

2019 HOME & LIHTC - INCOME & RENT LIMITS

Effective Dates	HOME 6/28/2019	LIHTC 4/24/2019	Utilities 1/1/2019
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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)	\$37,350	\$42,700	\$48,050	\$53,350	\$57,650	\$61,900	\$66,200	\$70,450
60% Low Income (LI)	\$44,820	\$51,240	\$57,660	\$64,020	\$69,180	\$74,280	\$79,440	\$84,540
80%	\$59,750	\$68,300	\$76,850	\$85,350	\$92,200	\$99,050	\$105,850	\$112,700

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	\$933	\$876	\$863	\$857
1	\$1,000	\$941	\$925	\$921
2	\$1,201	\$1,141	\$1,122	\$1,121
3	\$1,387	\$1,310	\$1,288	\$1,288
4	\$1,547	\$1,467	\$1,441	\$1,443
5	\$1,708	\$1,617	\$1,586	\$1,591
6	\$1,867	\$1,776	\$1,745	\$1,750

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	\$1,194	\$1,137	\$1,124	\$1,118
1	\$1,281	\$1,222	\$1,206	\$1,202
2	\$1,539	\$1,479	\$1,460	\$1,459
3	\$1,769	\$1,692	\$1,670	\$1,670
4	\$1,954	\$1,874	\$1,848	\$1,850
5	\$2,137	\$2,046	\$2,015	\$2,020
6	\$2,321	\$2,230	\$2,199	\$2,204

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	\$19	\$57	\$70	\$76	\$129	\$67	\$65	\$201
Studio	\$19	\$57	\$70	\$76	\$129	\$67	\$65	\$201
1	\$20	\$59	\$75	\$79	\$180	\$89	\$92	\$281
2	\$20	\$60	\$79	\$80	\$214	\$105	\$111	\$334
3	\$22	\$77	\$99	\$99	\$247	\$120	\$130	\$386
4	\$24	\$80	\$106	\$104	\$281	\$135	\$148	\$439
5	\$26	\$91	\$122	\$117	\$315	\$151	\$167	\$492
6 or more	\$26	\$91	\$122	\$117	\$315	\$151	\$167	\$492

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%	\$29,880	\$34,160	\$38,440	\$42,680	\$46,120	\$49,520	\$52,960	\$56,360
50%	\$37,350	\$42,700	\$48,050	\$53,350	\$57,650	\$61,900	\$66,200	\$70,450
60%	\$44,820	\$51,240	\$57,660	\$64,020	\$69,180	\$74,280	\$79,440	\$84,540
140% of 60% for NAU rule	\$62,748	\$71,736	\$80,724	\$89,628	\$96,852	\$103,992	\$111,216	\$118,356

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	\$747	\$690	\$677	\$671	1	\$29,880
1 BR	\$800	\$741	\$725	\$721	1.5	\$32,020
2 BR	\$961	\$901	\$882	\$881	3	\$38,440
3 BR	\$1,110	\$1,033	\$1,011	\$1,011	4.5	\$44,400
4 BR	\$1,238	\$1,158	\$1,132	\$1,134	6	\$49,520
5 BR	\$1,366	\$1,275	\$1,244	\$1,249	7.5	\$54,660

** 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	\$933	\$876	\$863	\$857	1	\$37,350
1 BR	\$1,000	\$941	\$925	\$921	1.5	\$40,025
2 BR	\$1,201	\$1,141	\$1,122	\$1,121	3	\$48,050
3 BR	\$1,387	\$1,310	\$1,288	\$1,288	4.5	\$55,500
4 BR	\$1,547	\$1,467	\$1,441	\$1,443	6	\$61,900
5 BR	\$1,708	\$1,617	\$1,586	\$1,591	7.5	\$68,325

** 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	\$1,120	\$1,063	\$1,050	\$1,044	1	\$44,820
1 BR	\$1,200	\$1,141	\$1,125	\$1,121	1.5	\$48,030
2 BR	\$1,441	\$1,381	\$1,362	\$1,361	3	\$57,660
3 BR	\$1,665	\$1,588	\$1,566	\$1,566	4.5	\$66,600
4 BR	\$1,857	\$1,777	\$1,751	\$1,753	6	\$74,280
5 BR	\$2,049	\$1,958	\$1,927	\$1,932	7.5	\$81,990

** 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 FY2019 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.