

2019 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	20%	\$10,780	\$11,550	\$12,320	\$13,860	\$15,380	\$16,000	\$16,620	\$17,860	\$19,080	\$19,700	\$20,320
	30%	\$16,170	\$17,325	\$18,480	\$20,790	\$23,070	\$24,000	\$24,930	\$26,790	\$28,620	\$29,550	\$30,480
	40%	\$21,560	\$23,100	\$24,640	\$27,720	\$30,760	\$32,000	\$33,240	\$35,720	\$38,160	\$39,400	\$40,640
	50%	\$26,950	\$28,875	\$30,800	\$34,650	\$38,450	\$40,000	\$41,550	\$44,650	\$47,700	\$49,250	\$50,800
	60%	\$32,340	\$34,650	\$36,960	\$41,580	\$46,140	\$48,000	\$49,860	\$53,580	\$57,240	\$59,100	\$60,960
	70%	\$37,730	\$40,425	\$43,120	\$48,510	\$53,830	\$56,000	\$58,170	\$62,510	\$66,780	\$68,950	\$71,120
	80%	\$43,120	\$46,200	\$49,280	\$55,440	\$61,520	\$64,000	\$66,480	\$71,440	\$76,320	\$78,800	\$81,280
BERGEN PASSAIC	20%	\$14,940	\$16,000	\$17,060	\$19,200	\$21,320	\$22,180	\$23,040	\$24,740	\$26,440	\$27,300	\$28,160
	30%	\$22,410	\$24,000	\$25,590	\$28,800	\$31,980	\$33,270	\$34,560	\$37,110	\$39,660	\$40,950	\$42,240
	40%	\$29,880	\$32,000	\$34,120	\$38,400	\$42,640	\$44,360	\$46,080	\$49,480	\$52,880	\$54,600	\$56,320
	50%	\$37,350	\$40,000	\$42,650	\$48,000	\$53,300	\$55,450	\$57,600	\$61,850	\$66,100	\$68,250	\$70,400
	60%	\$44,820	\$48,000	\$51,180	\$57,600	\$63,960	\$66,540	\$69,120	\$74,220	\$79,320	\$81,900	\$84,480
	70%	\$52,290	\$56,000	\$59,710	\$67,200	\$74,620	\$77,630	\$80,640	\$86,590	\$92,540	\$95,550	\$98,560
	80%	\$59,760	\$64,000	\$68,240	\$76,800	\$85,280	\$88,720	\$92,160	\$98,960	\$105,760	\$109,200	\$112,640
HUDSON	20%	\$12,840	\$13,760	\$14,680	\$16,520	\$18,340	\$19,080	\$19,820	\$21,280	\$22,760	\$23,490	\$24,220
	30%	\$19,260	\$20,640	\$22,020	\$24,780	\$27,510	\$28,620	\$29,730	\$31,920	\$34,140	\$35,235	\$36,330
	40%	\$25,680	\$27,520	\$29,360	\$33,040	\$36,680	\$38,160	\$39,640	\$42,560	\$45,520	\$46,980	\$48,440
	50%	\$32,100	\$34,400	\$36,700	\$41,300	\$45,850	\$47,700	\$49,550	\$53,200	\$56,900	\$58,725	\$60,550
	60%	\$38,520	\$41,280	\$44,040	\$49,560	\$55,020	\$57,240	\$59,460	\$63,840	\$68,280	\$70,470	\$72,660
	70%	\$44,940	\$48,160	\$51,380	\$57,820	\$64,190	\$66,780	\$69,370	\$74,480	\$79,660	\$82,215	\$84,770
	80%	\$51,360	\$55,040	\$58,720	\$66,080	\$73,360	\$76,320	\$79,280	\$85,120	\$91,040	\$93,960	\$96,880
MIDDLESEX SOMERSET HUNTERDON	20%	\$16,580	\$17,760	\$18,940	\$21,300	\$23,660	\$24,610	\$25,560	\$27,460	\$29,340	\$30,290	\$31,240
	30%	\$24,870	\$26,640	\$28,410	\$31,950	\$35,490	\$36,915	\$38,340	\$41,190	\$44,010	\$45,435	\$46,860
	40%	\$33,160	\$35,520	\$37,880	\$42,600	\$47,320	\$49,220	\$51,120	\$54,920	\$58,680	\$60,580	\$62,480
	50%	\$41,450	\$44,400	\$47,350	\$53,250	\$59,150	\$61,525	\$63,900	\$68,650	\$73,350	\$75,725	\$78,100
	60%	\$49,740	\$53,280	\$56,820	\$63,900	\$70,980	\$73,830	\$76,680	\$82,380	\$88,020	\$90,870	\$93,720
	70%	\$58,030	\$62,160	\$66,290	\$74,550	\$82,810	\$86,135	\$89,460	\$96,110	\$102,690	\$106,015	\$109,340
	80%	\$66,320	\$71,040	\$75,760	\$85,200	\$94,640	\$98,440	\$102,240	\$109,840	\$117,360	\$121,160	\$124,960
MONMOUTH OCEAN	20%	\$14,340	\$15,360	\$16,380	\$18,420	\$20,460	\$21,280	\$22,100	\$23,740	\$25,380	\$26,200	\$27,020
	30%	\$21,510	\$23,040	\$24,570	\$27,630	\$30,690	\$31,920	\$33,150	\$35,610	\$38,070	\$39,300	\$40,530
	40%	\$28,680	\$30,720	\$32,760	\$36,840	\$40,920	\$42,560	\$44,200	\$47,480	\$50,760	\$52,400	\$54,040
	50%	\$35,850	\$38,400	\$40,950	\$46,050	\$51,150	\$53,200	\$55,250	\$59,350	\$63,450	\$65,500	\$67,550
	60%	\$43,020	\$46,080	\$49,140	\$55,260	\$61,380	\$63,840	\$66,300	\$71,220	\$76,140	\$78,600	\$81,060
	70%	\$50,190	\$53,760	\$57,330	\$64,470	\$71,610	\$74,480	\$77,350	\$83,090	\$88,830	\$91,700	\$94,570
	80%	\$57,360	\$61,440	\$65,520	\$73,680	\$81,840	\$85,120	\$88,400	\$94,960	\$101,520	\$104,800	\$108,080
ESSEX MORRIS SUSSEX UNION	20%	\$14,100	\$15,100	\$16,100	\$18,120	\$20,120	\$20,930	\$21,740	\$23,340	\$24,960	\$25,760	\$26,560
	30%	\$21,150	\$22,650	\$24,150	\$27,180	\$30,180	\$31,395	\$32,610	\$35,010	\$37,440	\$38,640	\$39,840
	40%	\$28,200	\$30,200	\$32,200	\$36,240	\$40,240	\$41,860	\$43,480	\$46,680	\$49,920	\$51,520	\$53,120
	50%	\$35,250	\$37,750	\$40,250	\$45,300	\$50,300	\$52,325	\$54,350	\$58,350	\$62,400	\$64,400	\$66,400
	60%	\$42,300	\$45,300	\$48,300	\$54,360	\$60,360	\$62,790	\$65,220	\$70,020	\$74,880	\$77,280	\$79,680
	70%	\$49,350	\$52,850	\$56,350	\$63,420	\$70,420	\$73,255	\$76,090	\$81,690	\$87,360	\$90,160	\$92,960
	80%	\$56,400	\$60,400	\$64,400	\$72,480	\$80,480	\$83,720	\$86,960	\$93,360	\$99,840	\$103,040	\$106,240
BURLINGTON CAMDEN GLOUCESTER SALEM	20%	\$12,620	\$13,520	\$14,420	\$16,220	\$18,020	\$18,750	\$19,480	\$20,920	\$22,360	\$23,080	\$23,800
	30%	\$18,930	\$20,280	\$21,630	\$24,330	\$27,030	\$28,125	\$29,220	\$31,380	\$33,540	\$34,620	\$35,700
	40%	\$25,240	\$27,040	\$28,840	\$32,440	\$36,040	\$37,500	\$38,960	\$41,840	\$44,720	\$46,160	\$47,600
	50%	\$31,550	\$33,800	\$36,050	\$40,550	\$45,050	\$46,875	\$48,700	\$52,300	\$55,900	\$57,700	\$59,500
	60%	\$37,860	\$40,560	\$43,260	\$48,660	\$54,060	\$56,250	\$58,440	\$62,760	\$67,080	\$69,240	\$71,400
	70%	\$44,170	\$47,320	\$50,470	\$56,770	\$63,070	\$65,625	\$68,180	\$73,220	\$78,260	\$80,780	\$83,300
	80%	\$50,480	\$54,080	\$57,680	\$64,880	\$72,080	\$75,000	\$77,920	\$83,680	\$89,440	\$92,320	\$95,200
CAPE MAY	20%	\$11,720	\$12,550	\$13,380	\$15,060	\$16,720	\$17,390	\$18,060	\$19,400	\$20,740	\$21,410	\$22,080
	30%	\$17,580	\$18,825	\$20,070	\$22,590	\$25,080	\$26,085	\$27,090	\$29,100	\$31,110	\$32,115	\$33,120
	40%	\$23,440	\$25,100	\$26,760	\$30,120	\$33,440	\$34,780	\$36,120	\$38,800	\$41,480	\$42,820	\$44,160
	50%	\$29,300	\$31,375	\$33,450	\$37,650	\$41,800	\$43,475	\$45,150	\$48,500	\$51,850	\$53,525	\$55,200
	60%	\$35,160	\$37,650	\$40,140	\$45,180	\$50,160	\$52,170	\$54,180	\$58,200	\$62,220	\$64,230	\$66,240
	70%	\$41,020	\$43,925	\$46,830	\$52,710	\$58,520	\$60,865	\$63,210	\$67,900	\$72,590	\$74,935	\$77,280
	80%	\$46,880	\$50,200	\$53,520	\$60,240	\$66,880	\$69,560	\$72,240	\$77,600	\$82,960	\$85,640	\$88,320
WARREN	20%	\$14,480	\$15,520	\$16,560	\$18,620	\$20,680	\$21,510	\$22,340	\$24,000	\$25,660	\$26,480	\$27,300
	30%	\$21,720	\$23,280	\$24,840	\$27,930	\$31,020	\$32,265	\$33,510	\$36,000	\$38,490	\$39,720	\$40,950
	40%	\$28,960	\$31,040	\$33,120	\$37,240	\$41,360	\$43,020	\$44,680	\$48,000	\$51,320	\$52,960	\$54,600
	50%	\$36,200	\$38,800	\$41,400	\$46,550	\$51,700	\$53,775	\$55,850	\$60,000	\$64,150	\$66,200	\$68,250
	60%	\$43,440	\$46,560	\$49,680	\$55,860	\$62,040	\$64,530	\$67,020	\$72,000	\$76,980	\$79,440	\$81,900
	70%	\$50,680	\$54,320	\$57,960	\$65,170	\$72,380	\$75,285	\$78,190	\$84,000	\$89,810	\$92,680	\$95,550
	80%	\$57,920	\$62,080	\$66,240	\$74,480	\$82,720	\$86,040	\$89,360	\$96,000	\$102,640	\$105,920	\$109,200
MERCER	20%	\$14,820	\$15,880	\$16,940	\$19,060	\$21,160	\$22,010	\$22,860	\$24,560	\$26,240	\$27,090	\$27,940
	30%	\$22,230	\$23,820	\$25,410	\$28,590	\$31,740	\$33,015	\$34,290	\$36,840	\$39,360	\$40,635	\$41,910
	40%	\$29,640	\$31,760	\$33,880	\$38,120	\$42,320	\$44,020	\$45,720	\$49,120	\$52,480	\$54,180	\$55,880
	50%	\$37,050	\$39,700	\$42,350	\$47,650	\$52,900	\$55,025	\$57,150	\$61,400	\$65,600	\$67,725	\$69,850
	60%	\$44,460	\$47,640	\$50,820	\$57,180	\$63,480	\$66,030	\$68,580	\$73,680	\$78,720	\$81,270	\$83,820
	70%	\$51,870	\$55,580	\$59,290	\$66,710	\$74,060	\$77,035	\$80,010	\$85,960	\$91,840	\$94,815	\$97,790
	80%	\$59,280	\$63,520	\$67,760	\$76,240	\$84,640	\$88,040	\$91,440	\$98,240	\$104,960	\$108,360	\$111,760
CUMBERLAND	20%	\$10,040	\$10,750	\$11,460	\$12,900	\$14,320	\$14,900	\$15,480	\$16,620	\$17,760	\$18,340	\$18,920
	30%	\$15,060	\$16,125	\$17,190	\$19,350	\$21,480	\$22,350	\$23,220	\$24,930	\$26,640	\$27,510	\$28,380
	40%	\$20,080	\$21,500	\$22,920	\$25,800	\$28,640	\$29,800	\$30,960	\$33,240	\$35,520	\$36,680	\$37,840
	50%	\$25,100	\$26,875	\$28,650	\$32,250	\$35,800	\$37,250	\$38,700	\$41,550	\$44,400	\$45,850	\$47,300
	60%	\$30,120	\$32,250	\$34,380	\$38,700	\$42,960	\$44,700	\$46,440	\$49,860	\$53,280	\$55,020	\$56,760
	70%	\$35,140	\$37,625	\$40,110	\$45,150	\$50,120	\$52,150	\$54,180	\$58,170	\$62,160	\$64,190	\$66,220
	80%	\$40,160	\$43,000	\$45,840	\$51,600	\$57,280	\$59,600	\$61,920	\$66,480	\$71,040	\$73,360	\$75,680

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

Effective: 4/24/2019
 Revised: 1/29/2020

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.