

**2020 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 par (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%	\$29,550	\$16,463	\$3,375	\$37,950	\$42,150	\$43,850	\$45,550	\$48,900	\$52,300	\$53,975	\$55,650
	60%	\$35,460	\$19,755	\$4,050	\$45,540	\$50,580	\$52,620	\$54,660	\$58,680	\$62,760	\$64,770	\$66,780
	100%	\$59,100	\$32,925	\$6,750	\$75,900	\$84,300	\$87,700	\$91,100	\$97,800	\$104,600	\$107,950	\$111,300
BERGEN PASSAIC	50%	\$37,600	\$40,275	\$42,950	\$48,300	\$53,650	\$55,800	\$57,950	\$62,250	\$66,550	\$68,700	\$70,850
	60%	\$45,120	\$48,330	\$51,540	\$57,960	\$64,380	\$66,960	\$69,540	\$74,700	\$79,860	\$82,440	\$85,020
	100%	\$75,200	\$80,550	\$85,900	\$96,600	\$107,300	\$111,600	\$115,900	\$124,500	\$133,100	\$137,400	\$141,700
HUDSON	50%											
	60%	Not Applicable										
	100%											
MIDDLESEX SOMERSET HUNTERDON	50%											
	60%	Not Applicable										
	100%											
MONMOUTH OCEAN	50%											
	60%	Not Applicable										
	100%											
ESSEX MORRIS SUSSEX UNION	50%	\$37,400	\$40,075	\$42,750	\$48,100	\$53,100	\$55,400	\$57,700	\$61,950	\$66,250	\$68,375	\$70,500
	60%	\$44,880	\$48,090	\$51,300	\$57,720	\$63,720	\$66,480	\$69,240	\$74,340	\$79,500	\$82,050	\$84,600
	100%	\$74,800	\$80,150	\$85,500	\$96,200	\$106,200	\$110,800	\$115,400	\$123,900	\$132,500	\$136,750	\$141,000
BURLINGTON CAMDEN GLOUCESTER SALEM	50%											
	60%	Not Applicable										
	100%											
CAPE MAY	50%											
	60%	Not Applicable										
	100%											
WARREN	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
	100%	\$72,400	\$77,600	\$82,800	\$93,100	\$103,400	\$107,550	\$111,700	\$120,000	\$128,300	\$132,400	\$136,500
MERCER	50%	\$39,100	\$41,900	\$44,700	\$50,300	\$55,850	\$58,100	\$60,350	\$64,800	\$69,300	\$71,525	\$73,750
	60%	\$46,920	\$50,280	\$53,640	\$60,360	\$67,020	\$69,720	\$72,420	\$77,760	\$83,160	\$85,830	\$88,500
	100%	\$78,200	\$83,800	\$89,400	\$100,600	\$111,700	\$116,200	\$120,700	\$129,600	\$138,600	\$143,050	\$147,500
CUMBERLAND	50%											
	60%	Not Applicable										
	100%											

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

Effective: 4/1/2020

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.