

**2016 NEW JERSEY Multifamily Tax Subsidy Projects (MTSP) INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE AFTER 12/31/08**

| COUNTIES | INCOME LIMIT % | 1 PERSON | 1.5 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 4.5 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 7.5 PERSON | 8 PERSON |
|---|-------------------|-------------|---------------|-------------|-------------|-------------|---------------|-------------|-------------|-------------|---------------|-------------|
| ATLANTIC | 50% | \$23,500 | \$25,175 | \$26,850 | \$30,200 | \$33,550 | \$34,900 | \$36,250 | \$38,950 | \$41,650 | \$42,975 | \$44,300 |
| | 60% | \$28,200 | \$30,210 | \$32,220 | \$36,240 | \$40,260 | \$41,880 | \$43,500 | \$46,740 | \$49,980 | \$51,570 | \$53,160 |
| | 100% | \$47,000 | \$50,350 | \$53,700 | \$60,400 | \$67,100 | \$69,800 | \$72,500 | \$77,900 | \$83,300 | \$85,950 | \$88,600 |
| BERGEN PASSAIC | 50% | \$31,950 | \$34,225 | \$36,500 | \$41,050 | \$45,600 | \$47,425 | \$49,250 | \$52,900 | \$56,550 | \$58,375 | \$60,200 |
| | 60% | \$38,340 | \$41,070 | \$43,800 | \$49,260 | \$54,720 | \$56,910 | \$59,100 | \$63,480 | \$67,860 | \$70,050 | \$72,240 |
| | 100% | \$63,900 | \$68,450 | \$73,000 | \$82,100 | \$91,200 | \$94,850 | \$98,500 | \$105,800 | \$113,100 | \$116,750 | \$120,400 |
| HUDSON | 50% | \$28,150 | \$30,175 | \$32,200 | \$36,200 | \$40,200 | \$41,825 | \$43,450 | \$46,650 | \$49,850 | \$51,475 | \$53,100 |
| | 60% | \$33,780 | \$36,210 | \$38,640 | \$43,440 | \$48,240 | \$50,190 | \$52,140 | \$55,980 | \$59,820 | \$61,770 | \$63,720 |
| | 100% | \$56,300 | \$60,350 | \$64,400 | \$72,400 | \$80,400 | \$83,650 | \$86,900 | \$93,300 | \$99,700 | \$102,950 | \$106,200 |
| MIDDLESEX SOMERSET HUNTERDON | 50% | \$36,350 | \$38,950 | \$41,550 | \$46,750 | \$51,900 | \$54,000 | \$56,100 | \$60,250 | \$64,400 | \$66,475 | \$68,550 |
| | 60% | \$43,620 | \$46,740 | \$49,860 | \$56,100 | \$62,280 | \$64,800 | \$67,320 | \$72,300 | \$77,280 | \$79,770 | \$82,260 |
| | 100% | \$72,700 | \$77,900 | \$83,100 | \$93,500 | \$103,800 | \$108,000 | \$112,200 | \$120,500 | \$128,800 | \$132,950 | \$137,100 |
| MONMOUTH OCEAN | 50% | \$31,850 | \$34,125 | \$36,400 | \$40,950 | \$45,450 | \$47,275 | \$49,100 | \$52,750 | \$56,400 | \$58,200 | \$60,000 |
| | 60% | \$38,220 | \$40,950 | \$43,680 | \$49,140 | \$54,540 | \$56,730 | \$58,920 | \$63,300 | \$67,680 | \$69,840 | \$72,000 |
| | 100% | \$63,700 | \$68,250 | \$72,800 | \$81,900 | \$90,900 | \$94,550 | \$98,200 | \$105,500 | \$112,800 | \$116,400 | \$120,000 |
| ESSEX MORRIS SUSSEX UNION | 50% | \$31,400 | \$33,650 | \$35,900 | \$40,400 | \$44,850 | \$46,650 | \$48,450 | \$52,050 | \$55,650 | \$57,450 | \$59,250 |
| | 60% | \$37,680 | \$40,380 | \$43,080 | \$48,480 | \$53,820 | \$55,980 | \$58,140 | \$62,460 | \$66,780 | \$68,940 | \$71,100 |
| | 100% | \$62,800 | \$67,300 | \$71,800 | \$80,800 | \$89,700 | \$93,300 | \$96,900 | \$104,100 | \$111,300 | \$114,900 | \$118,500 |
| BURLINGTON CAMDEN GLOUCESTER SALEM | 50% | \$28,150 | \$30,150 | \$32,150 | \$36,150 | \$40,150 | \$41,775 | \$43,400 | \$46,600 | \$49,800 | \$51,400 | \$53,000 |
| | 60% | \$33,780 | \$36,180 | \$38,580 | \$43,380 | \$48,180 | \$50,130 | \$52,080 | \$55,920 | \$59,760 | \$61,680 | \$63,600 |
| | 100% | \$56,300 | \$60,300 | \$64,300 | \$72,300 | \$80,300 | \$83,550 | \$86,800 | \$93,200 | \$99,600 | \$102,800 | \$106,000 |
| CAPE MAY | 50% | \$27,650 | \$29,625 | \$31,600 | \$35,550 | \$39,450 | \$41,050 | \$42,650 | \$45,800 | \$48,950 | \$50,525 | \$52,100 |
| | 60% | \$33,180 | \$35,550 | \$37,920 | \$42,660 | \$47,340 | \$49,260 | \$51,180 | \$54,960 | \$58,740 | \$60,630 | \$62,520 |
| | 100% | \$55,300 | \$59,250 | \$63,200 | \$71,100 | \$78,900 | \$82,100 | \$85,300 | \$91,600 | \$97,900 | \$101,050 | \$104,200 |
| WARREN | 50% | \$29,400 | \$31,500 | \$33,600 | \$37,800 | \$41,950 | \$43,650 | \$45,350 | \$48,700 | \$52,050 | \$53,725 | \$55,400 |
| | 60% | \$35,280 | \$37,800 | \$40,320 | \$45,360 | \$50,340 | \$52,380 | \$54,420 | \$58,440 | \$62,460 | \$64,470 | \$66,480 |
| | 100% | \$58,800 | \$63,000 | \$67,200 | \$75,600 | \$83,900 | \$87,300 | \$90,700 | \$97,400 | \$104,100 | \$107,450 | \$110,800 |
| MERCER | 50% | \$32,550 | \$34,875 | \$37,200 | \$41,850 | \$46,500 | \$48,375 | \$50,250 | \$53,950 | \$57,700 | \$59,550 | \$61,400 |
| | 60% | \$39,060 | \$41,850 | \$44,640 | \$50,220 | \$55,800 | \$58,050 | \$60,300 | \$64,740 | \$69,240 | \$71,460 | \$73,680 |
| | 100% | \$65,100 | \$69,750 | \$74,400 | \$83,700 | \$93,000 | \$96,750 | \$100,500 | \$107,900 | \$115,400 | \$119,100 | \$122,800 |
| CUMBERLAND | 50% | \$23,050 | \$24,700 | \$26,350 | \$29,650 | \$32,900 | \$34,225 | \$35,550 | \$38,200 | \$40,800 | \$42,125 | \$43,450 |
| | 60% | \$27,660 | \$29,640 | \$31,620 | \$35,580 | \$39,480 | \$41,070 | \$42,660 | \$45,840 | \$48,960 | \$50,550 | \$52,140 |
| | 100% | \$46,100 | \$49,400 | \$52,700 | \$59,300 | \$65,800 | \$68,450 | \$71,100 | \$76,400 | \$81,600 | \$84,250 | \$86,900 |

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

Effective: 3/28/2016

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 app 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 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.

**2016 NEW JERSEY HERA Special INCOME LIMITS
FOR PROJECTS PLACED IN SERVICE ON OR BEFORE 12/31/08**

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

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

| COUNTIES | INCOME LIMIT % | 1 PERSON | 1.5 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 4.5 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 7.5 PERSON | 8 PERSON |
|---|----------------|----------------|------------|----------|----------|-----------|------------|-----------|-----------|-----------|------------|-----------|
| ATLANTIC | 50% | \$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 | 50% | \$32,150 | \$34,450 | \$36,750 | \$41,350 | \$45,900 | \$47,750 | \$49,600 | \$53,250 | \$56,950 | \$58,775 | \$60,600 |
| | 60% | \$38,580 | \$41,340 | \$44,100 | \$49,620 | \$55,080 | \$57,300 | \$59,520 | \$63,900 | \$68,340 | \$70,530 | \$72,720 |
| | 100% | \$64,300 | \$68,900 | \$73,500 | \$82,700 | \$91,800 | \$95,500 | \$99,200 | \$106,500 | \$113,900 | \$117,550 | \$121,200 |
| ESSEX MORRIS SUSSEX UNION | 50% | \$32,300 | \$34,600 | \$36,900 | \$41,500 | \$46,100 | \$47,950 | \$49,800 | \$53,500 | \$57,200 | \$59,050 | \$60,900 |
| | 60% | \$38,760 | \$41,520 | \$44,280 | \$49,800 | \$55,320 | \$57,540 | \$59,760 | \$64,200 | \$68,640 | \$70,860 | \$73,080 |
| | 100% | \$64,600 | \$69,200 | \$73,800 | \$83,000 | \$92,200 | \$95,900 | \$99,600 | \$107,000 | \$114,400 | \$118,100 | \$121,800 |
| 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% | \$28,300 | \$30,325 | \$32,350 | \$36,400 | \$40,400 | \$42,025 | \$43,650 | \$46,900 | \$50,100 | \$51,725 | \$53,350 |
| | 60% | \$33,960 | \$36,390 | \$38,820 | \$43,680 | \$48,480 | \$50,430 | \$52,380 | \$56,280 | \$60,120 | \$62,070 | \$64,020 |
| | 100% | \$56,600 | \$60,650 | \$64,700 | \$72,800 | \$80,800 | \$84,050 | \$87,300 | \$93,800 | \$100,200 | \$103,450 | \$106,700 |
| WARREN | 50% | \$32,450 | \$34,750 | \$37,050 | \$41,700 | \$46,300 | \$48,175 | \$50,050 | \$53,750 | \$57,450 | \$59,300 | \$61,150 |
| | 60% | \$38,940 | \$41,700 | \$44,460 | \$50,040 | \$55,560 | \$57,810 | \$60,060 | \$64,500 | \$68,940 | \$71,160 | \$73,380 |
| | 100% | \$64,900 | \$69,500 | \$74,100 | \$83,400 | \$92,600 | \$96,350 | \$100,100 | \$107,500 | \$114,900 | \$118,600 | \$122,300 |
| MERCER | 50% | \$34,900 | \$37,400 | \$39,900 | \$44,900 | \$49,850 | \$51,850 | \$53,850 | \$57,850 | \$61,850 | \$63,850 | \$65,850 |
| | 60% | \$41,880 | \$44,880 | \$47,880 | \$53,880 | \$59,820 | \$62,220 | \$64,620 | \$69,420 | \$74,220 | \$76,620 | \$79,020 |
| | 100% | \$69,800 | \$74,800 | \$79,800 | \$89,800 | \$99,700 | \$103,700 | \$107,700 | \$115,700 | \$123,700 | \$127,700 | \$131,700 |
| 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 |

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Effective: 3/28/2016

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