

# Cornerstone at Toms River

MTSP Income Limits Effective: April 24, 2019								1	2	3	4
<u>No. of Bedrm</u>	<u>VL/L/M</u>	<u>No. of Units</u>	<u>Rent Limits for 2019</u>	<u>Gross Rent</u>	<u>Utility Allowance Effective 12.06.2019</u>	<u>Rent Effective 1.01.2020</u>	<u>Minimum Income per calculations</u>	<u>Max Income 1 person</u>	<u>Max Income 2 person</u>	<u>Max Income 3 person</u>	<u>Max Income 4 person</u>
								\$71,700	\$81,900	\$92,100	\$102,300
	<b>34.5%</b>										
1	Sec 811	6	\$662.00	\$602.00	\$55.00	\$547.00	\$20,640	\$24,737	\$28,256	n/a	n/a
	<b>Total</b>	<b>6</b>									
	<b>30%</b>										
1	VL	5	\$576.00	\$540.00	\$55.00	\$485.00	\$18,514	\$21,500	\$24,600	n/a	n/a
	<b>Total</b>	<b>5</b>									
	<b>50%</b>										
1	L	34	\$960.00	\$905.00	\$55.00	\$850.00	\$31,029	\$35,850	\$40,950	n/a	n/a
2 (SN)	L	6	\$1,151.00	\$1,086.00	\$69.00	\$1,017.00	\$37,234	\$35,850	\$40,950	\$46,050	\$51,150
	<b>Total</b>	<b>40</b>									
	<b>60%</b>										
1	M	48	\$1,152.00	\$1,052.00	\$55.00	\$997.00	\$36,069	\$43,020	\$49,140	n/a	n/a
2	M	2	\$1,381.00	\$1,305.00	\$69.00	\$1,236.00	\$44,743	n/a	\$49,140	\$55,260	\$61,380
	<b>Total</b>	<b>50</b>									
1	Super Unit	1									
	<b>Total</b>	<b>1</b>									

<b>Bedrooms</b>	<b>Total</b>
1	93
2	8
Super (1B)	1
<b>Total Units</b>	<b>102</b>

Effective April 24, 2019: HUD Released MTSP Income Limits  
 6/7/2019 30% AMI Max Income Limits updated by NJHMFA  
**McGrann Utility Study: Effective December 6, 2019**  
**1.4% Rent Increase Effective 1.01.2020**