

2024 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%	\$13,720	\$14,700	\$15,680	\$17,640	\$19,600	\$20,390	\$21,180	\$22,740	\$24,300	\$25,090	\$25,880
	30%	\$20,580	\$22,050	\$23,520	\$26,460	\$29,400	\$30,585	\$31,770	\$34,110	\$36,450	\$37,635	\$38,820
	40%	\$27,440	\$29,400	\$31,360	\$35,280	\$39,200	\$40,780	\$42,360	\$45,480	\$48,600	\$50,180	\$51,760
	50%	\$34,300	\$36,750	\$39,200	\$44,100	\$49,000	\$50,975	\$52,950	\$56,850	\$60,750	\$62,725	\$64,700
	60%	\$41,160	\$44,100	\$47,040	\$52,920	\$58,800	\$61,170	\$63,540	\$68,220	\$72,900	\$75,270	\$77,640
	70%	\$48,020	\$51,450	\$54,880	\$61,740	\$68,600	\$71,365	\$74,130	\$79,590	\$85,050	\$87,815	\$90,580
	80%	\$54,880	\$58,800	\$62,720	\$70,560	\$78,400	\$81,560	\$84,720	\$90,960	\$97,200	\$100,360	\$103,520
	100%	\$68,600	\$73,500	\$78,400	\$88,200	\$98,000	\$101,950	\$105,900	\$113,700	\$121,500	\$125,450	\$129,400
BERGEN PASSAIC	20%	\$18,140	\$19,430	\$20,720	\$23,320	\$25,900	\$26,940	\$27,980	\$30,060	\$32,120	\$33,160	\$34,200
	30%	\$27,210	\$29,145	\$31,080	\$34,980	\$38,850	\$40,410	\$41,970	\$45,090	\$48,180	\$49,740	\$51,300
	40%	\$36,280	\$38,860	\$41,440	\$46,640	\$51,800	\$53,880	\$55,960	\$60,120	\$64,240	\$66,320	\$68,400
	50%	\$45,350	\$48,575	\$51,800	\$58,300	\$64,750	\$67,350	\$69,950	\$75,150	\$80,300	\$82,900	\$85,500
	60%	\$54,420	\$58,290	\$62,160	\$69,960	\$77,700	\$80,820	\$83,940	\$90,180	\$96,360	\$99,480	\$102,600
	70%	\$63,490	\$68,005	\$72,520	\$81,620	\$90,650	\$94,290	\$97,930	\$105,210	\$112,420	\$116,060	\$119,700
	80%	\$72,560	\$77,720	\$82,880	\$93,280	\$103,600	\$107,760	\$111,920	\$120,240	\$128,480	\$132,640	\$136,800
	100%	\$90,700	\$97,150	\$103,600	\$116,600	\$129,500	\$134,700	\$139,900	\$150,300	\$160,600	\$165,800	\$171,000
HUDSON	20%	\$18,740	\$20,080	\$21,420	\$24,100	\$26,760	\$27,840	\$28,920	\$31,060	\$33,200	\$34,270	\$35,340
	30%	\$28,110	\$30,120	\$32,130	\$36,150	\$40,140	\$41,760	\$43,380	\$46,590	\$49,800	\$51,405	\$53,010
	40%	\$37,480	\$40,160	\$42,840	\$48,200	\$53,520	\$55,680	\$57,840	\$62,120	\$66,400	\$68,545	\$70,680
	50%	\$46,850	\$50,200	\$53,550	\$60,250	\$66,900	\$69,600	\$72,300	\$77,650	\$83,000	\$85,675	\$88,350
	60%	\$56,220	\$60,240	\$64,260	\$72,300	\$80,280	\$83,520	\$86,760	\$93,180	\$99,600	\$102,810	\$106,020
	70%	\$65,590	\$70,280	\$74,970	\$84,350	\$93,660	\$97,440	\$101,220	\$108,710	\$116,200	\$119,945	\$123,690
	80%	\$74,960	\$80,320	\$85,680	\$96,400	\$107,040	\$111,360	\$115,680	\$124,240	\$132,800	\$137,080	\$141,360
	100%	\$93,700	\$100,400	\$107,100	\$120,500	\$133,800	\$139,200	\$144,600	\$155,300	\$166,000	\$171,350	\$176,700
MIDDLESEX SOMERSET HUNTERDON	20%	\$20,480	\$21,940	\$23,400	\$26,320	\$29,240	\$30,410	\$31,580	\$33,920	\$36,260	\$37,430	\$38,600
	30%	\$30,720	\$32,910	\$35,100	\$39,480	\$43,860	\$45,615	\$47,370	\$50,880	\$54,390	\$56,145	\$57,900
	40%	\$40,960	\$43,880	\$46,800	\$52,640	\$58,480	\$60,820	\$63,160	\$67,840	\$72,520	\$74,860	\$77,200
	50%	\$51,200	\$54,850	\$58,500	\$65,800	\$73,100	\$76,025	\$78,950	\$84,800	\$90,650	\$93,575	\$96,500
	60%	\$61,440	\$65,820	\$70,200	\$78,960	\$87,720	\$91,230	\$94,740	\$101,760	\$108,780	\$112,290	\$115,800
	70%	\$71,680	\$76,790	\$81,900	\$92,120	\$102,340	\$106,435	\$110,530	\$118,720	\$126,910	\$131,005	\$135,100
	80%	\$81,920	\$87,760	\$93,600	\$105,280	\$116,960	\$121,640	\$126,320	\$135,680	\$145,040	\$149,720	\$154,400
	100%	\$102,400	\$109,700	\$117,000	\$131,600	\$146,200	\$152,050	\$157,900	\$169,600	\$181,300	\$187,150	\$193,000
MONMOUTH OCEAN	20%	\$18,300	\$19,600	\$20,900	\$23,520	\$26,120	\$27,170	\$28,220	\$30,300	\$32,400	\$33,440	\$34,480
	30%	\$27,450	\$29,400	\$31,350	\$35,280	\$39,180	\$40,755	\$42,330	\$45,450	\$48,600	\$50,160	\$51,720
	40%	\$36,600	\$39,200	\$41,800	\$47,040	\$52,240	\$54,340	\$56,440	\$60,600	\$64,800	\$66,880	\$68,960
	50%	\$45,750	\$49,000	\$52,250	\$58,800	\$65,300	\$67,925	\$70,550	\$75,750	\$81,000	\$83,600	\$86,200
	60%	\$54,900	\$58,800	\$62,700	\$70,560	\$78,360	\$81,510	\$84,660	\$90,900	\$97,200	\$100,320	\$103,440
	70%	\$64,050	\$68,600	\$73,150	\$82,320	\$91,420	\$95,095	\$98,770	\$106,050	\$113,400	\$117,040	\$120,680
	80%	\$73,200	\$78,400	\$83,600	\$94,080	\$104,480	\$108,680	\$112,880	\$121,200	\$129,600	\$133,760	\$137,920
	100%	\$91,500	\$98,000	\$104,500	\$117,600	\$130,600	\$135,850	\$141,100	\$151,500	\$162,000	\$167,200	\$172,400
ESSEX MORRIS SUSSEX UNION	20%	\$18,260	\$19,560	\$20,860	\$23,460	\$26,060	\$27,110	\$28,160	\$30,240	\$32,320	\$33,360	\$34,400
	30%	\$27,390	\$29,340	\$31,290	\$35,190	\$39,090	\$40,665	\$42,240	\$45,360	\$48,480	\$50,040	\$51,600
	40%	\$36,520	\$39,120	\$41,720	\$46,920	\$52,120	\$54,220	\$56,320	\$60,480	\$64,640	\$66,720	\$68,800
	50%	\$45,650	\$48,900	\$52,150	\$58,650	\$65,150	\$67,775	\$70,400	\$75,600	\$80,800	\$83,400	\$86,000
	60%	\$54,780	\$58,680	\$62,580	\$70,380	\$78,180	\$81,330	\$84,480	\$90,720	\$96,960	\$100,080	\$103,200
	70%	\$63,910	\$68,460	\$73,010	\$82,110	\$91,210	\$94,885	\$98,560	\$105,840	\$113,120	\$116,760	\$120,400
	80%	\$73,040	\$78,240	\$83,440	\$93,840	\$104,240	\$108,440	\$112,640	\$120,960	\$129,280	\$133,440	\$137,600
	100%	\$91,300	\$97,800	\$104,300	\$117,300	\$130,300	\$135,550	\$140,800	\$151,200	\$161,600	\$166,800	\$172,000
BURLINGTON CAMDEN GLOUCESTER SALEM	20%	\$16,060	\$17,210	\$18,360	\$20,660	\$22,940	\$23,860	\$24,780	\$26,620	\$28,460	\$29,380	\$30,300
	30%	\$24,090	\$25,815	\$27,540	\$30,990	\$34,410	\$35,790	\$37,170	\$39,930	\$42,690	\$44,070	\$45,450
	40%	\$32,120	\$34,420	\$36,720	\$41,320	\$45,880	\$47,720	\$49,560	\$53,240	\$56,920	\$58,760	\$60,600
	50%	\$40,150	\$43,025	\$45,900	\$51,650	\$57,350	\$59,650	\$61,950	\$66,550	\$71,150	\$73,450	\$75,750
	60%	\$48,180	\$51,630	\$55,080	\$61,980	\$68,820	\$71,580	\$74,340	\$79,860	\$85,380	\$88,140	\$90,900
	70%	\$56,210	\$60,235	\$64,260	\$72,310	\$80,290	\$83,510	\$86,730	\$93,170	\$99,610	\$102,830	\$106,050
	80%	\$64,240	\$68,840	\$73,440	\$82,640	\$91,760	\$95,440	\$99,120	\$106,480	\$113,840	\$117,520	\$121,200
	100%	\$80,300	\$86,050	\$91,800	\$103,300	\$114,700	\$119,300	\$123,900	\$133,100	\$142,300	\$146,900	\$151,500
CAPE MAY	20%	\$15,480	\$16,580	\$17,680	\$19,900	\$22,100	\$22,990	\$23,880	\$25,640	\$27,420	\$28,300	\$29,180
	30%	\$23,220	\$24,870	\$26,520	\$29,850	\$33,150	\$34,485	\$35,820	\$38,460	\$41,130	\$42,450	\$43,770
	40%	\$30,960	\$33,160	\$35,360	\$39,800	\$44,200	\$45,980	\$47,760	\$51,280	\$54,840	\$56,600	\$58,360
	50%	\$38,700	\$41,450	\$44,200	\$49,750	\$55,250	\$57,475	\$59,700	\$64,100	\$68,550	\$70,750	\$72,950
	60%	\$46,440	\$49,740	\$53,040	\$59,700	\$66,300	\$68,970	\$71,640	\$76,920	\$82,260	\$84,900	\$87,540
	70%	\$54,180	\$58,030	\$61,880	\$69,650	\$77,350	\$80,465	\$83,580	\$89,740	\$95,970	\$99,050	\$102,130
	80%	\$61,920	\$66,320	\$70,720	\$79,600	\$88,400	\$91,960	\$95,520	\$102,560	\$109,680	\$113,200	\$116,720
	100%	\$77,400	\$82,900	\$88,400	\$99,500	\$110,500	\$114,950	\$119,400	\$128,200	\$137,100	\$141,500	\$145,900
WARREN	20%	\$16,120	\$17,270	\$18,420	\$20,720	\$23,020	\$23,950	\$24,880	\$26,720	\$28,560	\$29,480	\$30,400
	30%	\$24,180	\$25,905	\$27,630	\$31,080	\$34,530	\$35,925	\$37,320	\$40,080	\$42,840	\$44,220	\$45,600
	40%	\$32,240	\$34,540	\$36,840	\$41,440	\$46,040	\$47,900	\$49,760	\$53,440	\$57,120	\$58,960	\$60,800
	50%	\$40,300	\$43,175	\$46,050	\$51,800	\$57,550	\$59,875	\$62,200	\$66,800	\$71,400	\$73,700	\$76,000
	60%	\$48,360	\$51,810	\$55,260	\$62,160	\$69,060	\$71,850	\$74,640	\$80,160	\$85,680	\$88,440	\$91,200
	70%	\$56,420	\$60,445	\$64,470	\$72,520	\$80,570	\$83,825	\$87,080	\$93,520	\$99,960	\$103,180	\$106,400
	80%	\$64,480	\$69,080	\$73,680	\$82,880	\$92,080	\$95,800	\$99,520	\$106,880	\$114,240	\$117,920	\$121,600
	100%	\$80,600	\$86,350	\$92,100	\$103,600	\$115,100	\$119,750	\$124,400	\$133,600	\$142,800	\$147,400	\$152,000
MERCER	20%	\$17,640	\$18,900	\$20,160	\$22,680	\$25,180	\$26,190	\$27,200	\$29,220	\$31,240	\$32,240	\$33,240
	30%	\$26,460	\$28,350	\$30,240	\$34,020	\$37,770	\$39,285	\$40,800	\$43,830	\$46,860	\$48,360	\$49,860
	40%	\$35,280	\$37,800	\$40,320	\$45,360	\$50,360	\$52,380	\$54,400	\$58,440	\$62,480	\$64,480	\$66,480
	50%	\$44,100	\$47,250	\$50,400	\$56,700	\$62,950	\$65,475	\$68,000	\$73,050	\$78,100	\$80,600	\$83,100
	60%	\$52,920	\$56,700	\$60,480	\$68,040	\$75,540	\$78,570	\$81,600	\$87,660	\$93,720	\$96,720	\$99,720
	70%	\$61,740	\$66,150	\$70,560	\$79,380	\$88,130	\$91,665	\$95,200	\$102,270	\$109,340	\$112,840	\$116,340
	80%	\$70,560	\$75,600	\$80,640	\$90,720	\$100,720	\$104,760	\$108,800	\$116,880	\$124,960	\$128,960	\$132,960
	100%	\$88,200	\$94,500	\$100,800	\$113,400	\$125,900	\$130,950	\$136,000	\$146,100	\$156,200	\$161,200	\$166,200

**2024 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%	\$35,200	\$37,700	\$40,200	\$45,250	\$50,250	\$52,275	\$54,300	\$58,300	\$62,350	\$64,350	\$66,350
	60%	\$42,240	\$45,240	\$48,240	\$54,300	\$60,300	\$62,730	\$65,160	\$69,960	\$74,820	\$77,220	\$79,620
	100%	\$70,400	\$75,400	\$80,400	\$90,500	\$100,500	\$104,550	\$108,600	\$116,600	\$124,700	\$128,700	\$132,700
BERGEN PASSAIC	50%	\$46,100	\$49,375	\$52,650	\$59,250	\$65,800	\$68,450	\$71,100	\$76,350	\$81,600	\$84,250	\$86,900
	60%	\$55,320	\$59,250	\$63,180	\$71,100	\$78,960	\$82,140	\$85,320	\$91,620	\$97,920	\$101,100	\$104,280
	100%	\$92,200	\$98,750	\$105,300	\$118,500	\$131,600	\$136,900	\$142,200	\$152,700	\$163,200	\$168,500	\$173,800
HUDSON	50%											
	60%	Not Applicable										
	100%											
MIDDLESEX SOMERSET HUNTERDON	50%											
	60%	Not Applicable										
	100%											
MONMOUTH OCEAN	50%	\$45,750	\$49,000	\$52,250	\$58,800	\$65,300	\$67,925	\$70,550	\$75,750	\$81,000	\$83,600	\$86,200
	60%	\$54,900	\$58,800	\$62,700	\$70,560	\$78,360	\$81,510	\$84,660	\$90,900	\$97,200	\$100,320	\$103,440
	100%	\$91,500	\$98,000	\$104,500	\$117,600	\$130,600	\$135,850	\$141,100	\$151,500	\$162,000	\$167,200	\$172,400
ESSEX MORRIS SUSSEX UNION	50%	\$45,950	\$49,225	\$52,500	\$59,050	\$65,600	\$68,225	\$70,850	\$76,100	\$81,350	\$83,975	\$86,600
	60%	\$55,140	\$59,070	\$63,000	\$70,860	\$78,720	\$81,870	\$85,020	\$91,320	\$97,620	\$100,770	\$103,920
	100%	\$91,900	\$98,450	\$105,000	\$118,100	\$131,200	\$136,450	\$141,700	\$152,200	\$162,700	\$167,950	\$173,200
BURLINGTON CAMDEN GLOUCESTER SALEM	50%											
	60%	Not Applicable										
	100%											
CAPE MAY	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
WARREN	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
	100%	\$82,900	\$88,800	\$94,700	\$106,500	\$118,300	\$123,050	\$127,800	\$137,300	\$146,700	\$151,450	\$156,200
MERCER	50%	\$46,500	\$49,825	\$53,150	\$59,800	\$66,400	\$69,075	\$71,750	\$77,050	\$82,350	\$85,000	\$87,650
	60%	\$55,800	\$59,790	\$63,780	\$71,760	\$79,680	\$82,890	\$86,100	\$92,460	\$98,820	\$102,000	\$105,180
	100%	\$93,000	\$99,650	\$106,300	\$119,600	\$132,800	\$138,150	\$143,500	\$154,100	\$164,700	\$170,000	\$175,300
CUMBERLAND	50%											
	60%	Not Applicable										
	100%											

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

Effective: 4/1/2024

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.