NEW YORK STATE OF OPPORTUNITY. | Homes and Community Renewal

ANDREW M. CUOMO
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

OFFICE OF INTEGRATED HOUSING MANAGEMENT MEMORANDUM #2018 – B – 2

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

From: Alfred Walcott, Director
Office of Integrated Housing Management

Date: May 1, 2018

Subject: 2018 HUD Program Income Limits & Mitchell-Lama Alternate Income Criteria

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Attached is HUD's revised income limit schedule, effective **April 1, 2018.** 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 for non-federally assisted developments to determine the area median income adjusted for household size, also known as the alternate income criteria.

Note that the income limits for all of the geographical areas of New York have been revised since the previous schedule was issued in early 2017. In areas where limits have increased, applicants who were rejected due to excessive income on or after April 1, 2018, 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 – Program Income Limits

- 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); 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 Veda Ramos-Perkins at (212) 480-7345, or e-mail her at veda.ramos@nyshcr.org.

2. Non-Federally-Assisted Developments – Alternate Income Criteria

Private Housing Finance Law Section 31 sets the Admission Income Limit at the greater of –

- 7 times the annual rent for 1 to 3 persons and 8 times the annual rent for 4 or more persons, or

- the median income (alternate income criteria). Refer to the **Median** incomes on the attached schedule for the area in which the development is located.

A household regardless of family size, whose income does not exceed 125% of the established Admission Income Limit, is also eligible for admission with a surcharge.

If you have any questions about income limits for non-federally assisted developments, please call Veda Ramos-Perkins at (212) 480-7345, or e-mail her at veda.ramos@nyshcr.org.

Alfred Walcott

Attachment

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA									
FY 2018 MFI: 86400	30% OF MEDIAN	18150	20750	23350	25900	29420	33740	38060	42380
	VERY LOW INCOME	30250	34600	38900	43200	46700	50150	53600	57050
	LOW-INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	MEDIAN	60500	69200	77800	86400	93400	100300	107200	114100
Binghamton, NY MSA									
FY 2018 MFI: 66900	30% OF MEDIAN	14050	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
	LOW-INCOME	37450	42800	48150	53500	57800	62100	66350	70650
	MEDIAN	46900	53600	60300	66900	72300	77700	83000	88400
Buffalo-Cheektowaga-Niagara Falls, NY MSA									
FY 2018 MFI: 74700	30% OF MEDIAN	15700	17950	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	26150	29900	33650	37350	40350	43350	46350	49350
	LOW-INCOME	41850	47800	53800	59750	64550	69350	74100	78900
	MEDIAN	52300	59800	67300	74700	80700	86700	92700	98700
Elmira, NY MSA									
FY 2018 MFI: 71000	30% OF MEDIAN	14950	17050	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44050	46900
	LOW-INCOME	39800	45450	51150	56800	61350	65900	70450	75000
	MEDIAN	49700	56800	63900	71000	76700	82400	88100	93800
Glens Falls, NY MSA									
FY 2018 MFI: 72500	30% OF MEDIAN	15000	17150	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	25000	28600	32150	35700	38600	41450	44300	47150
	LOW-INCOME	40000	45700	51400	57100	61700	66250	70850	75400
	MEDIAN	50000	57200	64300	71400	77200	82900	88600	94300
Ithaca, NY MSA									
FY 2018 MFI: 89000	30% OF MEDIAN	17700	20200	22750	25250	29420	33740	38060	42380
	VERY LOW INCOME	29500	33700	37900	42100	45500	48850	52250	55600
	LOW-INCOME	47150	53900	60650	67350	72750	78150	83550	88950
	MEDIAN	59000	67400	75800	84200	91000	97700	104500	111200

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Kingston, NY MSA									
FY 2018 MFI: 79200	30% OF MEDIAN	16650	19000	21400	25100	29420	33740	38060	42380
	VERY LOW INCOME	27750	31700	35650	39600	42800	45950	49150	52300
	LOW-INCOME	44350	50700	57050	63350	68450	73500	78600	83650
	MEDIAN	55500	63400	71300	79200	85600	91900	98300	104600
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA									
Nassau-Suffolk, NY HMFA									
FY 2018 MFI: 116700	30% OF MEDIAN	24500	28000	31500	35000	37800	40600	43400	46200
	VERY LOW INCOME	40850	46700	52550	58350	63050	67700	72400	77050
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
	MEDIAN	81700	93400	105100	116700	126100	135400	144800	154100
New York, NY HMFA									
FY 2018 MFI: 70300	30% OF MEDIAN	21950	25050	28200	31300	33850	36350	38850	42380
	VERY LOW INCOME	36550	41750	46950	52150	56350	60500	64700	68850
	LOW-INCOME	58450	66800	75150	83450	90150	96850	103500	110200
	MEDIAN	73100	83500	93900	104300	112700	121000	129400	137700
Rockland County, NY HMFA									
FY 2018 MFI: 105000	30% OF MEDIAN	22050	25200	28350	31500	34050	36550	39100	42380
	VERY LOW INCOME	36750	42000	47250	52500	56700	60900	65100	69300
	LOW-INCOME	58450	66800	75150	83450	90150	96850	103500	110200
	MEDIAN	73500	84000	94500	105000	113400	121800	130200	138600
Westchester County, NY Statutory Exception Area									
FY 2018 MFI: 117100	30% OF MEDIAN	24650	28150	31650	35150	38000	40800	43600	46400
	VERY LOW INCOME	41000	46850	52700	58550	63250	67950	72650	77300
	LOW-INCOME	55100	62950	70800	78650	84950	91250	97550	103850
	MEDIAN	82000	93700	105400	117100	126500	135900	145300	154600
Poughkeepsie-Newburgh-Middletown, NY MSA									
FY 2018 MFI: 94600	30% OF MEDIAN	19900	22750	25600	28400	30700	33740	38060	42380
	VERY LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
	LOW-INCOME	50350	57550	64750	71900	77700	83450	89200	94950
	MEDIAN	66300	75700	85200	94600	102200	109800	117400	124900

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Rochester, NY MSA									
FY 2018 MFI: 74000	30% OF MEDIAN	15550	17800	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	25900	29600	33300	37000	40000	42950	45900	48850
	LOW-INCOME	41450	47400	53300	59200	63950	68700	73450	78150
	MEDIAN	51800	59200	66600	74000	80000	85900	91800	97700
Syracuse, NY MSA									
FY 2018 MFI: 74100	30% OF MEDIAN	15600	17800	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	25950	29650	33350	37050	40050	43000	45950	48950
	LOW-INCOME	41550	47450	53400	59300	64050	68800	73550	78300
	MEDIAN	51900	59300	66700	74100	80100	86000	91900	97900
Utica-Rome, NY MSA									
FY 2018 MFI: 65000	30% OF MEDIAN	13650	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22750	26000	29250	32500	35100	37700	40300	42900
	LOW-INCOME	36400	41600	46800	52000	56200	60350	64500	68650
	MEDIAN	45500	52000	58500	65000	70200	75400	80600	85800
Watertown-Fort Drum, NY MSA									
FY 2018 MFI: 62100	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Allegany County, NY									
FY 2018 MFI: 55800	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Cattaraugus County, NY									
FY 2018 MFI: 54800	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Cayuga County, NY									
FY 2018 MFI: 68700	30% OF MEDIAN	14450	16500	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
	LOW-INCOME	38500	44000	49500	54950	59350	63750	68150	72550
	MEDIAN	48100	55000	61900	68700	74200	79700	85200	90700

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Chautauqua County, NY									
FY 2018 MFI: 63500	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Chenango County, NY									
FY 2018 MFI: 60200	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Clinton County, NY									
FY 2018 MFI: 63500	30% OF MEDIAN	13600	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22650	25850	29100	32300	34900	37500	40100	42650
	LOW-INCOME	36200	41400	46550	51700	55850	60000	64150	68250
	MEDIAN	45300	51700	58200	64600	69800	75000	80200	85300
Columbia County, NY									
FY 2018 MFI: 76100	30% OF MEDIAN	16000	18300	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	26650	30450	34250	38050	41100	44150	47200	50250
	LOW-INCOME	42650	48750	54850	60900	65800	70650	75550	80400
	MEDIAN	53300	60900	68500	76100	82200	88300	94400	100500
Cortland County, NY									
FY 2018 MFI: 68500	30% OF MEDIAN	14400	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
	LOW-INCOME	38400	43850	49350	54800	59200	63600	68000	72350
	MEDIAN	48000	54800	61700	68500	74000	79500	85000	90500
Delaware County, NY									
FY 2018 MFI: 58800	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Essex County, NY									
FY 2018 MFI: 69500	30% OF MEDIAN	14600	16700	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24350	27800	31300	34750	37550	40350	43100	45900
	LOW-INCOME	38950	44500	50050	55600	60050	64500	68950	73400
	MEDIAN	48700	55600	62600	69500	75100	80700	86200	91800

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Franklin County, NY									
FY 2018 MFI: 60900	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Fulton County, NY									
FY 2018 MFI: 58900	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Genesee County, NY									
FY 2018 MFI: 68000	30% OF MEDIAN	14300	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23800	27200	30600	34000	36750	39450	42200	44900
	LOW-INCOME	38100	43550	49000	54400	58800	63150	67500	71850
	MEDIAN	47600	54400	61200	68000	73500	78900	84400	89800
Greene County, NY									
FY 2018 MFI: 67500	30% OF MEDIAN	14200	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23650	27000	30400	33750	36450	39150	41850	44550
	LOW-INCOME	37800	43200	48600	54000	58350	62650	67000	71300
	MEDIAN	47300	54000	60800	67500	72900	78300	83700	89100
Hamilton County, NY									
FY 2018 MFI: 63900	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Lewis County, NY									
FY 2018 MFI: 63100	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Montgomery County, NY									
FY 2018 MFI: 58000	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Otsego County, NY									
FY 2018 MFI: 63800	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Schuyler County, NY									
FY 2018 MFI: 64500	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22600	25800	29050	32250	34850	37450	40000	42600
	LOW-INCOME	36150	41300	46450	51600	55750	59900	64000	68150
	MEDIAN	45200	51600	58100	64500	69700	74900	80000	85200
Seneca County, NY									
FY 2018 MFI: 67400	30% OF MEDIAN	14150	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23600	27000	30350	33700	36400	39100	41800	44500
	LOW-INCOME	37750	43150	48550	53900	58250	62550	66850	71150
	MEDIAN	47200	54000	60700	67400	72800	78200	83600	89000
St. Lawrence County, NY									
FY 2018 MFI: 57300	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Steuben County, NY									
FY 2018 MFI: 61800	30% OF MEDIAN	13550	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
	LOW-INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	MEDIAN	45100	51500	57900	64300	69500	74600	79800	84900
Sullivan County, NY									
FY 2018 MFI: 71300	30% OF MEDIAN	14750	16850	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	24600	28100	31600	35100	37950	40750	43550	46350
	LOW-INCOME	39300	44900	50500	56100	60600	65100	69600	74100
	MEDIAN	49200	56200	63200	70200	75900	81500	87100	92700
Wyoming County, NY									
FY 2018 MFI: 67600	30% OF MEDIAN	14250	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	23700	27050	30450	33800	36550	39250	41950	44650
	LOW-INCOME	37900	43300	48700	54100	58450	62800	67100	71450
	MEDIAN	47400	54100	60900	67600	73100	78500	83900	89300

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK **EFFECTIVE: April 1, 2018**

Yates County, NY									
FY 2018 MFI: 64900	30% OF MEDIAN	13650	16460	20780	25100	29420	33740	38060	42380
	VERY LOW INCOME	22750	26000	29250	32450	35050	37650	40250	42850
	LOW-INCOME	36350	41550	46750	51900	56100	60250	64400	68550
	MEDIAN	45500	52000	58500	64900	70100	75300	80500	85700