37 - SUSSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,960	21,660	24,360	27,060	29,240	31,400	33,560	35,720
30%	28,440	32,490	36,540	40,590	43,860	47,100	50,340	53,580
40%	37,920	43,320	48,720	54,120	58,480	62,800	67,120	71,440
50%	47,400	54,150	60,900	67,650	73,100	78,500	83,900	89,300
60%	56,880	64,980	73,080	81,180	87,720	94,200	100,680	107,160
70%	66,360	75,810	85,260	94,710	102,340	109,900	117,460	125,020
80%	75,840	86,640	97,440	108,240	116,960	125,600	134,240	142,880

Program: Tax Credits (2)		HUD Area 37 - SUSSEX COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	474	507	609	703	785	866	
30%	711	761	913	1,055	1,177	1,299	
40%	948	1,015	1,218	1,407	1,570	1,732	
50%	1,185	1,269	1,522	1,759	1,962	2,165	
60%	1,422	1,523	1,827	2,111	2,355	2,598	
70%	1,659	1,777	2,131	2,463	2,747	3,031	
80%	1,896	2,031	2,436	2,815	3,140	3,464	

Program: HERA Income Limits (15)		HUD Area 37 - SUSSEX COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,100	21,820	24,540	27,260	29,460	31,640	33,820	36,000
30%	28,650	32,730	36,810	40,890	44,190	47,460	50,730	54,000
40%	38,200	43,640	49,080	54,520	58,920	63,280	67,640	72,000
50%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000
60%	57,300	65,460	73,620	81,780	88,380	94,920	101,460	108,000
70%	66,850	76,370	85,890	95,410	103,110	110,740	118,370	126,000
80%	76,400	87,280	98,160	109,040	117,840	126,560	135,280	144,000

Program: HERA Income Limits (15)		HUD Area 37 - SUSSEX COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	477	511	613	709	791	872	
30%	716	767	920	1,063	1,186	1,309	
40%	955	1,023	1,227	1,418	1,582	1,745	
50%	1,193	1,278	1,533	1,772	1,977	2,181	
60%	1,432	1,534	1,840	2,127	2,373	2,618	
70%	1,671	1,790	2,147	2,481	2,768	3,054	
80%	1,910	2,046	2,454	2,836	3,164	3,491	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Newark, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Union County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 39 - UNION COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	18,960	21,660	24,360	27,060	29,240	31,400	33,560	35,720
30%	28,440	32,490	36,540	40,590	43,860	47,100	50,340	53,580
40%	37,920	43,320	48,720	54,120	58,480	62,800	67,120	71,440
50%	47,400	54,150	60,900	67,650	73,100	78,500	83,900	89,300
60%	56,880	64,980	73,080	81,180	87,720	94,200	100,680	107,160
70%	66,360	75,810	85,260	94,710	102,340	109,900	117,460	125,020
80%	75,840	86,640	97,440	108,240	116,960	125,600	134,240	142,880

Program: Tax Credits (2)		HUD Area 39 - UNION COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	474	507	609	703	785	866	
30%	711	761	913	1,055	1,177	1,299	
40%	948	1,015	1,218	1,407	1,570	1,732	
50%	1,185	1,269	1,522	1,759	1,962	2,165	
60%	1,422	1,523	1,827	2,111	2,355	2,598	
70%	1,659	1,777	2,131	2,463	2,747	3,031	
80%	1,896	2,031	2,436	2,815	3,140	3,464	

Program: HERA Income Limits (15)		HUD Area 39 - UNION COUNTY						Effective Date: 4/1/2025 12:00:00 AM
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
20%	19,100	21,820	24,540	27,260	29,460	31,640	33,820	36,000
30%	28,650	32,730	36,810	40,890	44,190	47,460	50,730	54,000
40%	38,200	43,640	49,080	54,520	58,920	63,280	67,640	72,000
50%	47,750	54,550	61,350	68,150	73,650	79,100	84,550	90,000
60%	57,300	65,460	73,620	81,780	88,380	94,920	101,460	108,000
70%	66,850	76,370	85,890	95,410	103,110	110,740	118,370	126,000
80%	76,400	87,280	98,160	109,040	117,840	126,560	135,280	144,000

Program: HERA Income Limits (15)		HUD Area 39 - UNION COUNTY				Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	477	511	613	709	791	872	
30%	716	767	920	1,063	1,186	1,309	
40%	955	1,023	1,227	1,418	1,582	1,745	
50%	1,193	1,278	1,533	1,772	1,977	2,181	
60%	1,432	1,534	1,840	2,127	2,373	2,618	
70%	1,671	1,790	2,147	2,481	2,768	3,054	
80%	1,910	2,046	2,454	2,836	3,164	3,491	

For projects placed into service prior to the publication of FY2025 Income Limits and non-impacted projects: Section 3009(a)(E)(i) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289) provides a general "hold-harmless" policy for multifamily tax subsidy projects after calendar year 2008. The table below outlines the maximum set of Income Limits for existing projects within Warren County, NJ HUD Metro FMR Area to use based on the date the project was first placed into service.

Determination of Maximum Income Limits

Warren County	
Vintage of Maximum Income Limits	
Placed In Service Date	Maximum Income Limits
On or before 12/31/2008	<u>FY2025 HERA Special</u>
01/01/2009 to 05/13/2010	<u>FY2025</u>
05/14/2010 to 05/31/2011	<u>FY2025</u>
06/01/2011 to 11/30/2011	<u>FY2025</u>
12/01/2011 to 12/10/2012	<u>FY2025</u>
12/11/2012 to 12/17/2013	<u>FY2025</u>
12/18/2013 to 03/05/2015	<u>FY2025</u>
03/06/2015 to 03/27/2016	<u>FY2025</u>
03/28/2016 to 04/13/2017	<u>FY2025</u>
04/14/2017 to 03/31/2018	<u>FY2025</u>
04/01/2018 to 04/23/2019	<u>FY2025</u>
04/24/2019 to 03/31/2020	<u>FY2025</u>
04/01/2020 to 03/31/2021	<u>FY2025</u>
04/01/2021 to 04/17/2022	<u>FY2025</u>
04/18/2022 to 05/14/2023	<u>FY2025</u>
05/15/2023 to 03/31/2024	<u>FY2025</u>
04/01/2024 to 03/31/2025	<u>FY2025</u>
04/01/2025 to Present	<u>FY2025</u>

Program: Tax Credits (2)		HUD Area 41 - WARREN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	17,600	20,120	22,620	25,140	27,160	29,180	31,180	33,200	
30%	26,400	30,180	33,930	37,710	40,740	43,770	46,770	49,800	
40%	35,200	40,240	45,240	50,280	54,320	58,360	62,360	66,400	
50%	44,000	50,300	56,550	62,850	67,900	72,950	77,950	83,000	
60%	52,800	60,360	67,860	75,420	81,480	87,540	93,540	99,600	
70%	61,600	70,420	79,170	87,990	95,060	102,130	109,130	116,200	
80%	70,400	80,480	90,480	100,560	108,640	116,720	124,720	132,800	

Program: Tax Credits (2)		HUD Area 41 - WARREN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	440	471	565	653	729	804			
30%	660	707	848	980	1,094	1,207			
40%	880	943	1,131	1,307	1,459	1,609			
50%	1,100	1,178	1,413	1,634	1,823	2,011			
60%	1,320	1,414	1,696	1,961	2,188	2,414			
70%	1,540	1,650	1,979	2,288	2,553	2,816			
80%	1,760	1,886	2,262	2,615	2,918	3,219			

Program: HERA Income Limits (15)		HUD Area 41 - WARREN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
20%	18,720	21,400	24,080	26,740	28,880	31,020	33,160	35,300	
30%	28,080	32,100	36,120	40,110	43,320	46,530	49,740	52,950	
40%	37,440	42,800	48,160	53,480	57,760	62,040	66,320	70,600	
50%	46,800	53,500	60,200	66,850	72,200	77,550	82,900	88,250	
60%	56,160	64,200	72,240	80,220	86,640	93,060	99,480	105,900	
70%	65,520	74,900	84,280	93,590	101,080	108,570	116,060	123,550	
80%	74,880	85,600	96,320	106,960	115,520	124,080	132,640	141,200	

Program: HERA Income Limits (15)		HUD Area 41 - WARREN COUNTY						Effective Date: 4/1/2025 12:00:00 AM	
RENT BY BEDROOM SIZE	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	468	501	602	695	775	855			
30%	702	752	903	1,042	1,163	1,283			
40%	936	1,003	1,204	1,390	1,551	1,711			
50%	1,170	1,253	1,505	1,738	1,938	2,139			
60%	1,404	1,504	1,806	2,085	2,326	2,567			
70%	1,638	1,755	2,107	2,433	2,714	2,995			
80%	1,872	2,006	2,408	2,781	3,102	3,423			