

2021 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%	\$11,640	\$12,470	\$13,300	\$14,960	\$16,620	\$17,290	\$17,960	\$19,280	\$20,620	\$21,280	\$21,940
	30%	\$17,460	\$18,705	\$19,950	\$22,440	\$24,930	\$25,935	\$26,940	\$28,920	\$30,930	\$31,920	\$32,910
	40%	\$23,280	\$24,940	\$26,600	\$29,920	\$33,240	\$34,580	\$35,920	\$38,560	\$41,240	\$42,560	\$43,880
	50%	\$29,100	\$31,175	\$33,250	\$37,400	\$41,550	\$43,225	\$44,900	\$48,200	\$51,550	\$53,200	\$54,850
	60%	\$34,920	\$37,410	\$39,900	\$44,880	\$49,860	\$51,870	\$53,880	\$57,840	\$61,860	\$63,840	\$65,820
	70%	\$40,740	\$43,645	\$46,550	\$52,360	\$58,170	\$60,515	\$62,860	\$67,480	\$72,170	\$74,480	\$76,790
	80%	\$46,560	\$49,880	\$53,200	\$59,840	\$66,480	\$69,160	\$71,840	\$77,120	\$82,480	\$85,120	\$87,760
100%	\$58,200	\$62,350	\$66,500	\$74,800	\$83,100	\$86,450	\$89,800	\$96,400	\$103,100	\$106,400	\$109,700	
BERGEN PASSAIC	20%	\$15,320	\$16,420	\$17,520	\$19,700	\$21,880	\$22,760	\$23,640	\$25,400	\$27,140	\$28,020	\$28,900
	30%	\$22,980	\$24,630	\$26,280	\$29,550	\$32,820	\$34,140	\$35,460	\$38,100	\$40,710	\$42,030	\$43,350
	40%	\$30,640	\$32,840	\$35,040	\$39,400	\$43,760	\$45,520	\$47,280	\$50,800	\$54,280	\$56,040	\$57,800
	50%	\$38,300	\$41,050	\$43,800	\$49,250	\$54,700	\$56,900	\$59,100	\$63,500	\$67,850	\$70,050	\$72,250
	60%	\$45,960	\$49,260	\$52,560	\$59,100	\$65,640	\$68,280	\$70,920	\$76,200	\$81,420	\$84,060	\$86,700
	70%	\$53,620	\$57,470	\$61,320	\$68,950	\$76,580	\$79,660	\$82,740	\$88,900	\$94,990	\$98,070	\$101,150
	80%	\$61,280	\$65,680	\$70,080	\$78,800	\$87,520	\$91,040	\$94,560	\$101,600	\$108,560	\$112,080	\$115,600
100%	\$76,600	\$82,100	\$87,600	\$98,500	\$109,400	\$113,800	\$118,200	\$127,000	\$135,700	\$140,100	\$144,500	
HUDSON	20%	\$14,500	\$15,530	\$16,560	\$18,640	\$20,700	\$21,530	\$22,360	\$24,020	\$25,680	\$26,510	\$27,340
	30%	\$21,750	\$23,295	\$24,840	\$27,960	\$31,050	\$32,295	\$33,540	\$36,030	\$38,520	\$39,765	\$41,010
	40%	\$29,000	\$31,060	\$33,120	\$37,280	\$41,400	\$43,060	\$44,720	\$48,040	\$51,360	\$53,020	\$54,680
	50%	\$36,250	\$38,825	\$41,400	\$46,600	\$51,750	\$53,825	\$55,900	\$60,050	\$64,200	\$66,275	\$68,350
	60%	\$43,500	\$46,590	\$49,680	\$55,920	\$62,100	\$64,590	\$67,080	\$72,060	\$77,040	\$79,530	\$82,020
	70%	\$50,750	\$54,355	\$57,960	\$65,240	\$72,450	\$75,355	\$78,260	\$84,070	\$89,880	\$92,785	\$95,690
	80%	\$58,000	\$62,120	\$66,240	\$74,560	\$82,800	\$86,120	\$89,440	\$96,080	\$102,720	\$106,040	\$109,360
100%	\$72,500	\$77,650	\$82,800	\$93,200	\$103,500	\$107,650	\$111,800	\$120,100	\$128,400	\$132,550	\$136,700	
MIDDLESEX SOMERSET HUNTERDON	20%	\$17,260	\$18,490	\$19,720	\$22,180	\$24,640	\$25,630	\$26,620	\$28,600	\$30,560	\$31,550	\$32,540
	30%	\$25,890	\$27,735	\$29,580	\$33,270	\$36,960	\$38,445	\$39,930	\$42,900	\$45,840	\$47,325	\$48,810
	40%	\$34,520	\$36,980	\$39,440	\$44,360	\$49,280	\$51,260	\$53,240	\$57,200	\$61,120	\$63,100	\$65,080
	50%	\$43,150	\$46,225	\$49,300	\$55,450	\$61,600	\$64,075	\$66,550	\$71,500	\$76,400	\$78,875	\$81,350
	60%	\$51,780	\$55,470	\$59,160	\$66,540	\$73,920	\$76,890	\$79,860	\$85,800	\$91,680	\$94,650	\$97,620
	70%	\$60,410	\$64,715	\$69,020	\$77,630	\$86,240	\$89,705	\$93,170	\$100,100	\$106,960	\$110,425	\$113,890
	80%	\$69,040	\$73,960	\$78,880	\$88,720	\$98,560	\$102,520	\$106,480	\$114,400	\$122,240	\$126,200	\$130,160
100%	\$86,300	\$92,450	\$98,600	\$110,900	\$123,200	\$128,150	\$133,100	\$143,000	\$152,800	\$157,750	\$162,700	
MONMOUTH OCEAN	20%	\$15,260	\$16,350	\$17,440	\$19,620	\$21,780	\$22,660	\$23,540	\$25,280	\$27,020	\$27,890	\$28,760
	30%	\$22,890	\$24,525	\$26,160	\$29,430	\$32,670	\$33,990	\$35,310	\$37,920	\$40,530	\$41,835	\$43,140
	40%	\$30,520	\$32,700	\$34,880	\$39,240	\$43,560	\$45,320	\$47,080	\$50,560	\$54,040	\$55,780	\$57,520
	50%	\$38,150	\$40,875	\$43,600	\$49,050	\$54,450	\$56,650	\$58,850	\$63,200	\$67,550	\$69,725	\$71,900
	60%	\$45,780	\$49,050	\$52,320	\$58,860	\$65,340	\$67,980	\$70,620	\$75,840	\$81,060	\$83,670	\$86,280
	70%	\$53,410	\$57,225	\$61,040	\$68,670	\$76,230	\$79,310	\$82,390	\$88,480	\$94,570	\$97,615	\$100,660
	80%	\$61,040	\$65,400	\$69,760	\$78,480	\$87,120	\$90,640	\$94,160	\$101,120	\$108,080	\$111,560	\$115,040
100%	\$76,300	\$81,750	\$87,200	\$98,100	\$108,900	\$113,300	\$117,700	\$126,400	\$135,100	\$139,450	\$143,800	
ESSEX MORRIS SUSSEX UNION	20%	\$15,040	\$16,120	\$17,200	\$19,340	\$21,480	\$22,340	\$23,200	\$24,920	\$26,640	\$27,500	\$28,360
	30%	\$22,560	\$24,180	\$25,800	\$29,010	\$32,220	\$33,510	\$34,800	\$37,380	\$39,960	\$41,250	\$42,540
	40%	\$30,080	\$32,240	\$34,400	\$38,680	\$42,960	\$44,680	\$46,400	\$49,840	\$53,280	\$55,000	\$56,720
	50%	\$37,600	\$40,300	\$43,000	\$48,350	\$53,700	\$55,850	\$58,000	\$62,300	\$66,600	\$68,750	\$70,900
	60%	\$45,120	\$48,360	\$51,600	\$58,020	\$64,440	\$67,020	\$69,600	\$74,760	\$79,920	\$82,500	\$85,080
	70%	\$52,640	\$56,420	\$60,200	\$67,690	\$75,180	\$78,190	\$81,200	\$87,220	\$93,240	\$96,250	\$99,260
	80%	\$60,160	\$64,480	\$68,800	\$77,360	\$85,920	\$89,360	\$92,800	\$99,560	\$106,560	\$110,000	\$113,440
100%	\$75,200	\$80,600	\$86,000	\$96,700	\$107,400	\$111,700	\$116,000	\$124,600	\$133,200	\$137,500	\$141,800	
BURLINGTON CAMDEN GLOUCESTER SALEM	20%	\$13,240	\$14,180	\$15,120	\$17,020	\$18,900	\$19,660	\$20,420	\$21,940	\$23,440	\$24,200	\$24,960
	30%	\$19,860	\$21,270	\$22,680	\$25,530	\$28,350	\$29,490	\$30,630	\$32,910	\$35,160	\$36,300	\$37,440
	40%	\$26,480	\$28,360	\$30,240	\$34,040	\$37,800	\$39,320	\$40,840	\$43,880	\$46,880	\$48,400	\$49,920
	50%	\$33,100	\$35,450	\$37,800	\$42,550	\$47,250	\$49,150	\$51,050	\$54,850	\$58,600	\$60,500	\$62,400
	60%	\$39,720	\$42,540	\$45,360	\$51,060	\$56,700	\$58,980	\$61,260	\$65,820	\$70,320	\$72,600	\$74,880
	70%	\$46,340	\$49,630	\$52,920	\$59,570	\$66,150	\$68,810	\$71,470	\$76,790	\$82,040	\$84,700	\$87,360
	80%	\$52,960	\$56,720	\$60,480	\$68,080	\$75,600	\$78,640	\$81,680	\$87,760	\$93,760	\$96,800	\$99,840
100%	\$66,200	\$70,900	\$75,600	\$85,100	\$94,500	\$98,300	\$102,100	\$109,700	\$117,200	\$121,000	\$124,800	
CAPE MAY	20%	\$11,900	\$12,750	\$13,600	\$15,300	\$16,980	\$17,660	\$18,340	\$19,700	\$21,060	\$21,740	\$22,420
	30%	\$17,850	\$19,125	\$20,400	\$22,950	\$25,470	\$26,490	\$27,510	\$29,550	\$31,590	\$32,610	\$33,630
	40%	\$23,800	\$25,500	\$27,200	\$30,600	\$33,960	\$35,320	\$36,680	\$39,400	\$42,120	\$43,840	\$44,840
	50%	\$29,750	\$31,875	\$34,000	\$38,250	\$42,450	\$44,150	\$45,850	\$49,250	\$52,650	\$54,350	\$56,050
	60%	\$35,700	\$38,250	\$40,800	\$45,900	\$50,940	\$52,980	\$55,020	\$59,100	\$63,180	\$65,220	\$67,260
	70%	\$41,650	\$44,625	\$47,600	\$53,550	\$59,430	\$61,810	\$64,190	\$68,950	\$73,710	\$76,090	\$78,470
	80%	\$47,600	\$51,000	\$54,400	\$61,200	\$67,920	\$70,640	\$73,360	\$78,800	\$84,240	\$86,960	\$89,680
100%	\$59,500	\$63,750	\$68,000	\$76,500	\$84,900	\$88,300	\$91,700	\$98,500	\$105,300	\$108,700	\$112,100	
WARREN	20%	\$14,460	\$15,490	\$16,520	\$18,580	\$20,640	\$21,470	\$22,300	\$23,960	\$25,600	\$26,430	\$27,260
	30%	\$21,690	\$23,235	\$24,780	\$27,870	\$30,960	\$32,205	\$33,450	\$35,940	\$38,400	\$39,645	\$40,890
	40%	\$28,920	\$30,980	\$33,040	\$37,160	\$41,280	\$42,940	\$44,600	\$47,920	\$51,200	\$52,860	\$54,520
	50%	\$36,150	\$38,725	\$41,300	\$46,450	\$51,600	\$53,675	\$55,750	\$59,900	\$64,000	\$66,075	\$68,150
	60%	\$43,380	\$46,470	\$49,560	\$55,740	\$61,920	\$64,410	\$66,900	\$71,880	\$76,800	\$79,290	\$81,780
	70%	\$50,610	\$54,215	\$57,820	\$65,030	\$72,240	\$75,145	\$78,050	\$83,860	\$89,600	\$92,505	\$95,410
	80%	\$57,840	\$61,960	\$66,080	\$74,320	\$82,560	\$85,880	\$89,200	\$95,840	\$102,400	\$105,720	\$109,040
100%	\$72,300	\$77,450	\$82,600	\$92,900	\$103,200	\$107,350	\$111,500	\$119,800	\$128,000	\$132,150	\$136,300	
MERCER	20%	\$14,960	\$16,030	\$17,100	\$19,240	\$21,360	\$22,220	\$23,080	\$24,780	\$26,500	\$27,350	\$28,200
	30%	\$22,440	\$24,045	\$25,650	\$28,860	\$32,040	\$33,330	\$34,620	\$37,170	\$39,750	\$41,025	\$42,300
	40%	\$29,920	\$32,060	\$34,200	\$38,480	\$42,720	\$44,440	\$46,160	\$49,560	\$53,000	\$54,700	\$56,400
	50%	\$37,400	\$40,075	\$42,750	\$48,100	\$53,400	\$55,550	\$57,700	\$61,950	\$66,250	\$68,375	\$70,500
	60%	\$44,880	\$48,090	\$51,300	\$57,720	\$64,080	\$66,660	\$69,240	\$74,340	\$79,500	\$82,050	\$84,600
	70%	\$52,360	\$56,105	\$59,850	\$67,340	\$74,760	\$77,770	\$80,780	\$86,730	\$92,750	\$95,725	\$98,700
	80%	\$59,840	\$64,120	\$68,400	\$76,960	\$85,440	\$88,880	\$92,320	\$99,120	\$106,000	\$109,400	\$112,800
100%	\$74,800	\$80,150	\$85,500	\$96,200	\$106,800	\$111,100	\$115,400	\$123,900	\$132,500	\$136,750	\$141,000	
CUMBERLAND	20%	\$10,780	\$11,550	\$12,320	\$13,860	\$15,400	\$16,020					