

**2013 NEW JERSEY Multifamily Tax Subsidy Program (MTSP) INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08**

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

Projects in all other counties should continue to use HUD's Section 8 income limits as before.

COUNTIES	INCOME LIMIT %	1 PERSON	1.5 PERSON	2 PERSON	3 PERSON	4 PERSON	4.5 PERSON	5 PERSON	6 PERSON	7 PERSON	7.5 PERSON	8 PERSON
ATLANTIC	50%	\$25,250	\$27,050	\$28,850	\$32,450	\$36,050	\$37,500	\$38,950	\$41,850	\$44,750	\$46,175	\$47,600
	60%	\$30,300	\$32,460	\$34,620	\$38,940	\$43,260	\$45,000	\$46,740	\$50,220	\$53,700	\$55,410	\$57,120
	100%	\$50,500	\$54,100	\$57,700	\$64,900	\$72,100	\$75,000	\$77,900	\$83,700	\$89,500	\$92,350	\$95,200
BERGEN PASSAIC	50%	\$33,400	\$35,775	\$38,150	\$42,900	\$47,650	\$49,575	\$51,500	\$55,300	\$59,100	\$61,000	\$62,900
	60%	\$40,080	\$42,930	\$45,780	\$51,480	\$57,180	\$59,490	\$61,800	\$66,360	\$70,920	\$73,200	\$75,480
	100%	\$66,800	\$71,550	\$76,300	\$85,800	\$95,300	\$99,150	\$103,000	\$110,600	\$118,200	\$122,000	\$125,800
HUDSON		Not Applicable										
MIDDLESEX SOMERSET HUNTERDON	50%	\$36,750	\$39,375	\$42,000	\$47,250	\$52,500	\$54,600	\$56,700	\$60,900	\$65,100	\$67,200	\$69,300
	60%	\$44,100	\$47,250	\$50,400	\$56,700	\$63,000	\$65,520	\$68,040	\$73,080	\$78,120	\$80,640	\$83,160
	100%	\$73,500	\$78,750	\$84,000	\$94,500	\$105,000	\$109,200	\$113,400	\$121,800	\$130,200	\$134,400	\$138,600
MONMOUTH OCEAN		Not Applicable										
ESSEX MORRIS SUSSEX UNION	50%	\$32,000	\$34,275	\$36,550	\$41,100	\$45,650	\$47,500	\$49,350	\$53,000	\$56,650	\$58,475	\$60,300
	60%	\$38,400	\$41,130	\$43,860	\$49,320	\$54,780	\$57,000	\$59,220	\$63,600	\$67,980	\$70,170	\$72,360
	100%	\$64,000	\$68,550	\$73,100	\$82,200	\$91,300	\$95,000	\$98,700	\$106,000	\$113,300	\$116,950	\$120,600
BURLINGTON CAMDEN GLOUCESTER SALEM	50%	\$28,550	\$30,575	\$32,600	\$36,700	\$40,750	\$42,400	\$44,050	\$47,300	\$50,550	\$52,175	\$53,800
	60%	\$34,260	\$36,690	\$39,120	\$44,040	\$48,900	\$50,880	\$52,860	\$56,760	\$60,660	\$62,610	\$64,560
	100%	\$57,100	\$61,150	\$65,200	\$73,400	\$81,500	\$84,800	\$88,100	\$94,600	\$101,100	\$104,350	\$107,600
CAPE MAY	50%	\$26,850	\$28,750	\$30,650	\$34,500	\$38,300	\$39,850	\$41,400	\$44,450	\$47,500	\$49,050	\$50,600
	60%	\$32,220	\$34,500	\$36,780	\$41,400	\$45,960	\$47,820	\$49,680	\$53,340	\$57,000	\$58,860	\$60,720
	100%	\$53,700	\$57,500	\$61,300	\$69,000	\$76,600	\$79,700	\$82,800	\$88,900	\$95,000	\$98,100	\$101,200
WARREN		Not Applicable										
MERCER	50%	\$34,450	\$36,900	\$39,350	\$44,250	\$49,150	\$51,125	\$53,100	\$57,050	\$60,950	\$62,925	\$64,900
	60%	\$41,340	\$44,280	\$47,220	\$53,100	\$58,980	\$61,350	\$63,720	\$68,460	\$73,140	\$75,510	\$77,880
	100%	\$68,900	\$73,800	\$78,700	\$88,500	\$98,300	\$102,250	\$106,200	\$114,100	\$121,900	\$125,850	\$129,800
CUMBERLAND	50%	\$24,050	\$25,750	\$27,450	\$30,900	\$34,300	\$35,675	\$37,050	\$39,800	\$42,550	\$43,925	\$45,300
	60%	\$28,860	\$30,900	\$32,940	\$37,080	\$41,160	\$42,810	\$44,460	\$47,760	\$51,060	\$52,710	\$54,360
	100%	\$48,100	\$51,500	\$54,900	\$61,800	\$68,600	\$71,350	\$74,100	\$79,600	\$85,100	\$87,850	\$90,600

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

Effective: 12/11/2012

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