

2017 HOME & LIHTC - INCOME & RENT LIMITS

Effective Dates	HOME 6/6/2016	LIHTC 3/28/2016	Utilities 1/1/2017
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HOME INCOME LIMITS by HOUSEHOLD SIZE

% of MEDIAN INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
50% Very Low Income (VLI)	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800
60% Low Income (LI)	\$38,100	\$43,500	\$48,960	\$54,360	\$58,740	\$63,060	\$67,440	\$71,760
80%	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700

50% - as published by HUD
 60% - calculated as 1.2 times HUD published very-low limits
 80% - as published by HUD

LOW HOME RENTS - VERY LOW INCOME (VLI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$793	\$738	\$725	\$721
1	\$850	\$793	\$778	\$776
2	\$1,020	\$962	\$944	\$945
3	\$1,178	\$1,103	\$1,081	\$1,085
4	\$1,313	\$1,235	\$1,209	\$1,216
5	\$1,450	\$1,360	\$1,330	\$1,340
6	\$1,585	\$1,495	\$1,465	\$1,475

Rents are based on 30% of 50% of median income.

HIGH HOME RENTS - LOW INCOME (LI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$1,041	\$986	\$973	\$969
1	\$1,117	\$1,060	\$1,045	\$1,043
2	\$1,342	\$1,284	\$1,266	\$1,267
3	\$1,542	\$1,467	\$1,445	\$1,449
4	\$1,700	\$1,622	\$1,596	\$1,603
5	\$1,857	\$1,767	\$1,737	\$1,747
6	\$2,015	\$1,925	\$1,895	\$1,905

Rents are based on 30% of 65% of median income adjusted by HUD.

HPD HOME & LIHTC Utility Allowances

# of Bedrooms	Cooking Gas	Electric & No Electric Stove	Electric with Electric Stove	Electric & Cooking Gas	Electric Heat	Gas Heat and Gas Hot Water	Oil heat & Oil Hot Water	Electric Heat and Electric Hot Water
SRO	\$17	\$55	\$68	\$72	\$107	\$40	\$76	\$167
Studio	\$17	\$55	\$68	\$72	\$107	\$40	\$76	\$167
1	\$17	\$57	\$72	\$74	\$164	\$52	\$108	\$256
2	\$17	\$58	\$76	\$75	\$202	\$59	\$130	\$316
3	\$18	\$75	\$97	\$93	\$240	\$67	\$152	\$375
4	\$19	\$78	\$104	\$97	\$278	\$74	\$173	\$435
5	\$20	\$90	\$120	\$110	\$316	\$82	\$195	\$494
6 or more	\$20	\$90	\$120	\$110	\$316	\$82	\$195	\$494

LIHTC INCOME LIMITS by HOUSEHOLD SIZE

% of MEDIAN INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
40%	\$25,400	\$29,000	\$32,640	\$36,240	\$39,160	\$42,040	\$44,960	\$47,840
50%	\$31,750	\$36,250	\$40,800	\$45,300	\$48,950	\$52,550	\$56,200	\$59,800
60%	\$38,100	\$43,500	\$48,960	\$54,360	\$58,740	\$63,060	\$67,440	\$71,760
140% of 60% for NAU rule	\$53,340	\$60,900	\$68,544	\$76,104	\$82,236	\$88,284	\$94,416	\$100,464

40% - calculated as 0.8 times 50% limit published by HUD
 50% - as published by HUD
 60% - calculated as 1.2 times 50% limit published by HUD
 140% for purposes of Next Available Unit (NAU) rule only - calculated as 60% x 1.4

** LIHTC Maximum Rent by Apt. Size - 30% of 40%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	40%
0 BR	\$635	\$580	\$567	\$563	1	\$25,400
1 BR	\$680	\$623	\$608	\$606	1.5	\$27,200
2 BR	\$816	\$758	\$740	\$741	3	\$32,640
3 BR	\$942	\$867	\$845	\$849	4.5	\$37,700
4 BR	\$1,051	\$973	\$947	\$954	6	\$42,040
5 BR	\$1,160	\$1,070	\$1,040	\$1,050	7.5	\$46,400

** LIHTC Maximum Rent by Apt. Size - 30% of 50%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	50%
0 BR	\$793	\$738	\$725	\$721	1	\$31,750
1 BR	\$850	\$793	\$778	\$776	1.5	\$34,000
2 BR	\$1,020	\$962	\$944	\$945	3	\$40,800
3 BR	\$1,178	\$1,103	\$1,081	\$1,085	4.5	\$47,125
4 BR	\$1,313	\$1,235	\$1,209	\$1,216	6	\$52,550
5 BR	\$1,450	\$1,360	\$1,330	\$1,340	7.5	\$58,000

** LIHTC Maximum Rent by Apt. Size - 30% of 60%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	60%
0 BR	\$952	\$897	\$884	\$880	1	\$38,100
1 BR	\$1,020	\$963	\$948	\$946	1.5	\$40,800
2 BR	\$1,224	\$1,166	\$1,148	\$1,149	3	\$48,960
3 BR	\$1,413	\$1,338	\$1,316	\$1,320	4.5	\$56,550
4 BR	\$1,576	\$1,498	\$1,472	\$1,479	6	\$63,060
5 BR	\$1,740	\$1,650	\$1,620	\$1,630	7.5	\$69,600

** New York, NY HUD Metro FMR Area was subject to HUD's Hold Harmless Policy in 2007. However, HUD's Section 8 income limits are larger than those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289). Therefore, for FY2016 no special income limits are necessary. Only one set of tables will be published as the LIHTC limits apply to all LIHTC buildings regardless of when they were placed in service.