

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 1 - ATLANTIC COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	15,240	17,420	19,600	21,760	23,520	25,260	27,000	28,740	30,480	32,220	33,960	35,700	37,440	39,180	40,920	
30%	22,860	26,130	29,400	32,640	35,280	37,890	40,500	43,110	45,720	48,330	50,940	53,550	56,160	58,770	61,380	
40%	30,480	34,840	39,200	43,520	47,040	50,520	54,000	57,480	60,960	64,440	67,920	71,400	74,880	78,360	81,840	
50%	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850	76,200	80,550	84,900	89,250	93,600	97,950	102,300	
60%	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220	91,400	96,650	101,850	107,100	112,300	117,550	122,750	
70%	53,340	60,970	68,600	76,160	82,320	88,410	94,500	100,590	106,680	112,770	118,860	124,950	131,040	137,130	143,220	
80%	60,960	69,680	78,400	87,040	94,080	101,040	108,000	114,960	121,920	128,880	135,840	142,800	149,760	156,720	163,680	

Program: Tax Credits (2)		HUD Area 1 - ATLANTIC COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	381	408	490	566	631	696	762		
30%	571	612	735	849	947	1,045	1,143		
40%	762	816	980	1,132	1,263	1,393	1,524		
50%	952	1,020	1,225	1,415	1,578	1,741	1,905		
60%	1,143	1,224	1,470	1,698	1,894	2,090	2,285		
70%	1,333	1,428	1,715	1,981	2,210	2,438	2,667		
80%	1,524	1,633	1,960	2,264	2,526	2,787	3,048		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 3 - BERGEN COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,480	22,260	25,040	27,820	30,060	32,280	34,500	36,740	38,960	41,180	43,400	45,640	47,860	50,080	52,320
30%	29,220	33,390	37,560	41,730	45,090	48,420	51,750	55,110	58,440	61,770	65,100	68,460	71,790	75,120	78,480
40%	38,960	44,520	50,080	55,640	60,120	64,560	69,000	73,480	77,920	82,360	86,800	91,280	95,720	100,160	104,640
50%	48,700	55,650	62,600	69,550	75,150	80,700	86,250	91,850	97,400	102,950	108,500	114,100	119,650	125,200	130,800
60%	58,440	66,780	75,120	83,460	90,180	96,840	103,500	110,220	116,850	123,550	130,200	136,900	143,600	150,250	156,950
70%	68,180	77,910	87,640	97,370	105,210	112,980	120,750	128,590	136,360	144,130	151,900	159,740	167,510	175,280	183,120
80%	77,920	89,040	100,160	111,280	120,240	129,120	138,000	146,960	155,840	164,720	173,600	182,560	191,440	200,320	209,280

Program: Tax Credits (2) HUD Area 3 - BERGEN COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	487	521	626	723	807	890	974
30%	730	782	939	1,085	1,210	1,335	1,461
40%	974	1,043	1,252	1,447	1,614	1,781	1,948
50%	1,217	1,304	1,565	1,808	2,017	2,226	2,435
60%	1,461	1,565	1,878	2,170	2,421	2,671	2,921
70%	1,704	1,826	2,191	2,532	2,824	3,116	3,409
80%	1,948	2,087	2,504	2,894	3,228	3,562	3,896

Program: HERA Income Limits (15) HUD Area 3 - BERGEN COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000	39,240	41,480	43,720	45,960	48,200	50,440	52,680
30%	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500	58,860	62,220	65,580	68,940	72,300	75,660	79,020
40%	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000	78,480	82,960	87,440	91,920	96,400	100,880	105,360
50%	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500	98,100	103,700	109,300	114,900	120,500	126,100	131,700
60%	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000	117,700	124,450	131,150	137,900	144,600	151,350	158,050
70%	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500	137,340	145,180	153,020	160,860	168,700	176,540	184,380
80%	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000	156,960	165,920	174,880	183,840	192,800	201,760	210,720

Program: HERA Income Limits (15) HUD Area 3 - BERGEN COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	490	525	630	728	813	897	981
30%	735	788	945	1,093	1,219	1,345	1,471
40%	981	1,051	1,261	1,457	1,626	1,794	1,962
50%	1,226	1,313	1,576	1,821	2,032	2,242	2,452
60%	1,471	1,576	1,891	2,186	2,439	2,691	2,942
70%	1,716	1,839	2,206	2,550	2,845	3,139	3,433
80%	1,962	2,102	2,522	2,915	3,252	3,588	3,924

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 5 - BURLINGTON COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	17,180	19,640	22,100	24,540	26,520	28,480	30,440	32,400	34,360	36,320	38,300	40,260	42,220	44,180	46,140	
30%	25,770	29,460	33,150	36,810	39,780	42,720	45,660	48,600	51,540	54,480	57,450	60,390	63,330	66,270	69,210	
40%	34,360	39,280	44,200	49,080	53,040	56,960	60,880	64,800	68,720	72,640	76,600	80,520	84,440	88,360	92,280	
50%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	85,900	90,800	95,750	100,650	105,550	110,450	115,350	
60%	51,540	58,920	66,300	73,620	79,560	85,440	91,320	97,200	103,100	109,000	114,850	120,750	126,650	132,550	138,450	
70%	60,130	68,740	77,350	85,890	92,820	99,680	106,540	113,400	120,260	127,120	134,050	140,910	147,770	154,630	161,490	
80%	68,720	78,560	88,400	98,160	106,080	113,920	121,760	129,600	137,440	145,280	153,200	161,040	168,880	176,720	184,560	

Program: Tax Credits (2)		HUD Area 5 - BURLINGTON COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	429	460	552	638	712	785	859		
30%	644	690	828	957	1,068	1,178	1,288		
40%	859	920	1,105	1,276	1,424	1,571	1,718		
50%	1,073	1,150	1,381	1,595	1,780	1,963	2,147		
60%	1,288	1,380	1,657	1,914	2,136	2,356	2,577		
70%	1,503	1,610	1,933	2,233	2,492	2,749	3,006		
80%	1,718	1,841	2,210	2,553	2,848	3,142	3,436		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 7 - CAMDEN COUNTY												Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	17,180	19,640	22,100	24,540	26,520	28,480	30,440	32,400	34,360	36,320	38,300	40,260	42,220	44,180	46,140
30%	25,770	29,460	33,150	36,810	39,780	42,720	45,660	48,600	51,540	54,480	57,450	60,390	63,330	66,270	69,210
40%	34,360	39,280	44,200	49,080	53,040	56,960	60,880	64,800	68,720	72,640	76,600	80,520	84,440	88,360	92,280
50%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	85,900	90,800	95,750	100,650	105,550	110,450	115,350
60%	51,540	58,920	66,300	73,620	79,560	85,440	91,320	97,200	103,100	109,000	114,850	120,750	126,650	132,550	138,450
70%	60,130	68,740	77,350	85,890	92,820	99,680	106,540	113,400	120,260	127,120	134,050	140,910	147,770	154,630	161,490
80%	68,720	78,560	88,400	98,160	106,080	113,920	121,760	129,600	137,440	145,280	153,200	161,040	168,880	176,720	184,560

Program: Tax Credits (2)		HUD Area 7 - CAMDEN COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	429	460	552	638	712	785	859		
30%	644	690	828	957	1,068	1,178	1,288		
40%	859	920	1,105	1,276	1,424	1,571	1,718		
50%	1,073	1,150	1,381	1,595	1,780	1,963	2,147		
60%	1,288	1,380	1,657	1,914	2,136	2,356	2,577		
70%	1,503	1,610	1,933	2,233	2,492	2,749	3,006		
80%	1,718	1,841	2,210	2,553	2,848	3,142	3,436		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2025
05/14/2010 to 05/31/2011	FY 2025
06/01/2011 to 11/30/2011	FY 2025
12/01/2011 to 12/10/2012	FY 2025
12/11/2012 to 12/17/2013	FY 2025
12/18/2013 to 03/05/2015	FY 2025
03/06/2015 to 03/27/2016	FY 2025
03/28/2016 to 04/13/2017	FY 2025
04/14/2017 to 03/31/2018	FY 2025
04/01/2018 to 04/23/2019	FY 2025
04/24/2019 to 03/31/2020	FY 2025
04/01/2020 to 03/31/2021	FY 2025
04/01/2021 to 04/17/2022	FY 2025
04/18/2022 to 05/14/2023	FY 2025
05/15/2023 to 03/31/2024	FY 2025
04/01/2024 to 03/31/2025	FY 2025
04/01/2025 to 04/30/2026	FY 2025
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 9 - CAPE MAY COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	16,220	18,540	20,860	23,160	25,020	26,880	28,720	30,580	32,440	34,280	36,140	38,000	39,840	41,700	43,560
30%	24,330	27,810	31,290	34,740	37,530	40,320	43,080	45,870	48,660	51,420	54,210	57,000	59,760	62,550	65,340
40%	32,440	37,080	41,720	46,320	50,040	53,760	57,440	61,160	64,880	68,560	72,280	76,000	79,680	83,400	87,120
50%	40,550	46,350	52,150	57,900	62,550	67,200	71,800	76,450	81,100	85,700	90,350	95,000	99,600	104,250	108,900
60%	48,660	55,620	62,580	69,480	75,060	80,640	86,160	91,740	97,300	102,850	108,400	113,950	119,550	125,100	130,650
70%	56,770	64,890	73,010	81,060	87,570	94,080	100,520	107,030	113,540	119,980	126,490	133,000	139,440	145,950	152,460
80%	64,880	74,160	83,440	92,640	100,080	107,520	114,880	122,320	129,760	137,120	144,560	152,000	159,360	166,800	174,240

Program: Tax Credits (2) HUD Area 9 - CAPE MAY COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	405	434	521	602	672	741	811
30%	608	651	782	903	1,008	1,111	1,216
40%	811	869	1,043	1,204	1,344	1,482	1,622
50%	1,013	1,086	1,303	1,505	1,680	1,853	2,027
60%	1,216	1,303	1,564	1,806	2,016	2,223	2,432
70%	1,419	1,520	1,825	2,107	2,352	2,594	2,838
80%	1,622	1,738	2,086	2,409	2,688	2,965	3,244

Program: HERA Income Limits (15) HUD Area 9 - CAPE MAY COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	17,460	19,940	22,440	24,920	26,920	28,920	30,920	32,900	34,900	36,900	38,880	40,880	42,880	44,860	46,860
30%	26,190	29,910	33,660	37,380	40,380	43,380	46,380	49,350	52,350	55,350	58,320	61,320	64,320	67,290	70,290
40%	34,920	39,880	44,880	49,840	53,840	57,840	61,840	65,800	69,800	73,800	77,760	81,760	85,760	89,720	93,720
50%	43,650	49,850	56,100	62,300	67,300	72,300	77,300	82,250	87,250	92,250	97,200	102,200	107,200	112,150	117,150
60%	52,380	59,820	67,320	74,760	80,760	86,760	92,760	98,700	104,700	110,650	116,650	122,650	128,600	134,600	140,550
70%	61,110	69,790	78,540	87,220	94,220	101,220	108,220	115,150	122,150	129,150	136,080	143,080	150,080	157,010	164,010
80%	69,840	79,760	89,760	99,680	107,680	115,680	123,680	131,600	139,600	147,600	155,520	163,520	171,520	179,440	187,440

Program: HERA Income Limits (15) HUD Area 9 - CAPE MAY COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	436	467	561	648	723	797	872
30%	654	701	841	972	1,084	1,196	1,308
40%	873	935	1,122	1,296	1,446	1,595	1,745
50%	1,091	1,168	1,402	1,620	1,807	1,994	2,181
60%	1,309	1,402	1,683	1,944	2,169	2,393	2,617
70%	1,527	1,636	1,963	2,268	2,530	2,792	3,053
80%	1,746	1,870	2,244	2,592	2,892	3,191	3,490

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 11 - CUMBERLAND COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	13,660	15,600	17,560	19,500	21,060	22,620	24,180	25,740	27,300	28,860	30,420	31,980	33,540	35,100	36,660	
30%	20,490	23,400	26,340	29,250	31,590	33,930	36,270	38,610	40,950	43,290	45,630	47,970	50,310	52,650	54,990	
40%	27,320	31,200	35,120	39,000	42,120	45,240	48,360	51,480	54,600	57,720	60,840	63,960	67,080	70,200	73,320	
50%	34,150	39,000	43,900	48,750	52,650	56,550	60,450	64,350	68,250	72,150	76,050	79,950	83,850	87,750	91,650	
60%	40,980	46,800	52,680	58,500	63,180	67,860	72,540	77,220	81,900	86,600	91,300	95,950	100,650	105,300	110,000	
70%	47,810	54,600	61,460	68,250	73,710	79,170	84,630	90,090	95,550	101,010	106,470	111,930	117,390	122,850	128,310	
80%	54,640	62,400	70,240	78,000	84,240	90,480	96,720	102,960	109,200	115,440	121,680	127,920	134,160	140,400	146,640	

Program: Tax Credits (2)		HUD Area 11 - CUMBERLAND COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	341	365	439	507	565	624	682		
30%	512	548	658	760	848	936	1,023		
40%	683	731	878	1,014	1,131	1,248	1,365		
50%	853	914	1,097	1,267	1,413	1,560	1,706		
60%	1,024	1,097	1,317	1,521	1,696	1,872	2,047		
70%	1,195	1,280	1,536	1,774	1,979	2,184	2,388		
80%	1,366	1,463	1,756	2,028	2,262	2,496	2,730		

No HERA limits found.

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 13 - ESSEX COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,380	22,160	24,920	27,680	29,900	32,120	34,340	36,540	38,760	40,980	43,200	45,400	47,620	49,840	52,040
30%	29,070	33,240	37,380	41,520	44,850	48,180	51,510	54,810	58,140	61,470	64,800	68,100	71,430	74,760	78,060
40%	38,760	44,320	49,840	55,360	59,800	64,240	68,680	73,080	77,520	81,960	86,400	90,800	95,240	99,680	104,080
50%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350	96,900	102,450	108,000	113,500	119,050	124,600	130,100
60%	58,140	66,480	74,760	83,040	89,700	96,360	103,020	109,620	116,300	122,900	129,550	136,200	142,850	149,500	156,150
70%	67,830	77,560	87,220	96,880	104,650	112,420	120,190	127,890	135,660	143,430	151,200	158,900	166,670	174,440	182,140
80%	77,520	88,640	99,680	110,720	119,600	128,480	137,360	146,160	155,040	163,920	172,800	181,600	190,480	199,360	208,160

Program: Tax Credits (2) HUD Area 13 - ESSEX COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	484	519	623	719	803	886	969
30%	726	778	934	1,079	1,204	1,329	1,453
40%	969	1,038	1,246	1,439	1,606	1,772	1,938
50%	1,211	1,298	1,557	1,799	2,007	2,215	2,422
60%	1,453	1,557	1,869	2,159	2,409	2,658	2,907
70%	1,695	1,817	2,180	2,519	2,810	3,101	3,391
80%	1,938	2,077	2,492	2,879	3,212	3,544	3,876

Program: HERA Income Limits (15) HUD Area 13 - ESSEX COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,520	22,320	25,100	27,880	30,120	32,360	34,580	36,820	39,040	41,280	43,500	45,740	47,960	50,200	52,420
30%	29,280	33,480	37,650	41,820	45,180	48,540	51,870	55,230	58,560	61,920	65,250	68,610	71,940	75,300	78,630
40%	39,040	44,640	50,200	55,760	60,240	64,720	69,160	73,640	78,080	82,560	87,000	91,480	95,920	100,400	104,840
50%	48,800	55,800	62,750	69,700	75,300	80,900	86,450	92,050	97,600	103,200	108,750	114,350	119,900	125,500	131,050
60%	58,560	66,960	75,300	83,640	90,360	97,080	103,740	110,460	117,100	123,800	130,500	137,200	143,900	150,600	157,250
70%	68,320	78,120	87,850	97,580	105,420	113,260	121,030	128,870	136,640	144,480	152,250	160,090	167,860	175,700	183,470
80%	78,080	89,280	100,400	111,520	120,480	129,440	138,320	147,280	156,160	165,120	174,000	182,960	191,840	200,800	209,680

Program: HERA Income Limits (15) HUD Area 13 - ESSEX COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	488	523	627	725	809	892	976
30%	732	784	941	1,087	1,213	1,338	1,464
40%	976	1,046	1,255	1,450	1,618	1,785	1,952
50%	1,220	1,307	1,568	1,812	2,022	2,231	2,440
60%	1,464	1,569	1,882	2,175	2,427	2,677	2,927
70%	1,708	1,830	2,196	2,537	2,831	3,123	3,416
80%	1,952	2,092	2,510	2,900	3,236	3,570	3,904

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 15 - GLOUCESTER COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	17,180	19,640	22,100	24,540	26,520	28,480	30,440	32,400	34,360	36,320	38,300	40,260	42,220	44,180	46,140	
30%	25,770	29,460	33,150	36,810	39,780	42,720	45,660	48,600	51,540	54,480	57,450	60,390	63,330	66,270	69,210	
40%	34,360	39,280	44,200	49,080	53,040	56,960	60,880	64,800	68,720	72,640	76,600	80,520	84,440	88,360	92,280	
50%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	85,900	90,800	95,750	100,650	105,550	110,450	115,350	
60%	51,540	58,920	66,300	73,620	79,560	85,440	91,320	97,200	103,100	109,000	114,850	120,750	126,650	132,550	138,450	
70%	60,130	68,740	77,350	85,890	92,820	99,680	106,540	113,400	120,260	127,120	134,050	140,910	147,770	154,630	161,490	
80%	68,720	78,560	88,400	98,160	106,080	113,920	121,760	129,600	137,440	145,280	153,200	161,040	168,880	176,720	184,560	

Program: Tax Credits (2)		HUD Area 15 - GLOUCESTER COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	429	460	552	638	712	785	859		
30%	644	690	828	957	1,068	1,178	1,288		
40%	859	920	1,105	1,276	1,424	1,571	1,718		
50%	1,073	1,150	1,381	1,595	1,780	1,963	2,147		
60%	1,288	1,380	1,657	1,914	2,136	2,356	2,577		
70%	1,503	1,610	1,933	2,233	2,492	2,749	3,006		
80%	1,718	1,841	2,210	2,553	2,848	3,142	3,436		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 17 - HUDSON COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	20,620	23,580	26,520	29,480	31,840	34,200	36,560	38,900	41,280	43,640	46,000	48,360	50,720	53,080	55,440	
30%	30,930	35,370	39,780	44,220	47,760	51,300	54,840	58,350	61,920	65,460	69,000	72,540	76,080	79,620	83,160	
40%	41,240	47,160	53,040	58,960	63,680	68,400	73,120	77,800	82,560	87,280	92,000	96,720	101,440	106,160	110,880	
50%	51,550	58,950	66,300	73,700	79,600	85,500	91,400	97,250	103,200	109,100	115,000	120,900	126,800	132,700	138,600	
60%	61,860	70,740	79,560	88,440	95,520	102,600	109,680	116,700	123,850	130,900	138,000	145,050	152,150	159,200	166,300	
70%	72,170	82,530	92,820	103,180	111,440	119,700	127,960	136,150	144,480	152,740	161,000	169,260	177,520	185,780	194,040	
80%	82,480	94,320	106,080	117,920	127,360	136,800	146,240	155,600	165,120	174,560	184,000	193,440	202,880	212,320	221,760	

Program: Tax Credits (2)		HUD Area 17 - HUDSON COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	515	552	663	766	855	943	1,032		
30%	773	828	994	1,149	1,282	1,414	1,548		
40%	1,031	1,105	1,326	1,533	1,710	1,886	2,064		
50%	1,288	1,381	1,657	1,916	2,137	2,358	2,580		
60%	1,546	1,657	1,989	2,299	2,565	2,829	3,096		
70%	1,804	1,933	2,320	2,682	2,992	3,301	3,612		
80%	2,062	2,210	2,652	3,066	3,420	3,773	4,128		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 19 - HUNTERDON COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	21,680	24,780	27,880	30,960	33,440	35,920	38,400	40,880	43,360	45,840	48,300	50,780	53,260	55,740	58,220	
30%	32,520	37,170	41,820	46,440	50,160	53,880	57,600	61,320	65,040	68,760	72,450	76,170	79,890	83,610	87,330	
40%	43,360	49,560	55,760	61,920	66,880	71,840	76,800	81,760	86,720	91,680	96,600	101,560	106,520	111,480	116,440	
50%	54,200	61,950	69,700	77,400	83,600	89,800	96,000	102,200	108,400	114,600	120,750	126,950	133,150	139,350	145,550	
60%	65,040	74,340	83,640	92,880	100,320	107,760	115,200	122,640	130,050	137,500	144,900	152,350	159,800	167,200	174,650	
70%	75,880	86,730	97,580	108,360	117,040	125,720	134,400	143,080	151,760	160,440	169,050	177,730	186,410	195,090	203,770	
80%	86,720	99,120	111,520	123,840	133,760	143,680	153,600	163,520	173,440	183,360	193,200	203,120	213,040	222,960	232,880	

Program: Tax Credits (2)		HUD Area 19 - HUNTERDON COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	542	580	697	805	898	991	1,084		
30%	813	871	1,045	1,207	1,347	1,486	1,626		
40%	1,084	1,161	1,394	1,610	1,796	1,982	2,168		
50%	1,355	1,451	1,742	2,012	2,245	2,477	2,710		
60%	1,626	1,742	2,091	2,415	2,694	2,973	3,251		
70%	1,897	2,032	2,439	2,817	3,143	3,468	3,794		
80%	2,168	2,323	2,788	3,220	3,592	3,964	4,336		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 21 - MERCER COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	19,540	22,320	25,120	27,900	30,140	32,380	34,600	36,840	39,060	41,300	43,540	45,760	48,000	50,220	52,460	
30%	29,310	33,480	37,680	41,850	45,210	48,570	51,900	55,260	58,590	61,950	65,310	68,640	72,000	75,330	78,690	
40%	39,080	44,640	50,240	55,800	60,280	64,760	69,200	73,680	78,120	82,600	87,080	91,520	96,000	100,440	104,920	
50%	48,850	55,800	62,800	69,750	75,350	80,950	86,500	92,100	97,650	103,250	108,850	114,400	120,000	125,550	131,150	
60%	58,620	66,960	75,360	83,700	90,420	97,140	103,800	110,520	117,200	123,900	130,600	137,300	144,000	150,700	157,400	
70%	68,390	78,120	87,920	97,650	105,490	113,330	121,100	128,940	136,710	144,550	152,390	160,160	168,000	175,770	183,610	
80%	78,160	89,280	100,480	111,600	120,560	129,520	138,400	147,360	156,240	165,200	174,160	183,040	192,000	200,880	209,840	

Program: Tax Credits (2)		HUD Area 21 - MERCER COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	488	523	628	725	809	893	976		
30%	732	784	942	1,088	1,214	1,339	1,464		
40%	977	1,046	1,256	1,451	1,619	1,786	1,953		
50%	1,221	1,308	1,570	1,813	2,023	2,232	2,441		
60%	1,465	1,569	1,884	2,176	2,428	2,679	2,930		
70%	1,709	1,831	2,198	2,539	2,833	3,125	3,417		
80%	1,954	2,093	2,512	2,902	3,238	3,572	3,906		

Program: HERA Income Limits (15)		HUD Area 21 - MERCER COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	20,120	23,000	25,880	28,740	31,040	33,340	35,640	37,940	40,240	42,540	44,840	47,140	49,440	51,740	54,040	
30%	30,180	34,500	38,820	43,110	46,560	50,010	53,460	56,910	60,360	63,810	67,260	70,710	74,160	77,610	81,060	
40%	40,240	46,000	51,760	57,480	62,080	66,680	71,280	75,880	80,480	85,080	89,680	94,280	98,880	103,480	108,080	
50%	50,300	57,500	64,700	71,850	77,600	83,350	89,100	94,850	100,600	106,350	112,100	117,850	123,600	129,350	135,100	
60%	60,360	69,000	77,640	86,220	93,120	100,020	106,920	113,820	120,750	127,650	134,550	141,400	148,300	155,200	162,100	
70%	70,420	80,500	90,580	100,590	108,640	116,690	124,740	132,790	140,840	148,890	156,940	164,990	173,040	181,090	189,140	
80%	80,480	92,000	103,520	114,960	124,160	133,360	142,560	151,760	160,960	170,160	179,360	188,560	197,760	206,960	216,160	

Program: HERA Income Limits (15)		HUD Area 21 - MERCER COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	503	539	647	747	833	919	1,006		
30%	754	808	970	1,120	1,250	1,379	1,509		
40%	1,006	1,078	1,294	1,494	1,667	1,839	2,012		
50%	1,257	1,347	1,617	1,868	2,083	2,299	2,515		
60%	1,509	1,617	1,941	2,241	2,500	2,759	3,018		
70%	1,760	1,886	2,264	2,615	2,917	3,219	3,521		
80%	2,012	2,156	2,588	2,989	3,334	3,679	4,024		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 23 - MIDDLESEX COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	21,680	24,780	27,880	30,960	33,440	35,920	38,400	40,880	43,360	45,840	48,300	50,780	53,260	55,740	58,220	
30%	32,520	37,170	41,820	46,440	50,160	53,880	57,600	61,320	65,040	68,760	72,450	76,170	79,890	83,610	87,330	
40%	43,360	49,560	55,760	61,920	66,880	71,840	76,800	81,760	86,720	91,680	96,600	101,560	106,520	111,480	116,440	
50%	54,200	61,950	69,700	77,400	83,600	89,800	96,000	102,200	108,400	114,600	120,750	126,950	133,150	139,350	145,550	
60%	65,040	74,340	83,640	92,880	100,320	107,760	115,200	122,640	130,050	137,500	144,900	152,350	159,800	167,200	174,650	
70%	75,880	86,730	97,580	108,360	117,040	125,720	134,400	143,080	151,760	160,440	169,050	177,730	186,410	195,090	203,770	
80%	86,720	99,120	111,520	123,840	133,760	143,680	153,600	163,520	173,440	183,360	193,200	203,120	213,040	222,960	232,880	

Program: Tax Credits (2)		HUD Area 23 - MIDDLESEX COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	542	580	697	805	898	991	1,084		
30%	813	871	1,045	1,207	1,347	1,486	1,626		
40%	1,084	1,161	1,394	1,610	1,796	1,982	2,168		
50%	1,355	1,451	1,742	2,012	2,245	2,477	2,710		
60%	1,626	1,742	2,091	2,415	2,694	2,973	3,251		
70%	1,897	2,032	2,439	2,817	3,143	3,468	3,794		
80%	2,168	2,323	2,788	3,220	3,592	3,964	4,336		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 25 - MONMOUTH COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	19,700	22,500	25,320	28,120	30,380	32,620	34,880	37,120	39,380	41,620	43,880	46,120	48,380	50,620	52,880	
30%	29,550	33,750	37,980	42,180	45,570	48,930	52,320	55,680	59,070	62,430	65,820	69,180	72,570	75,930	79,320	
40%	39,400	45,000	50,640	56,240	60,760	65,240	69,760	74,240	78,760	83,240	87,760	92,240	96,760	101,240	105,760	
50%	49,250	56,250	63,300	70,300	75,950	81,550	87,200	92,800	98,450	104,050	109,700	115,300	120,950	126,550	132,200	
60%	59,100	67,500	75,960	84,360	91,140	97,860	104,640	111,360	118,150	124,900	131,650	138,350	145,100	151,850	158,600	
70%	68,950	78,750	88,620	98,420	106,330	114,170	122,080	129,920	137,830	145,670	153,580	161,420	169,330	177,170	185,080	
80%	78,800	90,000	101,280	112,480	121,520	130,480	139,520	148,480	157,520	166,480	175,520	184,480	193,520	202,480	211,520	

Program: Tax Credits (2)		HUD Area 25 - MONMOUTH COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	492	527	633	731	815	900	984		
30%	738	791	949	1,096	1,223	1,350	1,476		
40%	985	1,055	1,266	1,462	1,631	1,800	1,969		
50%	1,231	1,318	1,582	1,828	2,038	2,250	2,461		
60%	1,477	1,582	1,899	2,193	2,446	2,700	2,953		
70%	1,723	1,846	2,215	2,559	2,854	3,150	3,445		
80%	1,970	2,110	2,532	2,925	3,262	3,600	3,938		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 27 - MORRIS COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,380	22,160	24,920	27,680	29,900	32,120	34,340	36,540	38,760	40,980	43,200	45,400	47,620	49,840	52,040
30%	29,070	33,240	37,380	41,520	44,850	48,180	51,510	54,810	58,140	61,470	64,800	68,100	71,430	74,760	78,060
40%	38,760	44,320	49,840	55,360	59,800	64,240	68,680	73,080	77,520	81,960	86,400	90,800	95,240	99,680	104,080
50%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350	96,900	102,450	108,000	113,500	119,050	124,600	130,100
60%	58,140	66,480	74,760	83,040	89,700	96,360	103,020	109,620	116,300	122,900	129,550	136,200	142,850	149,500	156,150
70%	67,830	77,560	87,220	96,880	104,650	112,420	120,190	127,890	135,660	143,430	151,200	158,900	166,670	174,440	182,140
80%	77,520	88,640	99,680	110,720	119,600	128,480	137,360	146,160	155,040	163,920	172,800	181,600	190,480	199,360	208,160

Program: Tax Credits (2) HUD Area 27 - MORRIS COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	484	519	623	719	803	886	969
30%	726	778	934	1,079	1,204	1,329	1,453
40%	969	1,038	1,246	1,439	1,606	1,772	1,938
50%	1,211	1,298	1,557	1,799	2,007	2,215	2,422
60%	1,453	1,557	1,869	2,159	2,409	2,658	2,907
70%	1,695	1,817	2,180	2,519	2,810	3,101	3,391
80%	1,938	2,077	2,492	2,879	3,212	3,544	3,876

Program: HERA Income Limits (15) HUD Area 27 - MORRIS COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,520	22,320	25,100	27,880	30,120	32,360	34,580	36,820	39,040	41,280	43,500	45,740	47,960	50,200	52,420
30%	29,280	33,480	37,650	41,820	45,180	48,540	51,870	55,230	58,560	61,920	65,250	68,610	71,940	75,300	78,630
40%	39,040	44,640	50,200	55,760	60,240	64,720	69,160	73,640	78,080	82,560	87,000	91,480	95,920	100,400	104,840
50%	48,800	55,800	62,750	69,700	75,300	80,900	86,450	92,050	97,600	103,200	108,750	114,350	119,900	125,500	131,050
60%	58,560	66,960	75,300	83,640	90,360	97,080	103,740	110,460	117,100	123,800	130,500	137,200	143,900	150,600	157,250
70%	68,320	78,120	87,850	97,580	105,420	113,260	121,030	128,870	136,640	144,480	152,250	160,090	167,860	175,700	183,470
80%	78,080	89,280	100,400	111,520	120,480	129,440	138,320	147,280	156,160	165,120	174,000	182,960	191,840	200,800	209,680

Program: HERA Income Limits (15) HUD Area 27 - MORRIS COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	488	523	627	725	809	892	976
30%	732	784	941	1,087	1,213	1,338	1,464
40%	976	1,046	1,255	1,450	1,618	1,785	1,952
50%	1,220	1,307	1,568	1,812	2,022	2,231	2,440
60%	1,464	1,569	1,882	2,175	2,427	2,677	2,927
70%	1,708	1,830	2,196	2,537	2,831	3,123	3,416
80%	1,952	2,092	2,510	2,900	3,236	3,570	3,904

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 29 - OCEAN COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	19,700	22,500	25,320	28,120	30,380	32,620	34,880	37,120	39,380	41,620	43,880	46,120	48,380	50,620	52,880	
30%	29,550	33,750	37,980	42,180	45,570	48,930	52,320	55,680	59,070	62,430	65,820	69,180	72,570	75,930	79,320	
40%	39,400	45,000	50,640	56,240	60,760	65,240	69,760	74,240	78,760	83,240	87,760	92,240	96,760	101,240	105,760	
50%	49,250	56,250	63,300	70,300	75,950	81,550	87,200	92,800	98,450	104,050	109,700	115,300	120,950	126,550	132,200	
60%	59,100	67,500	75,960	84,360	91,140	97,860	104,640	111,360	118,150	124,900	131,650	138,350	145,100	151,850	158,600	
70%	68,950	78,750	88,620	98,420	106,330	114,170	122,080	129,920	137,830	145,670	153,580	161,420	169,330	177,170	185,080	
80%	78,800	90,000	101,280	112,480	121,520	130,480	139,520	148,480	157,520	166,480	175,520	184,480	193,520	202,480	211,520	

Program: Tax Credits (2)		HUD Area 29 - OCEAN COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	492	527	633	731	815	900	984		
30%	738	791	949	1,096	1,223	1,350	1,476		
40%	985	1,055	1,266	1,462	1,631	1,800	1,969		
50%	1,231	1,318	1,582	1,828	2,038	2,250	2,461		
60%	1,477	1,582	1,899	2,193	2,446	2,700	2,953		
70%	1,723	1,846	2,215	2,559	2,854	3,150	3,445		
80%	1,970	2,110	2,532	2,925	3,262	3,600	3,938		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 31 - PASSAIC COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,480	22,260	25,040	27,820	30,060	32,280	34,500	36,740	38,960	41,180	43,400	45,640	47,860	50,080	52,320
30%	29,220	33,390	37,560	41,730	45,090	48,420	51,750	55,110	58,440	61,770	65,100	68,460	71,790	75,120	78,480
40%	38,960	44,520	50,080	55,640	60,120	64,560	69,000	73,480	77,920	82,360	86,800	91,280	95,720	100,160	104,640
50%	48,700	55,650	62,600	69,550	75,150	80,700	86,250	91,850	97,400	102,950	108,500	114,100	119,650	125,200	130,800
60%	58,440	66,780	75,120	83,460	90,180	96,840	103,500	110,220	116,850	123,550	130,200	136,900	143,600	150,250	156,950
70%	68,180	77,910	87,640	97,370	105,210	112,980	120,750	128,590	136,360	144,130	151,900	159,740	167,510	175,280	183,120
80%	77,920	89,040	100,160	111,280	120,240	129,120	138,000	146,960	155,840	164,720	173,600	182,560	191,440	200,320	209,280

Program: Tax Credits (2) HUD Area 31 - PASSAIC COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	487	521	626	723	807	890	974
30%	730	782	939	1,085	1,210	1,335	1,461
40%	974	1,043	1,252	1,447	1,614	1,781	1,948
50%	1,217	1,304	1,565	1,808	2,017	2,226	2,435
60%	1,461	1,565	1,878	2,170	2,421	2,671	2,921
70%	1,704	1,826	2,191	2,532	2,824	3,116	3,409
80%	1,948	2,087	2,504	2,894	3,228	3,562	3,896

Program: HERA Income Limits (15) HUD Area 31 - PASSAIC COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,620	22,420	25,220	28,020	30,280	32,520	34,760	37,000	39,240	41,480	43,720	45,960	48,200	50,440	52,680
30%	29,430	33,630	37,830	42,030	45,420	48,780	52,140	55,500	58,860	62,220	65,580	68,940	72,300	75,660	79,020
40%	39,240	44,840	50,440	56,040	60,560	65,040	69,520	74,000	78,480	82,960	87,440	91,920	96,400	100,880	105,360
50%	49,050	56,050	63,050	70,050	75,700	81,300	86,900	92,500	98,100	103,700	109,300	114,900	120,500	126,100	131,700
60%	58,860	67,260	75,660	84,060	90,840	97,560	104,280	111,000	117,700	124,450	131,150	137,900	144,600	151,350	158,050
70%	68,670	78,470	88,270	98,070	105,980	113,820	121,660	129,500	137,340	145,180	153,020	160,860	168,700	176,540	184,380
80%	78,480	89,680	100,880	112,080	121,120	130,080	139,040	148,000	156,960	165,920	174,880	183,840	192,800	201,760	210,720

Program: HERA Income Limits (15) HUD Area 31 - PASSAIC COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	490	525	630	728	813	897	981
30%	735	788	945	1,093	1,219	1,345	1,471
40%	981	1,051	1,261	1,457	1,626	1,794	1,962
50%	1,226	1,313	1,576	1,821	2,032	2,242	2,452
60%	1,471	1,576	1,891	2,186	2,439	2,691	2,942
70%	1,716	1,839	2,206	2,550	2,845	3,139	3,433
80%	1,962	2,102	2,522	2,915	3,252	3,588	3,924

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 33 - SALEM COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	17,180	19,640	22,100	24,540	26,520	28,480	30,440	32,400	34,360	36,320	38,300	40,260	42,220	44,180	46,140	
30%	25,770	29,460	33,150	36,810	39,780	42,720	45,660	48,600	51,540	54,480	57,450	60,390	63,330	66,270	69,210	
40%	34,360	39,280	44,200	49,080	53,040	56,960	60,880	64,800	68,720	72,640	76,600	80,520	84,440	88,360	92,280	
50%	42,950	49,100	55,250	61,350	66,300	71,200	76,100	81,000	85,900	90,800	95,750	100,650	105,550	110,450	115,350	
60%	51,540	58,920	66,300	73,620	79,560	85,440	91,320	97,200	103,100	109,000	114,850	120,750	126,650	132,550	138,450	
70%	60,130	68,740	77,350	85,890	92,820	99,680	106,540	113,400	120,260	127,120	134,050	140,910	147,770	154,630	161,490	
80%	68,720	78,560	88,400	98,160	106,080	113,920	121,760	129,600	137,440	145,280	153,200	161,040	168,880	176,720	184,560	

Program: Tax Credits (2)		HUD Area 33 - SALEM COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	429	460	552	638	712	785	859		
30%	644	690	828	957	1,068	1,178	1,288		
40%	859	920	1,105	1,276	1,424	1,571	1,718		
50%	1,073	1,150	1,381	1,595	1,780	1,963	2,147		
60%	1,288	1,380	1,657	1,914	2,136	2,356	2,577		
70%	1,503	1,610	1,933	2,233	2,492	2,749	3,006		
80%	1,718	1,841	2,210	2,553	2,848	3,142	3,436		

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	FY 2026
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 35 - SOMERSET COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	21,680	24,780	27,880	30,960	33,440	35,920	38,400	40,880	43,360	45,840	48,300	50,780	53,260	55,740	58,220	
30%	32,520	37,170	41,820	46,440	50,160	53,880	57,600	61,320	65,040	68,760	72,450	76,170	79,890	83,610	87,330	
40%	43,360	49,560	55,760	61,920	66,880	71,840	76,800	81,760	86,720	91,680	96,600	101,560	106,520	111,480	116,440	
50%	54,200	61,950	69,700	77,400	83,600	89,800	96,000	102,200	108,400	114,600	120,750	126,950	133,150	139,350	145,550	
60%	65,040	74,340	83,640	92,880	100,320	107,760	115,200	122,640	130,050	137,500	144,900	152,350	159,800	167,200	174,650	
70%	75,880	86,730	97,580	108,360	117,040	125,720	134,400	143,080	151,760	160,440	169,050	177,730	186,410	195,090	203,770	
80%	86,720	99,120	111,520	123,840	133,760	143,680	153,600	163,520	173,440	183,360	193,200	203,120	213,040	222,960	232,880	

Program: Tax Credits (2)		HUD Area 35 - SOMERSET COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	542	580	697	805	898	991	1,084		
30%	813	871	1,045	1,207	1,347	1,486	1,626		
40%	1,084	1,161	1,394	1,610	1,796	1,982	2,168		
50%	1,355	1,451	1,742	2,012	2,245	2,477	2,710		
60%	1,626	1,742	2,091	2,415	2,694	2,973	3,251		
70%	1,897	2,032	2,439	2,817	3,143	3,468	3,794		
80%	2,168	2,323	2,788	3,220	3,592	3,964	4,336		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 37 - SUSSEX COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,380	22,160	24,920	27,680	29,900	32,120	34,340	36,540	38,760	40,980	43,200	45,400	47,620	49,840	52,040
30%	29,070	33,240	37,380	41,520	44,850	48,180	51,510	54,810	58,140	61,470	64,800	68,100	71,430	74,760	78,060
40%	38,760	44,320	49,840	55,360	59,800	64,240	68,680	73,080	77,520	81,960	86,400	90,800	95,240	99,680	104,080
50%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350	96,900	102,450	108,000	113,500	119,050	124,600	130,100
60%	58,140	66,480	74,760	83,040	89,700	96,360	103,020	109,620	116,300	122,900	129,550	136,200	142,850	149,500	156,150
70%	67,830	77,560	87,220	96,880	104,650	112,420	120,190	127,890	135,660	143,430	151,200	158,900	166,670	174,440	182,140
80%	77,520	88,640	99,680	110,720	119,600	128,480	137,360	146,160	155,040	163,920	172,800	181,600	190,480	199,360	208,160

Program: Tax Credits (2) HUD Area 37 - SUSSEX COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	484	519	623	719	803	886	969
30%	726	778	934	1,079	1,204	1,329	1,453
40%	969	1,038	1,246	1,439	1,606	1,772	1,938
50%	1,211	1,298	1,557	1,799	2,007	2,215	2,422
60%	1,453	1,557	1,869	2,159	2,409	2,658	2,907
70%	1,695	1,817	2,180	2,519	2,810	3,101	3,391
80%	1,938	2,077	2,492	2,879	3,212	3,544	3,876

Program: HERA Income Limits (15) HUD Area 37 - SUSSEX COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	19,520	22,320	25,100	27,880	30,120	32,360	34,580	36,820	39,040	41,280	43,500	45,740	47,960	50,200	52,420
30%	29,280	33,480	37,650	41,820	45,180	48,540	51,870	55,230	58,560	61,920	65,250	68,610	71,940	75,300	78,630
40%	39,040	44,640	50,200	55,760	60,240	64,720	69,160	73,640	78,080	82,560	87,000	91,480	95,920	100,400	104,840
50%	48,800	55,800	62,750	69,700	75,300	80,900	86,450	92,050	97,600	103,200	108,750	114,350	119,900	125,500	131,050
60%	58,560	66,960	75,300	83,640	90,360	97,080	103,740	110,460	117,100	123,800	130,500	137,200	143,900	150,600	157,250
70%	68,320	78,120	87,850	97,580	105,420	113,260	121,030	128,870	136,640	144,480	152,250	160,090	167,860	175,700	183,470
80%	78,080	89,280	100,400	111,520	120,480	129,440	138,320	147,280	156,160	165,120	174,000	182,960	191,840	200,800	209,680

Program: HERA Income Limits (15) HUD Area 37 - SUSSEX COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	488	523	627	725	809	892	976
30%	732	784	941	1,087	1,213	1,338	1,464
40%	976	1,046	1,255	1,450	1,618	1,785	1,952
50%	1,220	1,307	1,568	1,812	2,022	2,231	2,440
60%	1,464	1,569	1,882	2,175	2,427	2,677	2,927
70%	1,708	1,830	2,196	2,537	2,831	3,123	3,416
80%	1,952	2,092	2,510	2,900	3,236	3,570	3,904

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2)		HUD Area 39 - UNION COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	19,380	22,160	24,920	27,680	29,900	32,120	34,340	36,540	38,760	40,980	43,200	45,400	47,620	49,840	52,040	
30%	29,070	33,240	37,380	41,520	44,850	48,180	51,510	54,810	58,140	61,470	64,800	68,100	71,430	74,760	78,060	
40%	38,760	44,320	49,840	55,360	59,800	64,240	68,680	73,080	77,520	81,960	86,400	90,800	95,240	99,680	104,080	
50%	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350	96,900	102,450	108,000	113,500	119,050	124,600	130,100	
60%	58,140	66,480	74,760	83,040	89,700	96,360	103,020	109,620	116,300	122,900	129,550	136,200	142,850	149,500	156,150	
70%	67,830	77,560	87,220	96,880	104,650	112,420	120,190	127,890	135,660	143,430	151,200	158,900	166,670	174,440	182,140	
80%	77,520	88,640	99,680	110,720	119,600	128,480	137,360	146,160	155,040	163,920	172,800	181,600	190,480	199,360	208,160	

Program: Tax Credits (2)		HUD Area 39 - UNION COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	484	519	623	719	803	886	969		
30%	726	778	934	1,079	1,204	1,329	1,453		
40%	969	1,038	1,246	1,439	1,606	1,772	1,938		
50%	1,211	1,298	1,557	1,799	2,007	2,215	2,422		
60%	1,453	1,557	1,869	2,159	2,409	2,658	2,907		
70%	1,695	1,817	2,180	2,519	2,810	3,101	3,391		
80%	1,938	2,077	2,492	2,879	3,212	3,544	3,876		

Program: HERA Income Limits (15)		HUD Area 39 - UNION COUNTY													Effective Date: 05/01/2026	
% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person	
20%	19,520	22,320	25,100	27,880	30,120	32,360	34,580	36,820	39,040	41,280	43,500	45,740	47,960	50,200	52,420	
30%	29,280	33,480	37,650	41,820	45,180	48,540	51,870	55,230	58,560	61,920	65,250	68,610	71,940	75,300	78,630	
40%	39,040	44,640	50,200	55,760	60,240	64,720	69,160	73,640	78,080	82,560	87,000	91,480	95,920	100,400	104,840	
50%	48,800	55,800	62,750	69,700	75,300	80,900	86,450	92,050	97,600	103,200	108,750	114,350	119,900	125,500	131,050	
60%	58,560	66,960	75,300	83,640	90,360	97,080	103,740	110,460	117,100	123,800	130,500	137,200	143,900	150,600	157,250	
70%	68,320	78,120	87,850	97,580	105,420	113,260	121,030	128,870	136,640	144,480	152,250	160,090	167,860	175,700	183,470	
80%	78,080	89,280	100,400	111,520	120,480	129,440	138,320	147,280	156,160	165,120	174,000	182,960	191,840	200,800	209,680	

Program: HERA Income Limits (15)		HUD Area 39 - UNION COUNTY						Effective Date: 05/01/2026	
RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		
20%	488	523	627	725	809	892	976		
30%	732	784	941	1,087	1,213	1,338	1,464		
40%	976	1,046	1,255	1,450	1,618	1,785	1,952		
50%	1,220	1,307	1,568	1,812	2,022	2,231	2,440		
60%	1,464	1,569	1,882	2,175	2,427	2,677	2,927		
70%	1,708	1,830	2,196	2,537	2,831	3,123	3,416		
80%	1,952	2,092	2,510	2,900	3,236	3,570	3,904		

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	FY 2026 HERA Special
01/01/2009 to 05/13/2010	FY 2026
05/14/2010 to 05/31/2011	FY 2026
06/01/2011 to 11/30/2011	FY 2026
12/01/2011 to 12/10/2012	FY 2026
12/11/2012 to 12/17/2013	FY 2026
12/18/2013 to 03/05/2015	FY 2026
03/06/2015 to 03/27/2016	FY 2026
03/28/2016 to 04/13/2017	FY 2026
04/14/2017 to 03/31/2018	FY 2026
04/01/2018 to 04/23/2019	FY 2026
04/24/2019 to 03/31/2020	FY 2026
04/01/2020 to 03/31/2021	FY 2026
04/01/2021 to 04/17/2022	FY 2026
04/18/2022 to 05/14/2023	FY 2026
05/15/2023 to 03/31/2024	FY 2026
04/01/2024 to 03/31/2025	FY 2026
04/01/2025 to 04/30/2026	FY 2026
05/01/2026 to Present	FY 2026

Program: Tax Credits (2) HUD Area 41 - WARREN COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	17,920	20,480	23,040	25,580	27,640	29,680	31,720	33,780	35,820	37,860	39,920	41,960	44,000	46,060	48,100
30%	26,880	30,720	34,560	38,370	41,460	44,520	47,580	50,670	53,730	56,790	59,880	62,940	66,000	69,090	72,150
40%	35,840	40,960	46,080	51,160	55,280	59,360	63,440	67,560	71,640	75,720	79,840	83,920	88,000	92,120	96,200
50%	44,800	51,200	57,600	63,950	69,100	74,200	79,300	84,450	89,550	94,650	99,800	104,900	110,000	115,150	120,250
60%	53,760	61,440	69,120	76,740	82,920	89,040	95,160	101,340	107,450	113,600	119,750	125,900	132,000	138,150	144,300
70%	62,720	71,680	80,640	89,530	96,740	103,880	111,020	118,230	125,370	132,510	139,720	146,860	154,000	161,210	168,350
80%	71,680	81,920	92,160	102,320	110,560	118,720	126,880	135,120	143,280	151,440	159,680	167,840	176,000	184,240	192,400

Program: Tax Credits (2) HUD Area 41 - WARREN COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	448	480	576	665	742	818	895
30%	672	720	864	997	1,113	1,228	1,343
40%	896	960	1,152	1,330	1,484	1,637	1,791
50%	1,120	1,200	1,440	1,663	1,855	2,046	2,238
60%	1,344	1,440	1,728	1,995	2,226	2,456	2,686
70%	1,568	1,680	2,016	2,328	2,597	2,865	3,134
80%	1,792	1,920	2,304	2,661	2,968	3,275	3,582

Program: HERA Income Limits (15) HUD Area 41 - WARREN COUNTY Effective Date: 05/01/2026

% AMI	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person	10 Person	11 Person	12 Person	13 Person	14 Person	15 Person
20%	18,720	21,400	24,080	26,740	28,880	31,020	33,160	35,300	37,440	39,580	41,720	43,860	46,000	48,140	50,280
30%	28,080	32,100	36,120	40,110	43,320	46,530	49,740	52,950	56,160	59,370	62,580	65,790	69,000	72,210	75,420
40%	37,440	42,800	48,160	53,480	57,760	62,040	66,320	70,600	74,880	79,160	83,440	87,720	92,000	96,280	100,560
50%	46,800	53,500	60,200	66,850	72,200	77,550	82,900	88,250	93,600	98,950	104,300	109,650	115,000	120,350	125,700
60%	56,160	64,200	72,240	80,220	86,640	93,060	99,480	105,900	112,350	118,750	125,150	131,600	138,000	144,400	150,850
70%	65,520	74,900	84,280	93,590	101,080	108,570	116,060	123,550	131,040	138,530	146,020	153,510	161,000	168,490	175,980
80%	74,880	85,600	96,320	106,960	115,520	124,080	132,640	141,200	149,760	158,320	166,880	175,440	184,000	192,560	201,120

Program: HERA Income Limits (15) HUD Area 41 - WARREN COUNTY Effective Date: 05/01/2026

RENT BY BEDROOM SIZE % AMI	0 Bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom
20%	468	501	602	695	775	855	936
30%	702	752	903	1,042	1,163	1,283	1,404
40%	936	1,003	1,204	1,390	1,551	1,711	1,872
50%	1,170	1,253	1,505	1,738	1,938	2,139	2,340
60%	1,404	1,504	1,806	2,085	2,326	2,567	2,808
70%	1,638	1,755	2,107	2,433	2,714	2,995	3,276
80%	1,872	2,006	2,408	2,781	3,102	3,423	3,744