

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW JERSEY

----- A J U S T E D I N C O M E L I M I T S -----

P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Allentown-Bethlehem-Easton, PA-NJ MSA								
Warren County, NJ HUD Metro FMR Area								
VERY LOW INCOME	32450	37050	41700	46300	50050	53750	57450	61150
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Atlantic City-Hammonton, NJ MSA								
VERY LOW INCOME	25250	28850	32450	36050	38950	41850	44750	47600
LOW INCOME	40400	46150	51950	57700	62300	66950	71550	76150
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Bergen-Passaic, NJ HUD Metro FMR Area								
VERY LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
LOW INCOME	49450	56500	63600	70650	76300	81950	87600	93250
MOD.INC-GUAR.LOAN	101550	101550	101550	101550	134050	134050	134050	134050
Jersey City, NJ HUD Metro FMR Area								
VERY LOW INCOME	27000	30850	34700	38550	41650	44750	47850	50900
LOW INCOME	43200	49350	55550	61700	66650	71550	76500	81450
MOD.INC-GUAR.LOAN	88700	88700	88700	88700	117100	117100	117100	117100
Middlesex-Somerset-Hunterdon, NJ HUD Metro FMR Area								
VERY LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
LOW INCOME	47300	54100	60850	67600	73000	78400	83800	89250
MOD.INC-GUAR.LOAN	97200	97200	97200	97200	128300	128300	128300	128300
Monmouth-Ocean, NJ HUD Metro FMR Area								
VERY LOW INCOME	32150	36750	41350	45900	49600	53250	56950	60600
LOW INCOME	46250	52900	59500	66100	71400	76700	81950	87250
MOD.INC-GUAR.LOAN	95000	95000	95000	95000	125400	125400	125400	125400
Newark, NJ HUD Metro FMR Area								
VERY LOW INCOME	31750	36300	40850	45350	49000	52650	56250	59900
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Ocean City, NJ MSA								
VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
LOW INCOME	41800	47750	53750	59700	64500	69250	74050	78800
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA								
VERY LOW INCOME	28550	32600	36700	40750	44050	47300	50550	53800
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Trenton-Ewing, NJ MSA								
VERY LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
MOD.INC-GUAR.LOAN	93450	93450	93450	93450	123350	123350	123350	123350
Vineland-Millville-Bridgeton, NJ MSA								
VERY LOW INCOME	23250	26600	29900	33200	35900	38550	41200	43850
LOW INCOME	37150	42500	47800	53100	57350	61600	65850	70100
MOD.INC-GUAR.LOAN	91550	91550	91550	91550	120850	120850	120850	120850

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OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/07/2013 SPECIAL PN

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-----METROPOLITAN AREA-----

-----Counties of FMR AREA within STATE-----

Allentown-Bethlehem-Easton, PA-NJ MSA - 10900
 Warren County, NJ HMFA - METRO10900MM5640
 Atlantic City-Hammonton, NJ MSA - 12100
 Atlantic City-Hammonton, NJ MSA - METRO12100M12100
 New York-Northern New Jersey-Long Island, NY-NJ-PA MSA
 Bergen-Passaic, NJ HMFA - METRO35620MM0875
 Jersey City, NJ HMFA - METRO35620MM3640
 Middlesex-Somerset-Hunterdon, NJ HMFA - METRO35620MM5015
 Monmouth-Ocean, NJ HMFA - METRO35620MM5190
 Newark, NJ HMFA - METRO35620MM5640
 Ocean City, NJ MSA - 36140
 Ocean City, NJ MSA - METRO36140M36140
 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA - 3798
 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD MSA - METRO37980M37980
 Trenton-Ewing, NJ MSA - 45940
 Trenton-Ewing, NJ MSA - METRO45940M45940
 Vineland-Millville-Bridgeton, NJ MSA - 47220
 Vineland-Millville-Bridgeton, NJ MSA - METRO47220M47220

041-Warren
 001-Atlantic
 003-Bergen, 031-Passaic
 017-Hudson
 019-Hunterdon, 023-Middlesex, 035-Somerset
 025-Monmouth, 029-Ocean
 013-Essex, 027-Morris, 037-Sussex, 039-Union
 009-Cape May
 005-Burlington, 007-Camden, 015-Gloucester, 033-Salem
 021-Mercer
 011-Cumberland