



ANDREW M. CUOMO
Governor

Homes and Community Renewal

JAMES S. RUBIN
Commissioner/CEO

OFFICE OF HOUSING MANAGEMENT MEMORANDUM #2016 – B – 03

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

From: Robert Damico, Director
Office of Housing Management

Date: April 5, 2016

Subject: 2016 HUD Program Income Limits &
Mitchell-Lama Alternate Income Criteria

Attached is HUD's revised income limit schedule, effective **March 28, 2016**. 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 2015. In areas where limits have increased, applicants who were rejected due to excessive income on or after March 28, 2016, 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 Linda Kedzierski at (212) 480-7258, or e-mail her at Linda.Kedzierski@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 at (212) 480-7345, or email her at Veda.Ramos@nyshcr.org.



Robert Damico

Attachment

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: MARCH 28, 2016

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA FY 2016 MFI: 82000									
	30% OF MEDIAN	17250	19700	22150	24600	28440	32580	36730	40890
	VERY LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
	LOW-INCOME	45950	52500	59050	65600	70850	76100	81350	86600
	MEDIAN	57400	65600	73800	82000	88600	95200	101700	108300
Binghamton, NY MSA FY 2016 MFI: 63900									
	30% OF MEDIAN	13450	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
	LOW-INCOME	35800	40900	46000	51100	55200	59300	63400	67500
	MEDIAN	44800	51200	57600	63900	69100	74200	79300	84400
Buffalo-Niagara Falls, NY MSA FY 2016 MFI: 67300									
	30% OF MEDIAN	14150	16200	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	23600	26950	30300	33650	36350	39050	41750	44450
	LOW-INCOME	37700	43100	48500	53850	58200	62500	66800	71100
	MEDIAN	47200	53900	60600	67300	72700	78100	83500	88900
Elmira, NY MSA FY 2016 MFI: 61300									
	30% OF MEDIAN	12900	16020	20160	24300	28440	32580	36730	40500
	VERY LOW INCOME	21500	24550	27600	30650	33150	35600	38050	40500
	LOW-INCOME	34350	39250	44150	49050	53000	56900	60850	64750
	MEDIAN	43000	49100	55200	61300	66300	71200	76100	81000
Glens Falls, NY MSA FY 2016 MFI: 64800									
	30% OF MEDIAN	13650	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
	LOW-INCOME	36300	41500	46700	51850	56000	60150	64300	68450
	MEDIAN	45400	51900	58400	64800	70000	75200	80400	85600
Ithaca, NY MSA FY 2016 MFI: 69000									
	30% OF MEDIAN	15400	17600	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	25700	29400	33050	36700	39650	42600	45550	48450
	LOW-INCOME	41100	47000	52850	58700	63400	68100	72800	77500
	MEDIAN	51400	58800	66100	73400	79300	85200	91100	96900
Kingston, NY MSA FY 2016 MFI: 75900									
	30% OF MEDIAN	15950	18200	20500	24300	28440	32580	36730	40890
	VERY LOW INCOME	26600	30400	34200	37950	41000	44050	47100	50100
	LOW-INCOME	42500	48600	54650	60700	65600	70450	75300	80150
	MEDIAN	53200	60800	68400	75900	82000	88100	94200	100200

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: MARCH 28, 2016

	<u>PROGRAM</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA									
Nassau-Suffolk, NY HMFA FY 2016 MFI: 106200									
	30% OF MEDIAN	22300	25500	28700	31850	34400	36950	39500	42050
	VERY LOW INCOME	37200	42500	47800	53100	57350	61600	65850	70100
	LOW-INCOME	53000	60600	68150	75700	81800	87850	93900	99950
	MEDIAN	74400	85000	95600	106200	114700	123200	131700	140200
New York, NY HMFA FY 2016 MFI: 65200									
	30% OF MEDIAN	19050	21800	24500	27200	29400	32580	36730	40890
	VERY LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
	LOW-INCOME	50750	58000	65250	72500	78300	84100	89900	95700
	MEDIAN	63500	72500	81600	90600	97900	105100	112400	119600
Rockland County, NY HMFA FY 2016 MFI: 100600									
	30% OF MEDIAN	21150	24200	27200	30200	32650	35050	37450	40890
	VERY LOW INCOME	35250	40250	45300	50300	54350	58350	62400	66400
	LOW-INCOME	50750	58000	65250	72500	78300	84100	89900	95700
	MEDIAN	70500	80500	90600	100600	108700	116700	124800	132800
Westchester County, NY Statutory Exception Area FY 2016 MFI: 107800									
	30% OF MEDIAN	22650	25900	29150	32350	34950	37550	40150	42750
	VERY LOW INCOME	37750	43150	48550	53900	58250	62550	66850	71150
	LOW-INCOME	49300	56350	63400	70400	76050	81700	87300	92950
	MEDIAN	75500	86300	97100	107800	116500	125100	133700	142300
Poughkeepsie-Newburgh-Middletown, NY MSA FY 2016 MFI: 87100									
	30% OF MEDIAN	18350	20950	23550	26150	28440	32580	36780	40890
	VERY LOW INCOME	30500	34850	39200	43550	47050	50550	54050	57500
	LOW-INCOME	46000	52600	59150	65700	71000	76250	81500	86750
	MEDIAN	61000	69700	78400	87100	94100	101100	108100	115000
Rochester, NY MSA FY 2016 MFI: 68400									
	30% OF MEDIAN	14350	16400	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	23950	27400	30800	34200	36950	39700	42450	45150
	LOW-INCOME	38300	43800	49250	54700	59100	63500	67850	72250
	MEDIAN	47900	54800	61600	68400	73900	79400	84900	90300

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: MARCH 28, 2016

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Syracuse, NY MSA FY 2016 MFI: 69200									
	30% OF MEDIAN	14550	16600	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	24250	27700	31150	34600	37400	40150	42950	45700
	LOW-INCOME	38750	44300	49850	55350	59800	64250	68650	73100
	MEDIAN	48500	55400	62300	69200	74800	80300	85900	91400
Utica-Rome, NY MSA FY 2016 MFI: 59600									
	30% OF MEDIAN	12600	16020	20160	24300	28440	32580	36730	39550
	VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
	LOW-INCOME	33550	38350	43150	47900	51750	55600	59400	63250
	MEDIAN	42000	48000	54000	59900	64700	69500	74300	79100
Allegany County, NY FY 2016 MFI: 53500									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Cattaraugus County, NY FY 2016 MFI: 51700									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Cayuga County, NY FY 2016 MFI: 68400									
	30% OF MEDIAN	14000	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
	LOW-INCOME	37350	42650	48000	53300	57600	61850	66100	70400
	MEDIAN	46700	53300	60000	66600	72000	77300	82600	88000
Chautauqua County, NY FY 2016 MFI: 52000									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Chenango County, NY FY 2016 MFI: 55800									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800

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STATE: NEW YORK

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	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Clinton County, NY FY 2016 MFI: 57300									
	30% OF MEDIAN	13400	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	22300	25450	28650	31800	34350	36900	39450	42000
	LOW-INCOME	35650	40750	45850	50900	55000	59050	63150	67200
	MEDIAN	44600	50900	57300	63600	68700	73800	78900	84000
Columbia County, NY FY 2016 MFI: 74600									
	30% OF MEDIAN	15700	17950	20200	24300	28440	32580	36730	40890
	VERY LOW INCOME	26150	29850	33600	37300	40300	43300	46300	49250
	LOW-INCOME	41800	47800	53750	59700	64500	69300	74050	78850
	MEDIAN	52300	59700	67200	74600	80600	86600	92600	98500
Cortland County, NY FY 2016 MFI: 61700									
	30% OF MEDIAN	12950	16020	20160	24300	28440	32580	36730	40750
	VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
	LOW-INCOME	34550	39500	44450	49350	53300	57250	61200	65150
	MEDIAN	43200	49400	55600	61700	66700	71600	76600	81500
Delaware County, NY FY 2016 MFI: 57900									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Essex County, NY FY 2016 MFI: 62500									
	30% OF MEDIAN	13150	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
	LOW-INCOME	35000	40000	45000	50000	54000	58000	62000	66000
	MEDIAN	43800	50000	56300	62500	67500	72500	77500	82500
Franklin County, NY FY 2016 MFI: 55800									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Fulton County, NY FY 2016 MFI: 56100									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800

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EFFECTIVE: MARCH 28, 2016

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Genesee County, NY FY 2016 MFI: 64500									
	30% OF MEDIAN	13550	16020	20160	24300	28440	32580	36730	40890
	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
Greene County, NY FY 2016 MFI: 62200									
	30% OF MEDIAN	13100	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
	LOW-INCOME	34850	39800	44800	49750	53750	57750	61700	65700
	MEDIAN	43600	49800	56000	62200	67200	72200	77200	82200
Hamilton County, NY FY 2016 MFI: 61800									
	30% OF MEDIAN	13000	16020	20160	24300	28440	32580	36730	40800
	VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
	LOW-INCOME	34650	39600	44550	49450	53450	57400	61350	65300
	MEDIAN	43300	49500	55700	61800	66800	71700	76700	81600
Jefferson County, NY FY 2016 MFI: 57900									
	30% OF MEDIAN	13300	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	22200	25400	28550	31700	34250	36800	39350	41850
	LOW-INCOME	35500	40600	45650	50700	54800	58850	62900	66950
	MEDIAN	44400	50800	57100	63400	68500	73600	78700	83700
Lewis County, NY FY 2016 MFI: 56900									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Montgomery County, NY FY 2016 MFI: 56500									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Otsego County, NY FY 2016 MFI: 62100									
	30% OF MEDIAN	13100	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	21750	24850	27950	31050	33550	36050	38550	41000
	LOW-INCOME	34800	39800	44750	49700	53700	57700	61650	65650
	MEDIAN	43500	49700	55900	62100	67100	72100	77100	82000

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	<u>PROGRAM</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Schuyler County, NY FY 2016 MFI: 60400									
	30% OF MEDIAN	12700	16020	20160	24300	28440	32580	36730	39900
	VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
	LOW-INCOME	33850	38650	43500	48300	52200	56050	59900	63800
	MEDIAN	42300	48400	54400	60400	65300	70100	74900	79800
Seneca County, NY FY 2016 MFI: 62600									
	30% OF MEDIAN	13200	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
	LOW-INCOME	35100	40100	45100	50100	54150	58150	62150	66150
	MEDIAN	43900	50100	56400	62600	67700	72700	77700	82700
St. Lawrence County, NY FY 2016 MFI: 54300									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Steuben County, NY FY 2016 MFI: 59500									
	30% OF MEDIAN	12500	16020	20160	24300	28440	32580	36730	39300
	VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
	LOW-INCOME	33350	38100	42850	47600	51450	55250	59050	62850
	MEDIAN	41700	47600	53600	59500	64300	69100	73800	78600
Sullivan County, NY FY 2016 MFI: 58200									
	30% OF MEDIAN	12400	16020	20160	24300	28440	32580	36550	38900
	VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
	LOW-INCOME	33000	37700	42400	47100	50900	54650	58450	62200
	MEDIAN	41300	47200	53100	58900	63700	68400	73100	77800
Wyoming County, NY FY 2016 MFI: 64100									
	30% OF MEDIAN	13500	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
	LOW-INCOME	35950	41050	46200	51300	55450	59550	63650	67750
	MEDIAN	44900	51300	57700	64100	69300	74400	79500	84700
Yates County, NY FY 2016 MFI: 61900									
	30% OF MEDIAN	13000	16020	20160	24300	28440	32580	36730	40890
	VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
	LOW-INCOME	34650	39600	44550	49500	53500	57450	61400	65350
	MEDIAN	43400	49600	55800	61900	66900	71900	76800	81800