

#### 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

Web Site: www.dhcr.state.ny.us Email address: dhcrinfo@dhcr.state.ny.us "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 <a href="Likedzierski@dhcr.state.ny.us"><u>Likedzierski@dhcr.state.ny.us</u></a>. Income limits are available on-line at <a href="https://www.huduser.org">www.huduser.org</a>.

# 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.

<sup>'</sup> Jane I. Berrie

STATE:NEW YORK

	8 PERSON
	7 PERSON
	6 PERSON
LIMITS	5 PERSON
N C O M E I	4 PERSON
I	3 PERSON
	2 PERSON
	1 PERSON
	PROGRAM NY MSA
	tadvIrov,

		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
AlbanySchenectadyTroy,	NY MSA	03161		00031	0000	00000	00010	00286	00000
FI 2004 MFI: 62600		21900	25050	28150	31300	33800	36300	38800	41300
		35050	40050	45050	50100	54100	58100	62100	66100
Binghamton, NY MSA									
FY 2004 MFI: 50700		10650	12150	13700	15200	16450	17650	18850	20100
	VERY LOW INCOME	17750	20300	22800	25350	27400	29400	31450	33450
	LOW-INCOME	28400	32450	36500	40550	43800	47050	20300	53550
ø	MSA								
FY 2004 MFI: 53600		11250	12850	14450	16100	17350	18650	19950	21250
	VERY LOW INCOME	18750	21450	24100	26800	28950	31100	33250	35400
	LOW-INCOME	30000	34300	38600	42900	46300	49750	53150	26600
Dutchess County, NY PMSA									
FY 2004 MFI: 72900	30% OF MEDIAN	15300	17500	19700	21850	23600	25350	27100	28850
	VERY LOW INCOME	25500	29150	32800	36450	39350	42300	45200	48100
	LOW-INCOME	40250	46000	51750	57500	62100	00299	71300	75900
Elmira, NY MSA									
FY 2004 MFI: 49100	30% OF MEDIAN	10300	11800	13250	14750	15900	17100	18250	19450
	VERY LOW INCOME	17200	19650	22100	24550	26500	28500	30450	32400
	LOW-INCOME	27500	31400	35350	39300	42400	45550	48700	51850
Glens Falls, NY MSA									
FY 2004 MFI: 49900	30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
	~	17450	19950	22450	24950	26950	28950	30950	32950
	LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Jamestown, NY MSA									
FY 2004 MFI: 44500	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
	VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
	LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
NassauSuffolk, NY PMSA									
FY 2004 MFI: 85300	30% OF MEDIAN	17900	20450	23050	25600	27650	29700	31750	33800
	VERY LOW INCOME	29850	34100	38400	42650	46050	49450	52900	56300
	LOW-INCOME	43250	49400	55600	61750	00/99	71650	76600	81500
New York, NY PMSA									
FY 2004 MFI: 54400	30% OF MEDIAN	13200	15050	16950	18850	20350	21850	23350	24850
	VERY LOW INCOME	22000	25100	28250	31400	33900	36400	38950	41450
	LOW-INCOME	35150	40200	45200	50250	54250	58300	62300	00899
Westchester County MSA*									
FY 2004 MFI: 93400	30% OF MEDIAN	19600	22400	25200	28000	30250	32500	34750	37000
	VERY LOW INCOME	32700	37350	42050	46700	50450	54150	57900	61650
	LOW-INCOME	42200	48250	54300	60300	65150	69950	74800	79600
Rockland County MSA*									
FY 2004 MFI: 89200	30% OF MEDIAN	18750	21400	24100	26750	28900	31050	33200	35300
	VERY LOW INCOME	31200		40150	44600	48150	51750	55300	58850
	LOW-INCOME	40250	46000	51750	57500	62100	00299	71300	75900
NYPA			!		,				1
FY 2004 MFI: 65500	()	13750	15700	17700	19650	21200	22800	24350	25950
	VERY LOW INCOME	22950	26200	29500	32750	35350	38000	40600	43250
	LOW-INCOME	36700	41900	47150	52400	26600	60800	65000	69150

Effective 1/28/2004

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VERY LOW INCOME  17200  19700  22150  204 CP MEDIAN  10000  11450  11450  22150  23600  24550  25500  25750  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550  27550	( 2004 MFI: 4	9200	30% OF MEDIAN	10350	11800	13300	14750	15950	17100	18300	19500
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55900 30% OF MEDIAN 11750 13400 15100 16750 18100 19450 20800 34650 100 100 11750 13800 40250 44700 48300 30200 34650 34650 100 11750 19100 19450 20800 34650 100 100 11450 19100 14400 15450 15450 25750 25750 27650 29550 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17			VERY LOW INCOME	17900	32750	23050	25600	27650	47500	31750	33800
55900         30% OF MEDIAN         11750         13400         15100         16750         18100         19450         20800           VERY LOW INCOME         19550         22350         25150         27950         30200         32400         34650           47400         30% OF MEDIAN         10000         11450         12900         14300         15450         16600         17750           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         2550         2550         2550           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         2550         2550         2550           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         44250         4750           47400         30% OF MEDIAN         10000         11450         12900         14300         15450         25750         27650         29550           44300         30% OF MEDIAN         10000         11450         21450         23850         25750         27650         29550           44300         30% OF MEDIAN         10000         11450         12900			TOW-TINCOME	2002	00.70	2000		00711			
VERY LOW INCOME         19550         22350         25150         27950         30200         32400         34650           LOW-INCOME         31300         35800         40250         44700         48300         51900         55450           47400         30% OF MEDIAN         10000         11450         12900         14300         15450         27650         27650         27650         29550           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         4750         4750           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         4750         27650         29550           47400         30% OF MEDIAN         10000         11450         12900         14300         15450         44250         47300           47400         30% OF MEDIAN         10000         11450         21450         25750         27650         29550           LOW-INCOME         16700         19100         21450         25750         27650         29550           LOW-INCOME         26700         30550         34350         25750         27650         29550           44300		2900	30% OF MEDIAN	11750	13400	15100	16750	18100	19450	20800	22150
47400 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750  LOW-INCOME 26700 30550 34350 23850 25750 27550 29550  LOW-INCOME 16700 19100 21450 23850 25750 2750 29550  LOW-INCOME 16700 19100 21450 23850 25750 27650 29550  LOW-INCOME 26700 30550 34350 38150 41200 44250 47300  44300 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750  LOW-INCOME 26700 30550 34350 28750 27650 29550  LOW-INCOME 26700 30550 34350 38150 41200 44250 47300  LOW-INCOME 26700 30550 34350 38150 41200 44250 47300			VERY LOW INCOME	19550	22350	25150	27950	30200	32400	34650	36900
47400         30% OF MEDIAN         10000         11450         12900         14300         15450         16600         17750           VERY LOW INCOME         16700         19100         21450         23850         25750         27650         27650         29550           40800         30% OF MEDIAN         10000         11450         12900         14300         15450         26700         2750         2750         2750         2750         29550           47400         VERY LOW INCOME         16700         11450         12900         14300         15450         2750         2750         2750         29550           47400         VERY LOW INCOME         16700         11450         12900         14300         15450         2750         2750         29550           47430         VERY LOW INCOME         16700         19100         21450         23850         25750         2750         29550           44300         VERY LOW INCOME         16700         19100         21450         23850         25750         2750         29550           44300         VERY LOW INCOME         16700         19100         21450         23850         25750         2750         2750         29550	land County		TINCOLITE	2		00701				)	)
NERY LOW INCOME 16700 19100 21450 23850 25750 27650 29550 2004-INCOME 26700 30550 11450 12900 14300 15450 41200 44250 47300 11540 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 29550 1600 17750 1500-INCOME 26700 30550 34350 38150 41200 44250 47300 17750 187400 30% OF MEDIAN 10000 11450 12900 14300 15450 25750 27650 29550 1000-INCOME 26700 30550 34350 38150 41200 44250 47300 17750 187400 19100 11450 12900 14300 15450 16600 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 17750 177		17400	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
II 47400 30% OF MEDIAN 10000 11450 12900 14300 15450 47300 17750 120W-INCOME 16700 19100 21450 23850 25750 27550 29550 29550 20W-INCOME 26700 19100 21450 23850 25750 27650 29550 29550 20W-INCOME 16700 19100 21450 23850 25750 27650 29550 29550 247300 214300 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 27650 29550 29550 27650 29550 29550 27650 29550 29550 27650 29550 29550 27650 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550 29550			VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
II: 40800 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 29550 20M-INCOME 26700 30550 34350 38150 25750 27650 29550 29550 20M-INCOME 26700 19100 21450 23850 25750 27650 29550 27670 20M-INCOME 26700 19100 21450 23850 25750 27650 29550 29550 24300 214300 30% OF MEDIAN 10000 11450 12900 14300 15450 47200 47300 21450 23850 25750 27650 29550 29550 24300 21450 23850 25750 27650 29550 29550 24300 21450 21450 23850 25750 27650 29550 29550 200-INCOME 26700 30550 34350 38150 41200 44250 47300 29550 29750 27650 29550 29750 27650 29550 29750 27650 29550 29750 29750 27650 29550 29750 27650 29550 29750 27650 29550 29750 27650 29550 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 29750 2			LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
I: 40800 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 1750 VERY LOW INCOME 16700 19100 21450 23850 25750 27650 29550 29550 200 LOW-INCOME 26700 30550 14300 14300 15450 16600 17750 2750 27650 29550 27670 27670 19100 21450 23850 25750 27650 29550 27670 200 19100 21450 23850 25750 27650 29550 29550 27670 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 2750 2750 2750 29550 2750 2750 2750 2750 2750 2750 2750 2											
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I: 47400 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 17750 1900 15450 14300 15450 16600 17750 19100 19100 21450 23850 25750 27650 29550 1000 11450 19100 14300 14300 144250 17750 17750 11; 44300 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 19100 19100 21450 23850 25750 27650 29550 1900-INCOME 16700 19100 21450 38150 41200 44250 47300			VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
I: 47400 30% OF MEDIAN 10000 11450 12900 14300 15450 16600 17750 17750 LOW-INCOME 16700 19100 21450 23850 25750 27650 29550 25750 2004-1000 LOW-INCOME 26700 30550 12900 14300 14300 144250 47300 11750 12900 14300 15450 25750 27650 29550 1000-INCOME 16700 19100 21450 23850 25750 27650 29550 LOW-INCOME 26700 30550 34350 38150 41200 44250 47300			LOW-INCOME	26/00	30550	34350	38150	41200	44250	4/300	00200
VERY LOW INCOME         16700         19100         21450         23850         25750         2750         27550         29550           44300         30% OF MEDIAN         10000         11450         12900         14300         15450         16600         17750           VERY LOW INCOME         16700         19100         21450         23850         25750         27650         29550           LOW-INCOME         26700         30550         34350         38150         41200         44250         47300	ä	17400	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
LOW-INCOME         26700         30550         34350         38150         41200         4250         47300           44300         30% OF MEDIAN         10000         11450         12900         14300         15450         16600         17750           VERY LOW INCOME         16700         19100         21450         23850         25750         2750         27550           LOW-INCOME         26700         30550         34350         38150         41200         44250         47300			VERY LOW INCOME	16700	19100	21450		25750	27650	29550	31,500
44300 30% OF MEDIAN 10000 11450 12900 14300, 15450 16600 17750 VERY LOW INCOME 16700 19100 21450 23850 25750 27650 29550 LOW-INCOME 26700 30550 34350 38150 41200 44250 47300			LOW-INCOME	26700	30550	34350		41200	44250	47300	50350
VERY LOW INCOME 16700 19100 21450 23850 25750 27650 29550 LOW-INCOME 26700 30550 34350 38150 41200 44250 47300		14300	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
26700 30550 34350 38150 41200 44250 47300			VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
			LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350

Effective 1/28/2004

STATE: NEW YORK	Lifecuve 1/2	5 1/20/2004			I	N O N	TIWIT	SS	į	
1100 001111		PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	PERSON	6 PERSON	7 PERSON	8 PERSON
FY 2004 MFI:	42200	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
		VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
		LOW-INCOME	00/07	20220	24330	20130	41200	00755	7.300	deene
FY 2004 MFI:	50200	30% OF MEDIAN	10550	12050	13550	15050	16250	17450	18650	19900
		VERY LOW INCOME	17550	20100	22600	25100	27100	29100	31100	33150
	1	LOW-INCOME	28100	32150	36150	40120	43350	46600	49800	23000
Hamilton County	43500	308 OF MEDIAN	00001	11450	12900	14300	15450	1,6600	17750	18900
			16700	19100	21450	23850	25750	27650	29550	31500
		LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
Jefferson County		To the								
FY 2004 MFI:	42500	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
		VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
		TOM-INCOME	76/00	30220	34350	38120	41200	44250	4 / 300	20320
Lewis County	00317	MATCH GO 900	00001	014.1	1,000	14300	0474	16600	17750	1000
	41000	17EPY I OW INCOME	00001	19100	21450	23850	25750	00001	29550	31500
		LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
Otsego County						9	1	•	) ) •	
FY 2004 MFI:	44500	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
		VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
		LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
콧	nty									
FY 2004 MFI:	43000	30% OF MEDIAN	10000	11450	12900	14300	15450	16600	17750	18900
		VERY LOW INCOME	16700	19100	21450	23850	25750	27650	29550	31500
		LOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
>	0	10000	0000			. 0004	0.00	0000		000
FY 2004 MFT:	45400	30% OF MEDIAN	10000	10100	12900	14300	15450	10000	7//20	18900
		TOW-INCOME	26700	30550	34350	38150	41200	44250	47300	50350
Senesa County						200	1	00711		
FY 2004 MFI:	49400	30% OF MEDIAN	10350	11850	13350	14800	16000	17200	18400	19550
		VERY LOW INCOME	17300	19750	22250	24700	26700	28650	30650	32600
		LOW-INCOME	27650	31600	35550	39500	42700	45850	49000	52150
Steuben County										
FY 2004 MFI:	54900	30% OF MEDIAN	12050	13750	15450	17200	18550	19950	21300	22700
		VERY LOW INCOME	20050	22900	25800	28650	30920	33250	35550	37800
		LOW-INCOME	32100	36650	41250	45850	49500	53150	56850	60500
>			0				C L	0		
FY ZUU4 MFT:	48600	30% OF MEDIAN	17000	10450	13100	14600	00/07	16900	18100	19250
		LOW-INCOME	27200	31100	35000	38900	42000	45100	48200	51300
>		,								
FY 2004 MFI:	59200	30% OF MEDIAN	12450	14200	16000	17750	19200	20600	22000	23450
		VERY LOW INCOME	20700	23700	26650	29600	31950	34350	36700	39050
		LOW-INCOME	33130	37900	42600	4/350	ACTTC	04400	06/86	00070

Effective 1/28/2004

STATE:NEW YORK	-		ł		N I	INCOMEL	IMI	SS		
		PROGRAM	1 PERSON	2 PERSON	3 PERSON	PERSON	PERSON	6 PERSON	7 PERSON	8 PERSON
FY 2004 MFI:	26500	30% OF MEDIAN VERY LOW INCOME	11850	13550	15250 25450	16950	18300	19650	21000	22350 37300
		LOW-INCOME	31650	36150	40700	45200	48800	52450	26050	29620
Wyoming County FY 2004 MFI:	48700	30% OF MEDIAN	10250	11700	13150	14600	15800	16950	18100	19300
		VERY LOW INCOME LOW-INCOME	17050 27250	19500 31150	21900	24350 38950	26300 42100	28250 45200	30200	32150 51450
Yates County					- 0	- 0		- 6	į	- 6
FY 2004 MFI:	45600	30% OF MEDIAN VERY LOW INCOME			12900 21450	14300 23850	15450 25750	16600 27650	295	31500
		LOW-INCOME			34350	38150	41200	44250	473	50350