



A Guide to Tenant Eligibility and Rent Setting

HPD

Supportive Housing Loan Program:

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April 2014 Version

Supportive Housing Loan Program: A Guide to Tenant Eligibility and Rent Setting

This booklet provides an overview of rent and income eligibility requirements for owners of supportive housing projects. These requirements will vary from project to project, based on the combination of funding sources, rental subsidies and project details. Many different sets of regulations may apply to a particular project.

Please contact Supportive Housing Loan Program staff with questions and for clarification.

Please note that HPD collects and presents this information as a courtesy. It is the owner's responsibility to use the correct income limits and maximum rents determined by the funding sources used for a particular project.

Supportive Housing Loan Program: A Guide to Tenant Eligibility and Rent Setting

For initial rent-up of new buildings/renovation projects:

Upon reaching 75% construction completion, review pages 4–10 and contact Yolanda Gibbs, Section 8 Coordinator, to schedule an appointment to discuss rent setting procedures for your project.

For supportive housing projects in ongoing operations:

Sponsors should review these regulations from time to time as they consider rent increases, follow the procedures outlined on pages 11–13 and contact the appropriate agencies to periodically increase rents. **For in-place tenants with incomes over 60% of AMI, please consult the project's regulatory agreement.**

Sponsors considering renovating a building with existing tenants should contact David Rouge, Director of Operations, early in predevelopment. These projects often involve unique rent structuring and other processes that must be addressed early in the development process.

Contacts: Yolanda Gibbs, (212) 863-7661, Section 8 Coordinator
 David Rouge, (212) 863-6469, Director of Operations

Supportive Housing Loan Program: Tenant Income Eligibility Requirements

	HOME Funds + Tax Credits*	HOME Funds but No Tax Credits	Tax Credits* but No HOME Funds	No Tax Credits + No HOME Funds
Entire Project	<ul style="list-style-type: none"> -At least 20% of HOME units** must be rented to tenants earning \leq 50% of AMI.**** All tenants must earn \leq 60% of AMI. - At least 60% of all tenants must be homeless 	<ul style="list-style-type: none"> - At least 20% of HOME units** must be rented to tenants earning \leq 50% of AMI. - All tenants must earn \leq 60% of AMI -At least 60% of tenants must be homeless 	<ul style="list-style-type: none"> - If 20-50 threshold test is selected, at least 20% of tenants must earn \leq 50% AMI. -All tenants must earn \leq 60% of AMI -At least 60% of tenants must be homeless. 	<ul style="list-style-type: none"> -All tenants must earn \leq 60% of AMI -At least 60% of tenants must be homeless.
Units with Shelter + Care or Project-Based Section 8 Assistance***	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI - For Shelter Plus Care, all tenants must have a disability. 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI - For Shelter Plus Care, all tenants must have a disability. 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI - For Shelter Plus Care, all tenants must have a disability . 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI - For Shelter Plus Care, all tenants must have a disability.
Units with SRO Mod. Rehab or Tenant-Based Section 8 Assistance	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI. 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI. 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI. 	<ul style="list-style-type: none"> - All tenants must be homeless and earn \leq 50% of AMI.
Units without Rental Assistance	- Refer to “Entire Project” requirements.	- Refer to “Entire Project” requirements.	- Refer to “Entire Project” requirements.	- Refer to “Entire Project” requirements.

*In tax credit applications, sponsors may promise to serve lower income tenants at lower rents than are required by these provisions. Sponsors that do so are held to those stricter agreements if the project receives a tax credit allocation.

**See attached “HOME Limits” chart to determine the number of HOME units in a given project.

*** HUD Project-Based Section 8 guidelines permit vouchers for 25% of the units of an eligible project plus units housing disabled or elderly persons.

**** For HOME + tax credit projects before July 31, 2008, the requirement is 25% of HOME units must be **earning \leq 50% of AMI**. The Tax Code governing Tax Credits (Section 42) contained a provision requiring that 25% of tenants in “blended” projects be at \leq 50% of AMI. This provision was repealed by The Housing and Economic Recovery Act (HERA) of 2008, PL 110-289, 122 State 2878-2880.

Supportive Housing Loan Program: Maximum Collectible Rent

This chart lists the maximum rent including utilities an owner is allowed to collect under program regulations (known as the maximum collectible rent). An owner is always allowed to set rent levels below the maximum.

	HOME Funds + Tax Credits	HOME Funds + No Tax Credits	Tax Credits + No HOME Funds	No HOME Funds + No Tax Credits
Units with Project Based Shelter + Care, SRO Mod. Rehab., or Section 8 Rental Assistance	-Fair Market Rent*	-Fair Market Rent*	-Fair Market Rent*	-Fair Market Rent*
Units with Tenant Based Section 8 Rental Assistance	<p><u>For HOME units**:</u> - At least 20% of the HOME units must have rents ≤ 30% of 50% of AMI -All other HOME units must have rents ≤ 30% of 65% of AMI</p> <p><u>For non-HOME units:</u> -Fair Market Rent*</p>	<p><u>For HOME units**:</u> - At least 20% of the HOME units must have rents ≤ 30% of 50% of AMI -All other HOME units must have rents ≤ 30% of 65% of AMI</p> <p><u>For non-HOME units:</u> -Fair Market Rent*</p>	-Fair Market Rent*	-Fair Market Rent*
Units without Rental Assistance	<p>SHLP regulatory agreement limits apply: -For homeless tenants with income less than 55% AMI, the greater of 30% of tenant's income or the shelter allowance. -For all others, rent must be ≤ 30% of 55% of AMI, unless applicable HOME rent for unit is lower (e.g. 30% of 50% of AMI).</p>	<p>SHLP regulatory agreement limits apply: -For homeless tenants with income less than 55% AMI, the greater of 30% of tenant's income or the shelter allowance. -For all others, rent must be ≤ 30% of 55% of AMI, unless applicable HOME rent for unit is lower (e.g. 30% of 50% of AMI).</p>	<p>SHLP regulatory agreement limits apply: -For homeless tenants with income less than 55% AMI, the greater of 30% of tenant's income or the shelter allowance. -For all others, rent must be ≤ 30% of 55% of AMI, unless applicable HOME rent for unit is lower (e.g. 30% of 50% of AMI).</p>	<p>SHLP regulatory agreement limits apply: -For homeless tenants with income less than 55% AMI, the greater of 30% of tenant's income or the shelter allowance. -For all others, rent must be ≤ 30% of 55% of AMI, unless applicable HOME rent for unit is lower (e.g. 30% of 50% of AMI).</p>

*See HUD, "FAQs: Fair Market Rents and Payment Standards." <http://www.hud.gov/offices/pih/programs/ph/rhiip/faq_gird.cfm#fmraps>.

See also HUD, Title 24, Part 982, Section 8 Tenant Based Assistance, <http://edocket.access.gpo.gov/cfr_2008/aprqr/24cfr982.503.htm>.

**See attached "HOME Limits" chart to determine the number of HOME units in a given project.

2014 Maximum HOME Program Rents

Effective 5/01/2014

Low HOME Rents: Very Low Income Units Based on 30% of 50% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$752	\$686	\$735	\$703
1	\$806	\$738	\$788	\$756
2	\$967	\$898	\$949	\$916
3	\$1,116	\$1,035	\$1,097	\$1,054

High HOME Rents: Low Income Units Based on 30% of 65% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$958	\$892	\$941	\$909
1	\$1,028	\$960	\$1,010	\$978
2	\$1,236	\$1,167	\$1,218	\$1,185
3	\$1,419	\$1,338	\$1,400	\$1,357

2014 Program Annual HOME Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$29,400	\$33,600	\$37,800	\$41,950	\$45,350	\$48,700	\$52,050
60% Low Income (LI)*	\$35,280	\$40,320	\$45,360	\$50,340	\$54,420	\$58,440	\$62,460

*Please note that although the maximum rent is 30% of 65% of AMI, the income eligibility for low income units is capped at 60% AMI.

See U.S. Dept. of HUD 2013 Adjusted HOME Income Limits:

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2013/ny.pdf>

2013 SHLP Regulatory Agreement Rents

Effective 3/15/2013

2013 Program Annual Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
55% of AMI	\$33,110	\$37,840	\$42,570	\$47,245	\$51,040	\$54,835	\$58,630

SHLP Program Rents: Based on 30% of 55% of median income		
Household Size	Tenant Pays No Utilities	55% of Median Income
1	\$828	\$33,110
2	\$946	\$37,840
3	\$1,064	\$42,570

2013-2014 Fair Market Rents & Section 8 Utility Allowances

Effective 10/1/2013

McKinney (Shelter Plus Care) funding provides payments at the Fair Market Rent (FMR) for the New York SMSA.* If the tenant pays the utilities, the Fair Market Rent is decreased by the corresponding utility allowance(s).

# of Bedrooms	Fair Market Rent w/ Gas & Electric (Shelter Plus Care, SRO Mod Rehab, Section 8)	Section 8 Utility Allowance: Gas	Section 8 Utility Allowance: Electric
SRO	\$865	[\$16]	[\$56]
Studio	\$1,163	[\$16]	[\$56]
1 bedroom	\$1,215	[\$16]	[\$58]
2 bedroom	\$1,440	[\$16]	[\$60]
3 bedroom	\$1,852	[\$17]	[\$77]

*Note: The appropriate FMR for any project-based contract is set by the rate effective on the date the contract was issued.

• See HUD: "Final FY 2014 Fair Market Rent Documentation System." <http://www.huduser.org/portal/datasets/fmr/fmrs/docsys.html&data=fmr14>.

• Applies to new PBV projects October 2013.

2012-2013 Payment Standards & Utility Allowances

Effective 10/1/2012

Housing Choice Voucher funding provides payments at 110% of Fair Market Rent (FMR) for the New York SMSA.* If the tenant pays the utilities, the Payment Standard is decreased by the corresponding utility allowance(s). NOT USED FOR PBV!

# of Bedrooms	Fair Market Rent w/ Gas & Electric (Shelter Plus Care, SRO Mod Rehab, Section 8)	Utility Allowance: Gas	Utility Allowance: Electric
SRO	\$983	\$16	\$56
Studio	\$1,310	\$16	\$56
1 bedroom	\$1,367	\$16	\$58
2 bedroom	\$1,621	\$16	\$60
3 bedroom	\$2,085	\$17	\$77

*Note: The appropriate FMR for any project-based contract is set by the rate effective on the date the contract was issued.

*See HUD: "Final FY 2013 Fair Market Rent Documentation System." <http://www.huduser.org/portal/datasets/fmr/fmrs/docsys.html&data=fmr13>.

Source: DTR

Low Income Housing Tax Credit- Rent Limits for New York City - for Buildings Placed in Service on or before December 17th, 2013 Effective 12/18/2013

LIHTC Rents: Very Low Income Units 30% of 50% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$752	\$703	\$686
1	\$806	\$756	\$738
2	\$967	\$915	\$897
3	\$1,116	\$1,054	\$1,035

LIHTC Rents: Low Income Units 30% of 60% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$903	\$854	\$837
1	\$967	\$917	\$899
2	\$1,161	\$1,109	\$1,091
3	\$1,340	\$1,278	\$1,259

LIHTC Annual Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$30,100	\$34,400	\$38,700	\$42,950	\$46,400	\$49,850	\$53,300
60% Low Income (LI)*	\$36,120	\$41,280	\$46,440	\$51,540	\$55,680	\$59,820	\$63,960

Low Income Housing Tax Credit- Rent Limits for New York City – For Buildings Placed in Service after December 17th, 2013 Effective 12/18/2013

LIHTC Rents: Very Low Income Units 30% of 50% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$735	\$686	\$669
1	\$787	\$737	\$719
2	\$945	\$893	\$875
3	\$1,091	\$1,029	\$1,010

LIHTC Rents: Low Income Units 30% of 60% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$882	\$833	\$816
1	\$945	\$895	\$877
2	\$1,134	\$1,082	\$1,064
3	\$1,309	\$1,247	\$1,228

LIHTC Annual Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$29,400	\$33,600	\$37,800	\$41,950	\$45,350	\$48,700	\$52,050
60% Low Income (LI)*	\$35,280	\$40,320	\$45,360	\$50,340	\$54,420	\$58,440	\$62,460

2012-2013 HOME Limits

The number of HOME Units in a project is calculated by dividing the HOME subsidy by the appropriate HOME Limit factor below. The HOME Unit count is used in rent setting and for determining the income requirements of a project utilizing HOME funds without tax credits.

# of Bedrooms	Elevator Building Effective 1/1/2013
Studio	\$125,510
1 bedroom	\$143,882
2 bedroom	\$174,960
3 bedroom	\$226,339
4+ bedroom	\$248,453

# of Bedrooms	Elevator Building Effective 1/1/2012
Studio	\$132,814
1 bedroom	\$152,251
2 bedroom	\$185,136
3 bedroom	\$239,506
4+ bedroom	\$262,903

2014 HCV Utility Standards

These allowances are effective as of March 1, 2014. This utility allowance will be applied to all other programs administered by DTR (MOD Rehab, S+C, HOME TBRA, and TDAP).

# of bedrooms	Gas	Electric	Total Gas & Electric	Gas Heat & Hot Water	Oil Heat & Hot Water	Electric Heat & Hot Water
SRO	\$17	\$49	\$66	\$52	\$91	\$174
Studio	\$17	\$49	\$66	\$52	\$91	\$174
1	\$18	\$50	\$68	\$69	\$130	\$241
2	\$18	\$52	\$70	\$79	\$156	\$285
3	\$19	\$62	\$81	\$90	\$181	\$330
4	\$20	\$65	\$85	\$101	\$208	\$374
5	\$22	\$72	\$94	\$112	\$233	\$419

The payment standards effective July 15, 2013 remain in effect.

	SRO	0BR	1BR	2BR	3BR	4BR
New Payment Standard	\$938	\$1,250	\$1,305	\$1,547	\$1,989	\$2,230

Supportive Housing Loan Program: Registering Legal Rents with DHCR

Pursuant to the HPD Regulatory Agreement, all units in a supportive housing project are subject to rent stabilization upon completion of construction. This means that a Legal Rent for each unit must be established and registered with DHCR. The Legal Rent represents the maximum amount of rent that can be charged for a unit under the Rent Stabilization Law. Rental subsidy payments to owners may not exceed the registered Legal Rent, even if the regulations of the subsidy program may allow for a higher payment. The NYC Rent Guidelines Board sets and publishes maximum rates for Legal Rent increases once a year. Throughout the life of a project, the owner must take responsibility to register annual increases in the Legal Rent with DHCR.

Registering Initial Rents with DHCR:

- At 75% construction completion, contact HPD SHLP Section 8 Coordinator Yolanda Gibbs (212-863-7661) to schedule a meeting and discuss rent setting. Under the Regulatory Agreement, the Legal Rent is the greater of a) the FMR or b) an amount based on debt service and operating costs.
- Complete and return DHCR registration forms. Instructions and forms can be found at: <http://www.dhcr.state.ny.us/ora/pubs/html/reginsinitial.htm>.
- In order to inform tenants about their rights, you must attach Rent Stabilization Lease Riders to the tenant's leases prior to signing. The template can be downloaded from the DHCR website at: www.dhcr.state.ny.us/ora/forms/pdf/ralr1.pdf

After initial registration:

- Legal Rents must be registered annually with DHCR. Forms and instructions can be found at the DHCR website.
- Follow DHCR Rent Regulations to register increases in Legal Rent.
- When requesting an increase in Legal Rent, be sure to complete a Renewal Lease Form and provide to tenants in accordance with instructions on the form. The Renewal Lease Form can be found at: <http://www.dhcr.state.ny.us/ora/forms/pdf/rtp8.pdf>.

Supportive Housing: Steps for Increasing Rent

Sponsors are responsible for registering annual increases in the Legal Rent for all units in accordance with DHCR guidelines. For units with rental subsidies, sponsors are also responsible for requesting increases in the Maximum Collectible Rent from HPD when applicable (e.g., when the FMR or Payment Standard increases).

To increase Legal Rent (all units):

- Ensure Legal Rent is in lease form
- Verify Legal Rent is registered with DHCR
- Verify rent increase authorized by Rent Guidelines Board
- Complete DHCR Rent Stabilized Renewal Lease Form with tenant 150-190 days before end of lease term.
(Note: Legal Rent registered with DHCR must be listed in Section 2 of this form; the collectible rent, aka “preferential rent,” should be listed in Section 5.)
- Attach DHCR Rent Stabilization Lease Rider to Renewal Lease Form.

To increase Maximum Collectible Rent (low income units without rental assistance)

- Ensure Legal Rent is in lease.
- Verify Legal Rent is registered with DHCR.
- Make adjustment in accordance with increases in AMI or tenant incomes (up to maximum allowed by funding sources) at end of the lease term.
- HPD rent increase form.
- Request current HPD Payment Standard.

To increase Maximum Collectible Rent (units with rental assistance):

- Ensure Legal Rent is in lease form
- Verify Legal Rent is registered with DHCR

For McKinney (Shelter + Care, SRO Mod):

- Consult with Yolanda Gibbs in December, following publication of FMR, to determine whether rent increases can be considered for your project.
- Submit applications for tenants 60 days prior to end of lease terms.
- Application should include current DHCR annual registration form, current tenant lease agreement, and memo requesting rent increase for the individual tenant

For Tenant-Based Rental Assistance and Project-Based Vouchers:

- Submit application for each tenant 60 days prior to HAP anniversary date.
- Submit current DHCR registration form.
- Submit tenant lease renewal form with new rent.
- HPD rent increase form.
- Request current HPD Payment Standard.
- Submit required documentation to Yolanda Gibbs for forwarding to DTR.

Division of Housing and Community Renewal: Contact DHCR

For further assistance, search DHCR's website at www.dhcr.state.ny.us, call, write or email. The Borough and District Rent Offices provide information and assistance to tenants and owners of rent stabilized apartments. You may ask questions and pick up forms at these locations.

General Information and Questions:		
1-866-ASK DHCR (M-Th 9am-5pm, Fr 8am-4pm) OR DHCRInfo@dhcr.state.ny.us Owner/Tenant (rent stabilized or rent controlled matters): RentInfo@dhcr.state.ny.us		
Executive Offices:		
Albany	Hampton Plaza, 38-40 State Street Albany, NY 12207	(518) 402-3728
New York City	25 Beaver Street New York, NY 10004	(212) 480-6700
Rent Administration & Enforcement Unit	Gertz Plaza, 92-31 Union Hall Street Jamaica, NY 11433	(718) 739-6400 (rent) (718) 262-7974 (enforcement)
Rent Administration Borough and District Offices (you may pick up forms at these locations):		
Bronx Borough Rent Office	One Fordham Plaza, 2 nd Floor, Bronx, NY 10458	(718) 563-5678
Upper Manhattan Borough Rent Office (North of 110 th St.)	163 West 125 th Street, 5 th Floor New York, NY 10027	(212) 961-8930
Lower Manhattan Borough Rent Office (South of 110 th St.)	25 Beaver Street, 5 th Floor New York, NY 10004	(212) 480-6238
Brooklyn Borough Rent Office	55 Hanson Place, Room 702, Brooklyn, NY 11217	(718) 722-4778
Queens Borough Rent Office	Gertz Plaza, 92-31 Union Hall Street Jamaica, NY 11433	(718) 739-6400
Staten Island Borough Rent Office	60 Bay Street, 7 th floor Staten Island, NY 10301	(718) 816-0278

Previous Years' Rent Setting Guidelines

2013

2012-2013 Fair Market Rents & Section 8 Utility Allowances

Effective 10/1/2012

McKinney (Shelter Plus Care) funding provides payments at the Fair Market Rent (FMR) for the New York SMSA.* If the tenant pays the utilities, the Fair Market Rent is decreased by the corresponding utility allowance(s).

# of Bedrooms	Fair Market Rent w/ Gas & Electric (Shelter Plus Care, SRO Mod Rehab, Section 8)	Section 8 Utility Allowance: Gas	Section 8 Utility Allowance: Electric
SRO	\$893	[\$16]	[\$56]
Studio	\$1,191	[\$16]	[\$56]
1 bedroom	\$1,243	[\$16]	[\$58]
2 bedroom	\$1,474	[\$16]	[\$60]
3 bedroom	\$1,895	[\$17]	[\$77]

*Note: The appropriate FMR for any project-based contract is set by the rate effective on the date the contract was issued.

• See HUD: "Final FY 2013 Fair Market Rent Documentation System." <http://www.huduser.org/portal/datasets/fmr/fmrs/docsys.html&data=fmr13>.

• Applies to new PBV projects October 2012.

2012

2012-2013 Fair Market Rents & Section 8 Utility Allowances

Effective 10/1/2012

McKinney (Shelter Plus Care) funding provides payments at the Fair Market Rent (FMR) for the New York SMSA.* If the tenant pays the utilities, the Fair Market Rent is decreased by the corresponding utility allowance(s).

# of Bedrooms	Fair Market Rent w/ Gas & Electric (Shelter Plus Care, SRO Mod Rehab, Section 8)	Section 8 Utility Allowance: Gas	Section 8 Utility Allowance: Electric
SRO	\$893	[\$16]	[\$56]
Studio	\$1,191	[\$16]	[\$56]
1 bedroom	\$1,243	[\$16]	[\$58]
2 bedroom	\$1,474	[\$16]	[\$60]
3 bedroom	\$1,895	[\$17]	[\$77]

*Note: The appropriate FMR for any project-based contract is set by the rate effective on the date the contract was issued.

•See HUD: "Final FY 2013 Fair Market Rent Documentation System." <http://www.huduser.org/portal/datasets/fmr/fmrs/docsys.html&data=fmr13>.

•Applies to new PBV projects October 2012.

2011-2012 Maximum HOME Program Rents

Effective 2/9/2012

Low HOME Rents: Very Low Income Units Based on 30% of 50% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$726	\$653	\$710	\$669
1	\$778	\$703	\$761	\$720
2	\$933	\$855	\$916	\$872
3	\$1,079	\$984	\$1,061	\$1,002

High HOME Rents: Low Income Units Based on 30% of 65% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$925	\$852	\$909	\$868
1	\$993	\$918	\$976	\$935
2	\$1,193	\$1,115	\$1,176	\$1,132
3	\$1,369	\$1,274	\$1,351	\$1,292

2012 Program Annual HOME Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$29,050	\$33,200	\$37,350	\$41,500	\$44,850	\$48,150	\$51,500
60% Low Income (LI)*	\$34,860	\$39,840	\$44,820	\$49,800	\$53,820	\$57,780	\$61,800

*Please note that although the maximum rent is 30% of 65% of AMI, the income eligibility for low income units is capped at 60% AMI.

See HPD: "Developers—Housing Finance Programs." 2012 Maximum Home Program Rents. 2012.
<http://www.nyc.gov/html/hpd/downloads/pdf/HOME-Rents-Incomes.pdf>.

Low Income Housing Tax Credit- Rent Limits for New York City 2012-2013*

Effective 10/15/2012

LIHTC Rents: Very Low Income Units 30% of 50% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$732	\$660	\$676
1	\$784	\$710	\$726
2	\$941	\$865	\$881
3	\$1,086	\$992	\$1,009

LIHTC Rents: Low Income Units 30% of 60% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$879	\$807	\$823
1	\$941	\$867	\$883
2	\$1,129	\$1,053	\$1,069
3	\$1,304	\$1,210	\$1,227

2010 LIHTC Annual Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$29,300	\$33,450	\$37,650	\$41,800	\$45,150	\$48,500	\$51,850
60% Low Income (LI)*	\$35,160	\$40,140	\$45,180	\$50,160	\$54,180	\$58,200	\$62,220

*For buildings placed in service after December 31, 2008. Buildings placed in service on or before December 31, 2008 must use different limits. See HPD: "Developers—Housing Finance Programs." [Low Income Housing Tax Credit - Rent & Income Limits for NYC for 2012. 2012.](http://www.nyc.gov/html/hpd/downloads/pdf/LIHTC-Rent-Income-Limit.pdf)
<http://www.nyc.gov/html/hpd/downloads/pdf/LIHTC-Rent-Income-Limit.pdf>.

2011-2012 HOME Limits

The number of HOME Units in a project is calculated by dividing the HOME subsidy by the appropriate HOME Limit factor below. The HOME Unit count is used in rent setting and for determining the income requirements of a project utilizing HOME funds without tax credits.

# of Bedrooms	Elevator Building Effective 1/1/2010
Studio	\$128,698
1 bedroom	\$147,530
2 bedroom	\$179,398
3 bedroom	\$232,080
4+ bedroom	\$254,753

# of Bedrooms	Elevator Building Effective 1/1/2012
Studio	\$132,814
1 bedroom	\$152,251
2 bedroom	\$185,136
3 bedroom	\$239,506
4+ bedroom	\$262,903

2011

2010-2011 Fair Market Rents & Section 8 Utility Allowances

Effective 10/1/2010

McKinney (Shelter Plus Care) funding provides payments at the Fair Market Rent (FMR) for the New York SMSA.* If the tenant pays the utilities, the Fair Market Rent is decreased by the corresponding utility allowance(s).

# of Bedrooms	Fair Market Rent w/ Gas & Electric (Shelter Plus Care, SRO Mod Rehab, Section 8)	Section 8 Utility Allowance: Gas	Section 8 Utility Allowance: Electric
SRO	\$875	[\$15]	[\$52]
Studio	\$1,166	[\$15]	[\$52]
1 bedroom	\$1,261	[\$17]	[\$54]
2 bedroom	\$1,403	[\$17]	[\$56]
3 bedroom	\$1,726	[\$18]	[\$70]

•Note: The appropriate FMR for any project-based contract is set by the rate effective on the date the contract was issued.

•See HUD: "Final FY 2010 Fair Market Rent Documentation System."

http://www.huduser.org/portal/datasets/fmr/fmrs/FY2010_code/2010summary.odn?inputname=METRO35620MM5600*New+York%2C+NY+HUD+Metro+FMR+Area&data=2010&fmrtype=Final.

•Applies to new PBV projects March 2011.

2010-2011 Maximum HOME Program Rents

Effective 07/13/11

Low HOME Rents: Very Low Income Units Based on 30% of 50% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$716	\$649	\$701	\$664
1	\$767	\$696	\$750	\$713
2	\$921	\$848	\$904	\$865
3	\$1,063	\$975	\$1045	\$993

High HOME Rents: Low Income Units Based on 30% of 65% of median income				
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Gas	Tenant Pays Electric
0	\$911	\$844	\$896	\$859
1	\$978	\$907	\$961	\$924
2	\$1,174	\$1,101	\$1,157	\$1,118
3	\$1,349	\$1,261	\$1,331	\$1,279

2011 Program Annual HOME Income Limits by Household Size

FY 2011 Income Limit Area	Median Income	FY 2011 Income Limit Category	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
New York City	\$64,200	Very Low (50%)	\$28,650	\$32,750	\$36,850	\$40,900	\$44,200	\$47,450	\$50,750	\$54,000
		Extremely Low (30%)	\$17,200	\$19,650	\$22,100	\$24,550	\$26,550	\$28,500	\$30,450	\$32,450
		Low (80%)	\$45,850	\$52,400	\$58,950	\$65,450	\$70,700	\$75,950	\$81,200	\$86,400

*Please note that although the maximum rent is 30% of 65% of AMI, the income eligibility for low income units is capped at 60% AMI.

See HPD: "Developers—Housing Finance Programs." 2010 HOME Rent & Income Limits for NYC. 2010.

<http://www.nyc.gov/html/hpd/downloads/pdf/2010-Home-Rent-Income-Limits.pdf>.

Low Income Housing Tax Credit- Rent Limits for New York City 2011*

Effective 06/01/11

LIHTC Rents: Very Low Income Units 30% of 50% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$723	\$671	\$656
1	\$775	\$721	\$704
2	\$930	\$874	\$857
3	\$1074	\$1,004	\$986

LIHTC Rents: Low Income Units 30% of 60% of median income			
Bdrm Size	Tenant Pays No Utilities	Tenant Pays Gas & Electric	Tenant Pays Electric
0	\$868	\$816	\$801
1	\$930	\$876	\$859
2	\$1,116	\$1,060	\$1,043
3	\$1,289	\$1,219	\$1,201

2011 LIHTC Annual Income Limits by Household Size							
% of Median Income	One Person	Two Persons	Three Persons	Four Persons	Five Persons	Six Persons	Seven Persons
50% Very Low Income (VLI)	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250
60% Low Income (LI)*	\$34,740	\$39,660	\$44,640	\$53,580	\$57,540	\$61,500	\$65,460

*For buildings placed in service after December 31, 2008. Buildings placed in service on or before December 31, 2008 must use different limits. See HPD: "Developers—Housing Finance Programs." 2010 LIHTC Rent & Income Limits for NYC. 2010.

<http://www.nyc.gov/html/hpd/downloads/pdf/2010-LIHTC-Rent-Income-Limits.pdf>

2010-2011 HOME Limits

The number of HOME Units in a project is calculated by dividing the HOME subsidy by the appropriate HOME Limit factor below. The HOME Unit count is used in rent setting and for determining the income requirements of a project utilizing HOME funds without tax credits.

# of Bedrooms	Elevator Building Effective 1/1/2010
Studio	\$125,928
1 bedroom	\$144,355
2 bedroom	\$175,536
3 bedroom	\$227,086
4+ bedroom	\$249,271

# of Bedrooms	Elevator Building Effective 1/1/2011
Studio	\$128,698
1 bedroom	\$147,530
2 bedroom	\$179,398
3 bedroom	\$232,080
4+ bedroom	\$254,753