

George E. Pataki
Governor



Judith A. Calogero
Commissioner

New York State Division of Housing and Community Renewal

25 Beaver Street
New York, NY 10004

*** RE-ISSUED WITH COMPLETE ATTACHMENT**

HOUSING MANAGEMENT BUREAU MEMORANDUM #2004-B-03

To: All Housing Companies

From: Jane I. Berrie, Director
Housing Management Bureau

Date: February 4, 2004

Subject: 2004 Admission Income Limits

Attached for your use is HUD's revised income limit schedule, effective January 28, 2004. Project owners and managing agents must implement these new limits no later than **March 13, 2004**. The schedule is to be used for all tenant admissions under the federal Section 236, Rent Supplement, RAP and Project-Based Section 8 programs. The schedule is also to be used to determine the New York State alternate income criteria for the non-federal programs.

HUD income limits for the five boroughs of New York City have not changed since the previous schedule was issued, effective February 20, 2003. Since the limits have increased in most other geographical areas, applicants who were rejected on or after January 28, 2004 due to excessive income should be reconsidered in light of the revised limits and reinstated to their original place on the waiting list if found to be eligible.

I. Federally-Assisted Developments

- * Section 236, Rent Supplement and RAP Programs - Use the **Low-Income** limit on the attached schedule.
- * Project-Based Section 8 Program - Under HUD's Income Targeting Rule, which became law under the Quality Housing and Work Responsibility Act of 1998, an

“extremely low income” level was established at 30% of median income. The rule, requires that 40% of admissions during any given federal fiscal year be at incomes at or below the **30% of Median** limit. For the remaining 60% of admissions, the income limit to be used depends on the effective date of the development’s Housing Assistance Payment contract: for effective dates before 10/1/81 use the **Low-Income** limit (80% of median); for effective dates of 10/1/81 or later use the **Very Low-Income** limit (50% of median).

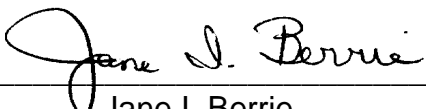
If you have questions about income limits for federally-assisted developments, please call Linda Kedzierski at (212) 480-2021 or e-mail her at Lkedzierski@dhcr.state.ny.us. Income limits are available on-line at www.huduser.org.

II. Non-Federally-Assisted Developments

An applicant who is over the *maximum income limit* for an apartment (based on the 7 or 8 times annual rent formula) may be eligible for admission if the income does not exceed the median income adjusted for household size for the area in which the development is located (*alternate income criteria*).

To determine the *alternate income criteria*, find the location of your housing development on the attached schedule. Then find the **Very Low-Income** limit for the number of persons in the household and **multiply that number by two**. Use the higher of the *alternate income criteria* or the *maximum income limit* for admission eligibility. A surcharge may be added to the rent for applicants admitted using the alternate income criteria (see 9 NYCRR, Section 1727-4.2 [d] for surcharge schedule).

If you have any questions about the alternate income criteria, please refer to Management Bureau Memorandum # 93-B-21 (September 10, 1993), which contains a sample computation, or call Justine Alston-Payne at (212) 480-7340.



Jane I. Berrie

Effective 1/28/2004

STATE-NEW YORK

-----I N C O M E L I M I T S-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany--Schenectady--Troy, NY MSA FY 2004 MFI: 62600 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13150 21900 35050	15000 25050 40050	16900 28150 45050	18800 31300 50100	20300 33800 54100	21800 36300 58100	23300 38800 62100	24800 41300 66100
Binghamton, NY MSA FY 2004 MFI: 50700 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10650 17750 28400	12150 20300 32450	13700 22800 36500	15200 25350 40550	16450 27400 43800	17650 29400 47050	18850 31450 50300	20100 33450 53550
Buffalo--Niagara Falls, NY MSA FY 2004 MFI: 53600 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11250 18750 30000	12850 21450 34300	14450 24100 38600	16100 28800 42900	17350 28950 46300	18650 31100 49750	19950 33250 53150	21250 35400 56600
Dutchess County, NY PMSA FY 2004 MFI: 72900 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	15300 25500 40250	17500 29150 46000	19700 32800 51750	21850 36450 57500	23600 39350 62100	25350 42300 66700	27100 45200 71300	28850 48100 75900
Elmira, NY MSA FY 2004 MFI: 49100 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10300 17200 27500	11800 19650 31400	13250 22100 35350	14750 24550 39300	15900 26500 42400	17100 28500 45550	18250 30450 48700	19450 32400 51850
Glens Falls, NY MSA FY 2004 MFI: 49900 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10500 17450 27950	12000 19950 31950	13450 22450 35950	14950 24950 39900	16150 26950 43100	17350 28950 46300	18550 30950 49500	19750 32950 52700
Jamestown, NY MSA FY 2004 MFI: 44500 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Nassau--Suffolk, NY PMSA FY 2004 MFI: 85300 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	17900 29850 43250	20450 34100 49400	23050 38400 55600	25600 42650 61750	27650 46050 66700	29700 49450 71650	31750 52900 76600	33800 56300 81500
New York, NY PMSA FY 2004 MFI: 54400 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13200 22000 35150	15050 25100 40200	16950 28250 45200	18850 31400 50250	20350 33900 54250	21850 36400 58300	23350 38950 62300	24850 41450 66300
Westchester County MSA* FY 2004 MFI: 93400 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	19600 32700 42200	22400 37350 48250	25200 42050 54300	28000 46700 60300	30250 50450 65150	32500 54150 69950	34750 57900 74800	37000 61650 79600
Rockland County MSA* FY 2004 MFI: 89200 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	18750 31200 40250	21400 35700 46000	24100 40150 51750	26750 44600 57500	28900 48150 62100	31050 51750 66700	33200 55300 71300	35300 58850 75900
Newburgh, NY--PA PMSA FY 2004 MFI: 65500 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13750 22950 36700	15700 26200 41900	17700 29500 47150	19650 32750 52400	21200 35350 56600	22800 38000 60800	24350 40600 65000	25950 43250 69150

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Rochester, NY MSA FY 2004 MFI: 58800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12350 20600 32950	14100 23500 37650	15900 26450 42350	17650 29400 47050	19050 31750 50800	20450 34100 54550	21850 36450 58350	23300 38800 62100
Syracuse, NY MSA FY 2004 MFI: 54100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11350 18950 30300	13000 21650 34600	14600 24350 38950	16250 27050 43300	17550 29200 46750	18850 31400 50200	20150 33550 53650	21400 35700 57150
Utica--Rome, NY MSA FY 2004 MFI: 49200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10350 17200 27550	11800 19700 31500	13300 22150 35400	14750 24600 39350	15950 26550 42500	17100 28550 45650	18300 30500 48800	19500 32450 51950
Allegany County FY 2004 MFI: 42800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Cattaraugus County FY 2004 MFI: 43300	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Chenango County FY 2004 MFI: 43900	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Clinton County FY 2004 MFI: 51200	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10750 17900 28650	12300 20500 32750	13800 23050 36850	15350 25600 40950	16600 27650 44250	17800 29700 47500	19050 31750 50800	20300 33800 54050
Columbia County FY 2004 MFI: 55900	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11750 19550 31300	13400 22350 35800	15100 25150 40250	16750 27950 44700	18100 30200 48300	19450 32400 51900	20800 34650 55450	22150 36900 59050
Cortland County FY 2004 MFI: 47400	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Delaware County FY 2004 MFI: 40800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Essex County FY 2004 MFI: 47400	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Franklin County FY 2004 MFI: 44300	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10000 16700 26700	11450 19100 30550	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350

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Fulton County FY 2004 MFI: 42200	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Greene County FY 2004 MFI: 50200	10550 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12050 17550 28100	13550 22600 36150	15050 25100 40150	16250 27100 43350	17450 29100 46600	18650 31100 49800	19900 33150 53000
Hamilton County FY 2004 MFI: 43500	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Jefferson County FY 2004 MFI: 42500	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Lewis County FY 2004 MFI: 41600	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Otsego County FY 2004 MFI: 44500	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
St. Lawrence County FY 2004 MFI: 43000	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Schuyler County FY 2004 MFI: 45400	10000 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11450 16700 26700	12900 21450 34350	14300 23850 38150	15450 25750 41200	16600 27650 44250	17750 29550 47300	18900 31500 50350
Seneca County FY 2004 MFI: 49400	10350 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11850 17300 27650	13350 22250 35550	14800 24700 39500	16000 26700 42700	17200 28650 45850	18400 30650 49000	19550 32600 52150
Steuben County FY 2004 MFI: 54900	12050 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13750 20050 32100	15450 25800 41250	17200 28650 45850	18550 30950 49500	19950 33250 53150	21300 35550 56850	22700 37800 60500
Sullivan County FY 2004 MFI: 48600	10200 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11650 17000 27200	13100 21850 35000	14600 24300 38900	15750 26250 42000	16900 28200 45100	18100 30150 48200	19250 32100 51300
Tompkins County FY 2004 MFI: 59200	12450 30% OF MEDIAN VERY LOW INCOME LOW-INCOME	14200 20700 33150	16000 26650 42600	17750 29600 47350	19200 31950 51150	20600 34350 54950	22000 36700 58750	23450 39050 62500

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		-----I N C O M E L I M I T S-----								
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Ulster County										
FY 2004 MFI:	56500	30% OF MEDIAN	11850	13550	15250	16950	18300	19650	21000	22350
		VERY LOW INCOME	19800	22600	25450	28250	30500	32750	35050	37300
		LOW-INCOME	31650	36150	40700	45200	48800	52450	56050	59650
Wyoming County										
FY 2004 MFI:	48700	30% OF MEDIAN	10250	11700	13150	14600	15800	16950	18100	19300
		VERY LOW INCOME	17050	19500	21900	24350	26300	28250	30200	32150
		LOW-INCOME	27250	31150	35050	38950	42100	45200	48300	51450
Yates County										
FY 2004 MFI:	45600	30% OF MEDIAN			12900	14300	15450	16600	17750	18900
		VERY LOW INCOME			21450	23850	25750	27650	29550	31500
		LOW-INCOME			34350	38150	41200	44250	47300	50350