

Low Income Housing Tax Credit - Rent and Income Limits for New York City for 2014
For Projects Awarded Credits in 1990 or Later (effective 12/18/2013)

For Buildings Placed In Service On Or Before December 17, 2013

Buildings Placed In Service After December 17, 2013 Must Use Different Limits

For 2014 Effective 12/18/2013

2013 Maximum Household Income

HH Size	40%	50%	60%	140%
		Very-low	Low	of 60%
1	\$24,080	\$30,100	\$ 36,120	\$ 50,568
2	\$27,520	\$34,400	\$ 41,280	\$ 57,792
3	\$30,960	\$38,700	\$ 46,440	\$ 65,016
4	\$34,360	\$42,950	\$ 51,540	\$ 72,156
5	\$37,120	\$46,400	\$ 55,680	\$ 77,952
6	\$39,880	\$49,850	\$ 59,820	\$ 83,748
7	\$42,640	\$53,300	\$ 63,960	\$ 89,544
8	\$45,360	\$56,700	\$ 68,040	\$ 95,256

In accordance with Section 3009 of the 2008 Housing and Economic Recovery Act, projects with income limits "determined" under HUD's hold harmless policy in 2007 or 2008 are eligible to have their income and rent limits calculated with the greater of: 1) the "HERA special" income limit (2008 very low-income limit plus any increase in AMGI from 2008 to the current year), or 2) HUD's very low-income limit. The IRS has not formally defined "determined." Until guidance is issued, HPD considers projects that were placed in service on or before December 31, 2008 as "determined" projects.

Notes

- 40% - calculated as 0.8 times HUD very-low limits
- 50% - as published by HUD
- 60% - calculated as 1.2 times HUD published very-low limits
- 140% for purposes of next available unit rule only
- calculated as 60% x 1.4

2013 Maximum Rent by Apt. Size

30% of 60%

Apt. Size	Max Gross Tenant Pays	Max Contract Tenant Pays	Max Contract Tenant Pays	Avg. HH Size	60%
	No Utilities	Electric	Gas & Electric		
0 BR	903	\$854	\$837	1	\$ 36,120
1 BR	967	\$917	\$899	1.5	\$ 38,700
2 BR	1,161	\$1,109	\$1,091	3	\$ 46,440
3 BR	1,340	\$1,278	\$1,259	4.5	\$ 53,610
4 BR	1,495	\$1,430	\$1,410	6	\$ 59,820
5 BR	1,650	\$1,578	\$1,556	7.5	\$ 66,000

Utility Allowance

Apt. Size	Cooking	
	Electric	Gas
0 BR	\$49	\$17
1 BR	\$50	\$18
2 BR	\$52	\$18
3 BR	\$62	\$19
4 BR	\$65	\$20
5 BR	\$72	\$22

Utility allowances generally change each October. These figures were effective on December 1, 2013. More detailed utility allowances on the next page.

NOTE: HPD posts the rent and income limits as a courtesy. However, it is the owner's responsibility to use the correct income limit and to not charge more than the maximum allowed by the tax credit program.

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2013 Maximum Rent by Apt. Size

30% of 40%

Apt. Size	Max	Max	Max	Avg. HH Size	40%
	Gross Tenant Pays No Utilities	Contract Tenant Pays Electric	Contract Tenant Pays Gas & Electric		
0 BR	602	\$553	\$536	1	\$ 24,080
1 BR	645	\$595	\$577	1.5	\$ 25,800
2 BR	774	\$722	\$704	3	\$ 30,960
3 BR	893	\$831	\$812	4.5	\$ 35,740
4 BR	997	\$932	\$912	6	\$ 39,880
5 BR	1,100	\$1,028	\$1,006	7.5	\$ 44,000

2013 Maximum Rent by Apt. Size

30% of 50%

Apt. Size	Max	Max	Max	Avg. HH Size	50%
	Gross Tenant Pays No Utilities	Contract Tenant Pays Electric	Contract Tenant Pays Gas & Electric		
0 BR	752	\$703	\$686	1	\$ 30,100
1 BR	806	\$756	\$738	1.5	\$ 32,250
2 BR	967	\$915	\$897	3	\$ 38,700
3 BR	1,116	\$1,054	\$1,035	4.5	\$ 44,675
4 BR	1,246	\$1,181	\$1,161	6	\$ 49,850
5 BR	1,375	\$1,303	\$1,281	7.5	\$ 55,000

HPD LIHTC Utility Allowances

Utility allowances generally change each October. These figures were effective December 1, 2013.

# of Bedrooms	Cooking		Cooking Gas &		Gas heat	Gas Hot	Gas Heat	Oil heat	Oil Hot	Oil heat &	Electric	Electric	Electric
	Gas	Electric	Electric	only	only	Water	and & Gas	only	Water	Oil Hot	Heat Only	Hot Water	Hot Water
SRO	\$17	\$49	\$66	\$33	\$19	\$19	\$52	\$58	\$33	\$91	\$111	\$63	\$174
Studio	\$17	\$49	\$66	\$33	\$19	\$19	\$52	\$58	\$33	\$91	\$111	\$63	\$174
1	\$18	\$50	\$68	\$44	\$25	\$25	\$69	\$83	\$47	\$130	\$154	\$87	\$241
2	\$18	\$52	\$70	\$51	\$28	\$28	\$79	\$100	\$56	\$156	\$182	\$103	\$285
3	\$19	\$62	\$81	\$58	\$32	\$32	\$90	\$116	\$65	\$181	\$211	\$119	\$330
4	\$20	\$65	\$85	\$65	\$35	\$35	\$100	\$133	\$75	\$208	\$239	\$135	\$374
5	\$22	\$72	\$94	\$72	\$40	\$40	\$112	\$149	\$84	\$233	\$268	\$151	\$419
6 or more	\$22	\$72	\$94	\$72	\$40	\$40	\$112	\$149	\$84	\$233	\$268	\$151	\$419

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		Very-low	Low	of 60%
1	\$23,520	\$29,400	\$ 35,280	\$ 49,392
2	\$26,880	\$33,600	\$ 40,320	\$ 56,448
3	\$30,240	\$37,800	\$ 45,360	\$ 63,504
4	\$33,560	\$41,950	\$ 50,340	\$ 70,476
5	\$36,280	\$45,350	\$ 54,420	\$ 76,188
6	\$38,960	\$48,700	\$ 58,440	\$ 81,816
7	\$41,640	\$52,050	\$ 62,460	\$ 87,444
8	\$44,320	\$55,400	\$ 66,480	\$ 93,072

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140% for purposes of next available unit rule only

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2013 Maximum Rent by Apt. Size

30% of 60%

Apt. Size	Max Gross Tenant Pays	Max Contract Tenant Pays	Max Contract Tenant Pays	Avg. HH Size	60%
	No Utilities	Electric	Gas & Electric		
0 BR	882	\$833	\$816	1	\$ 35,280
1 BR	945	\$895	\$877	1.5	\$ 37,800
2 BR	1,134	\$1,082	\$1,064	3	\$ 45,360
3 BR	1,309	\$1,247	\$1,228	4.5	\$ 52,380
4 BR	1,461	\$1,396	\$1,376	6	\$ 58,440
5 BR	1,611	\$1,539	\$1,517	7.5	\$ 64,470

Utility Allowance

Apt. Size	Electric	Cooking
		Gas
0 BR	\$49	\$17
1 BR	\$50	\$18
2 BR	\$52	\$18
3 BR	\$62	\$19
4 BR	\$65	\$20
5 BR	\$72	\$22

Utility allowances generally change each October. These figures were effective on December 1, 2013. More detailed utility allowances appear on the next page.

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2013 Maximum Rent by Apt. Size

30% of 40%

Apt. Size	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric	Avg. HH Size	40%
0 BR	588	\$539	\$522	1	\$ 23,520
1 BR	630	\$580	\$562	1.5	\$ 25,200
2 BR	756	\$704	\$686	3	\$ 30,240
3 BR	873	\$811	\$792	4.5	\$ 34,920
4 BR	974	\$909	\$889	6	\$ 38,960
5 BR	1,074	\$1,002	\$980	7.5	\$ 42,980

2013 Maximum Rent by Apt. Size

30% of 50%

Apt. Size	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric	Avg. HH Size	50%
0 BR	735	\$686	\$669	1	\$ 29,400
1 BR	787	\$737	\$719	1.5	\$ 31,500
2 BR	945	\$893	\$875	3	\$ 37,800
3 BR	1,091	\$1,029	\$1,010	4.5	\$ 43,650
4 BR	1,217	\$1,152	\$1,132	6	\$ 48,700
5 BR	1,343	\$1,271	\$1,249	7.5	\$ 53,725

HPD LIHTC Utility Allowances

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# of Bedrooms	Cooking Gas	Cooking Electric	Cooking Gas & Electric	Gas heat only	Gas Hot Water Only	Gas Heat and Hot Water	Oil heat only	Oil Hot Water Only	Oil heat & Water	Electric Heat Only	Electric Hot Water Only	Electric Heat and Hot Water
SRO	\$17	\$49	\$66	\$33	\$19	\$52	\$58	\$33	\$91	\$111	\$63	\$174
Studio	\$17	\$49	\$66	\$33	\$19	\$52	\$58	\$33	\$91	\$111	\$63	\$174
1	\$18	\$50	\$68	\$44	\$25	\$69	\$83	\$47	\$130	\$154	\$87	\$241
2	\$18	\$52	\$70	\$51	\$28	\$79	\$100	\$56	\$156	\$182	\$103	\$285
3	\$19	\$62	\$81	\$58	\$32	\$90	\$116	\$65	\$181	\$211	\$119	\$330
4	\$20	\$65	\$85	\$65	\$35	\$100	\$133	\$75	\$208	\$239	\$135	\$374
5	\$22	\$72	\$94	\$72	\$40	\$112	\$149	\$84	\$233	\$268	\$151	\$419
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