



**New York State Division of Housing and Community Renewal**

25 Beaver Street  
New York, NY 10004

**HOUSING MANAGEMENT BUREAU MEMORANDUM # 2007-B-06**

**To:** All Housing Companies  
Owners, Managing Agents and Site Managers

**FROM:** Jane I. Berrie, Director  
Housing Management Bureau

**DATE:** April 3, 2007

**SUBJECT:** 2007 Admission Income Limits

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Attached for your use is HUD's revised income limit schedule, effective **March 20, 2007**. 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.

The HUD **income limits for the five boroughs of New York City have not increased** since the previous schedule was issued, effective March 8, 2006. However, the limits have increased in several other geographical areas. Applicants who were rejected on or after March 20, 2007 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.

**1. 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 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);

Over →

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](mailto:LKedzierski@dhcr.state.ny.us). Income limits are available on-line at [www.huduser.org](http://www.huduser.org)

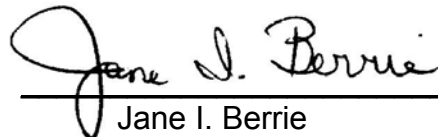
## 2. Non-Federally-Assisted Developments

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 Susan Caughron at (212) 480- 7350.



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Jane I. Berrie

Attachment

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 2007 MFI: 66300								
30% OF MEDIAN	19950	15900	17900	19900	21500	23100	24700	26250
VERY LOW INCOME	23200	26500	29850	33150	35800	38450	41100	43750
LOW-INCOME	37150	42450	47750	53050	57300	61550	65800	70050
Binghamton, NY MSA								
FY 2007 MFI: 52800								
30% OF MEDIAN	11400	13000	14650	16250	17550	18850	20150	21450
VERY LOW INCOME	18950	21650	24350	27050	29200	31400	33550	35700
LOW-INCOME	30300	34650	38950	43300	46750	50250	53700	57150
Buffalo-Niagara Falls, NY MSA								
FY 2007 MFI: 59300								
30% OF MEDIAN	14450	14250	16000	17800	19200	20650	22050	23300
VERY LOW INCOME	20750	23700	26700	29650	32000	34400	36750	39150
LOW-INCOME	33200	37950	42700	47450	51250	55050	58850	62650
Elmira, NY MSA								
FY 2007 MFI: 51700								
30% OF MEDIAN	11000	12550	14150	15700	16950	18200	19450	20700
VERY LOW INCOME	18350	20950	23600	26200	28300	30400	32500	34600
LOW-INCOME	29350	33500	37700	41900	45250	48600	51950	55300
Glens Falls, NY MSA								
FY 2007 MFI: 53700								
30% OF MEDIAN	11700	13350	15050	16700	18050	19350	20700	22050
VERY LOW INCOME	19500	22350	25050	27850	30100	32300	34550	36750
LOW-INCOME	31200	35650	40100	44550	48100	51700	55250	58800
Ithaca, NY MSA								
FY 2007 MFI: 65400								
30% OF MEDIAN	13700	15700	17650	19600	21150	22750	24300	25850
VERY LOW INCOME	22900	26150	29450	32700	35300	37950	40550	43150
LOW-INCOME	36600	41850	47050	52300	56500	60650	64850	69050
Kingston, NY MSA								
FY 2007 MFI: 63500								
30% OF MEDIAN	13350	15250	17150	19050	20550	22100	23600	25150
VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39350	41900
LOW-INCOME	35550	40650	45700	50800	54850	58950	63000	67050
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Nassau-Suffolk, NY HNEA								
FY 2007 MFI: 93800								
30% OF MEDIAN	19700	22500	25350	28150	30400	32650	34900	37150
VERY LOW INCOME	32850	37500	42200	46900	50650	54400	58150	61900
LOW-INCOME	44250	50550	56900	63200	68250	73300	78350	83400
New York, NY HNEA								
FY 2007 MFI: 56800								
30% OF MEDIAN	14800	17000	19150	21250	22950	24650	26350	28050
VERY LOW INCOME	24800	28350	31900	35450	38300	41100	43950	46800
LOW-INCOME	39700	45350	51050	56700	61250	65750	70300	74850
Rockland County, NY HNEA								
FY 2007 MFI: 96100								
30% OF MEDIAN	20000	22850	25700	28550	30850	33100	35400	37700
VERY LOW INCOME	33300	38050	42800	47550	51350	55150	58950	62750
LOW-INCOME	41700	47700	53650	59600	64350	69150	73900	78650



# FINITELY INFINITE

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Westchester County, NY FY 2007 MFI: 95900	Statutory Exception Area	20250	23150	26050	28950	31250	33600	35900	38200
	30% OF MEDIAN	33800	38600	43650	48250	52100	55950	59850	63700
	VERY LOW INCOME	45550	52050	58550	65050	70250	75450	80650	85850
	LOW-INCOME								
Poughkeepsie-Newburgh-Middletown, NY MSA FY 2007 MFI: 76400	30% OF MEDIAN	16050	18300	20600	22950	24750	26550	28400	30250
	VERY LOW INCOME	26750	30550	34400	38200	41250	44300	47350	50400
	LOW-INCOME	41300	47200	53100	59000	63700	68450	73150	77900
Rochester, NY MSA FY 2007 MFI: 62000	30% OF MEDIAN	13500	15400	17350	19250	20800	22350	23850	25400
	VERY LOW INCOME	22450	25650	28850	32050	34600	37200	39750	42300
	LOW-INCOME	35900	41050	46150	51300	55400	59500	63600	67700
Syracuse, NY MSA FY 2007 MFI: 58700	30% OF MEDIAN	12500	14300	16050	17850	19300	20700	22150	23550
	VERY LOW INCOME	20850	23800	26800	29750	32150	34500	36900	39250
	LOW-INCOME	33500	38100	42850	47600	51400	55200	59000	62850
Utica-Rome, NY MSA FY 2007 MFI: 52400	30% OF MEDIAN	11050	12650	14200	15800	17050	18350	19600	20850
	VERY LOW INCOME	18400	21050	23650	26300	28400	30500	32600	34700
	LOW-INCOME	29450	33700	37900	42100	44500	48850	52200	55550
Allegany County, NY FY 2007 MFI: 46500	30% OF MEDIAN	10700	12200	13750	15250	16450	17700	18900	20150
	VERY LOW INCOME	17800	20350	22900	25450	27500	29500	31550	33600
	LOW-INCOME	28500	32550	36650	40700	43950	47200	50450	53700
Cattaraugus County, NY FY 2007 MFI: 48300	30% OF MEDIAN	10700	12200	13750	15250	16450	17700	18900	20150
	VERY LOW INCOME	17800	20350	22900	25450	27500	29500	31550	33600
	LOW-INCOME	28500	32550	36650	40700	43950	47200	50450	53700
Cayuga County, NY FY 2007 MFI: 54400	30% OF MEDIAN	12050	13800	15500	17200	18600	20000	21350	22750
	VERY LOW INCOME	20100	22950	25850	28700	31000	33300	35600	37900
	LOW-INCOME	32150	36750	41350	45900	49600	53250	56950	60600
Chautauqua County, NY FY 2007 MFI: 49400	30% OF MEDIAN	10700	12200	13750	15250	16450	17700	18900	20150
	VERY LOW INCOME	17800	20350	22900	25450	27500	29500	31550	33600
	LOW-INCOME	28500	32550	36650	40700	43950	47200	50450	53700
Chenango County, NY FY 2007 MFI: 48200	30% OF MEDIAN	10700	12200	13750	15250	16450	17700	18900	20150
	VERY LOW INCOME	17800	20350	22900	25450	27500	29500	31550	33600
	LOW-INCOME	28500	32550	36650	40700	43950	47200	50450	53700
Clinton County, NY FY 2007 MFI: 57300	30% OF MEDIAN	12050	13750	15500	17200	18600	19950	21350	22700
	VERY LOW INCOME	20050	22900	25800	28650	30950	33250	35550	37800
	LOW-INCOME	32100	36700	41250	45850	49500	53200	56850	60500



## 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
Columbia County, NY FY 2007 MFI: 60100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12650 21050 33650	14450 24050 38500	16250 27050 43300	18050 30050 48100	19500 32450 51950	20950 34850 55800	22400 37250 59650
Cortland County, NY FY 2007 MFI: 51000	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17850 26550	12250 20400 32650	13750 22950 36700	15300 25500 40800	16500 27550 44050	17750 29600 47350	18950 31600 50600
Delaware County, NY FY 2007 MFI: 47800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47250	18900 31550 50450
Essex County, NY FY 2007 MFI: 51000	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17850 28550	12250 20400 32650	13750 22950 36700	15300 25500 40800	16500 27550 44050	17750 29600 47350	18950 31600 50600
Franklin County, NY FY 2007 MFI: 47000	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Fulton County, NY FY 2007 MFI: 48100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Genesee County, NY FY 2007 MFI: 57800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13050 21750 34800	14900 24850 39750	16800 27950 44750	18650 31050 49700	20150 33550 53700	21650 36000 57650	23150 38500 61650
Greene County, NY FY 2007 MFI: 54300	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11400 19000 30400	13050 21700 34750	14650 24450 39100	16300 27150 43450	17600 29300 46950	18900 31500 50400	20200 33650 53900
Hamilton County, NY FY 2007 MFI: 47600	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Jefferson County, NY FY 2007 MFI: 49100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Lewis County, NY FY 2007 MFI: 47400	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450





## 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
Montgomery County, NY FY 2007 MFI: 49500	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	13350 22200 35550	15250 25400 40650	17150 28550 45700	19050 31750 50800	20550 34250 54850	22100 36800 58950	23600 39350 63000
Otsego County, NY FY 2007 MFI: 49500	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Schuyler County, NY FY 2007 MFI: 50500	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Seneca County, NY FY 2007 MFI: 54700	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19150 30650	13100 21900 35000	14750 24600 39400	16400 27350 43750	17700 28550 47250	19000 31750 50750	20350 33900 54250
St. Lawrence County, NY FY 2007 MFI: 47100	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450
Steuben County, NY FY 2007 MFI: 49800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	12050 20050 32100	13750 22900 36700	15500 25800 41250	17200 28650 45850	18600 30950 49500	19950 33250 53200	21350 35550 56850
Sullivan County, NY FY 2007 MFI: 56700	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11900 19850 31750	13600 22700 36300	15300 25500 40800	17000 28350 45350	18350 30600 49000	19700 32900 52600	21100 35150 56250
Wyoming County, NY FY 2007 MFI: 54800	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	11500 19200 30700	13150 21900 35100	14800 24650 39450	16450 27400 43850	17750 29600 47350	19100 31800 50850	20400 34000 54350
Yates County, NY FY 2007 MFI: 49300	30% OF MEDIAN VERY LOW INCOME LOW-INCOME	10700 17800 28500	12200 20350 32550	13750 22900 36650	15250 25450 40700	16450 27500 43950	17700 29500 47200	18900 31550 50450