



ANDREW M. CUOMO
Governor

Homes and Community Renewal

RUTHANNE VISNAUSKAS
Commissioner/CEO

OFFICE OF HOUSING MANAGEMENT MEMORANDUM #2017 – B – 5

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

From: Alfred Walcott, Acting Director
Office of Housing Management

Date: June 5, 2017

Subject: 2017 HUD Program Income Limits & Mitchell-Lama Alternate Income Criteria

Attached is HUD's revised income limit schedule, effective **April 14, 2017**. 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 2016. In areas where limits have increased, applicants who were rejected due to excessive income on or after April 14, 2017, 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.

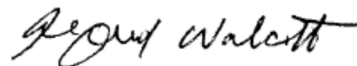
2. Non-Federally-Assisted Developments – Alternate Income Criteria

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 Denise Snyder at (212) 480-7241, or email her at Denise.Snyder@nyshcr.org.



Alfred Walcott

Attachment

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA FY 2017 MFI: 83100									
	30% OF MEDIAN	17500	20000	22500	24950	28780	32960	37140	41320
	VERY LOW INCOME	29100	33250	37400	41550	44900	48200	51550	54850
	LOW-INCOME	46550	53200	59850	66500	71850	77150	82500	87800
	MEDIAN	58200	66500	74800	83100	89800	96400	103100	109700
Binghamton, NY MSA FY 2017 MFI: 65700									
	30% OF MEDIAN	13800	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	23000	26300	29600	32850	35500	38150	40750	43400
	LOW-INCOME	36800	42050	47300	52550	56800	61000	65200	69400
	MEDIAN	46000	52600	59200	65700	71000	76300	81500	86800
Buffalo-Cheektowaga-Niagara Falls, NY MSA FY 2017 MFI: 68200									
	30% OF MEDIAN	14350	16400	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	23900	27300	30700	34100	36850	39600	42300	45050
	LOW-INCOME	38200	43650	49100	54550	58950	63300	67650	72050
	MEDIAN	47800	54600	61400	68200	73700	79200	84600	90100
Elmira, NY MSA FY 2017 MFI: 64600									
	30% OF MEDIAN	13600	16240	20420	24600	28780	32960	37140	41320
	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
Glens Falls, NY MSA FY 2017 MFI: 64100									
	30% OF MEDIAN	13500	16240	20420	24600	28780	32960	37140	41320
	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
Ithaca, NY MSA FY 2017 MFI: 75600									
	30% OF MEDIAN	15900	18200	20450	24600	28780	32960	37140	41320
	VERY LOW INCOME	26500	30250	34050	37800	40850	43850	46900	49900
	LOW-INCOME	42350	48400	54450	60500	65350	70200	75050	79900
	MEDIAN	53000	60500	68100	75600	81700	87700	93800	99800

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Kingston, NY MSA FY 2017 MFI: 78500									
	30% OF MEDIAN	16500	18850	21200	24600	28780	32960	37140	41320
	VERY LOW INCOME	27500	31400	35350	39250	42400	45550	48700	51850
	LOW-INCOME	44000	50250	56550	62800	67850	72850	77900	82900
	MEDIAN	55000	62800	70700	78500	84800	91100	97400	103700
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA									
Nassau-Suffolk, NY HMFA FY 2017 MFI: 110800									
	30% OF MEDIAN	23300	26600	29950	33250	35950	38600	41250	43900
	VERY LOW INCOME	38800	44350	49900	55400	59850	64300	68700	73150
	LOW-INCOME	56700	64800	72900	81000	87500	94000	100450	106950
	MEDIAN	77600	88700	99800	110800	119700	128600	137400	146300
New York, NY HMFA FY 2017 MFI: 66200									
	30% OF MEDIAN	20050	22900	25750	28600	30900	33200	37140	41320
	VERY LOW INCOME	33400	38200	42950	47700	51550	55350	59150	63000
	LOW-INCOME	53450	61050	68700	76300	82450	88550	94650	100750
	MEDIAN	66800	76400	85900	95400	103100	110700	118300	126000
Rockland County, NY HMFA FY 2017 MFI: 103600									
	30% OF MEDIAN	21800	24900	28000	31100	33600	36100	38600	41320
	VERY LOW INCOME	36300	41450	46650	51800	55950	60100	64250	68400
	LOW-INCOME	53450	61050	68700	76300	82450	88550	94650	100750
	MEDIAN	72600	82900	93300	103600	111900	120200	128500	136800
Westchester County, NY Statutory Exception Area FY 2017 MFI: 111400									
	30% OF MEDIAN	23400	26750	30100	33400	36100	38750	41450	44100
	VERY LOW INCOME	39000	44600	50150	55700	60200	64650	69100	73550
	LOW-INCOME	52750	60250	67800	75300	81350	87350	93400	99400
	MEDIAN	78000	89200	100300	111400	120400	129300	138200	147100
Poughkeepsie-Newburgh-Middletown, NY MSA FY 2017 MFI: 89400									
	30% OF MEDIAN	18800	21450	24150	26800	28950	32960	37140	41320
	VERY LOW INCOME	31300	35800	40250	44700	48300	51900	55450	59050
	LOW-INCOME	47600	54400	61200	68000	73450	78900	84350	89800
	MEDIAN	62600	71600	80500	89400	96600	103800	110900	118100

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Rochester, NY MSA FY 2017 MFI: 68600									
	30% OF MEDIAN	14450	16500	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	24050	27450	30900	34300	37050	39800	42550	45300
	LOW-INCOME	38450	43950	49450	54900	59300	63700	68100	72500
	MEDIAN	48100	54900	61800	68600	74100	79600	85100	90600
Syracuse, NY MSA FY 2017 MFI: 68000									
	30% OF MEDIAN	14300	16350	20420	24600	28780	32960	37140	41320
	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
Utica-Rome, NY MSA FY 2017 MFI: 62100									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Watertown-fort Drum, NY MSA FY 2017 MFI: 62400									
	30% OF MEDIAN	13450	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400
	MEDIAN	44700	51100	57500	63800	69000	74100	79200	84300
Allegany County, NY FY 2017 MFI: 53900									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Cattaraugus County, NY FY 2017 MFI: 59300									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Cayuga County, NY FY 2017 MFI: 65600									
	30% OF MEDIAN	13800	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	23000	26250	29550	32800	35450	38050	40700	43300
	LOW-INCOME	36750	42000	47250	52500	56700	60900	65100	69300
	MEDIAN	46000	52500	59100	65600	70900	76100	81400	86600

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Chautauqua County, NY FY 2017 MFI: 56000									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Chenango County, NY FY 2017 MFI: 56600									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Clinton County, NY FY 2017 MFI: 69300									
	30% OF MEDIAN	14300	16350	20420	24600	28780	32960	37140	41320
	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
Columbia County, NY FY 2017 MFI: 74600									
	30% OF MEDIAN	15700	17950	20420	24600	28780	32960	37140	41320
	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 2017 MFI: 64900									
	30% OF MEDIAN	13650	16240	20420	24600	28780	32960	37140	41320
	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
Delaware County, NY FY 2017 MFI: 59000									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Essex County, NY FY 2017 MFI: 66200									
	30% OF MEDIAN	13900	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	23200	26500	29800	33100	35750	38400	41050	43700
	LOW-INCOME	37100	42400	47700	52950	57200	61450	65700	69900
	MEDIAN	46400	53000	59600	66200	71500	76800	82100	87400

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Franklin County, NY FY 2017 MFI: 57600									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Fulton County, NY FY 2017 MFI: 57300									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Genesee County, NY FY 2017 MFI: 66600									
	30% OF MEDIAN	14000	16240	20420	24600	28780	32960	37140	41320
	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
Greene County, NY FY 2017 MFI: 63800									
	30% OF MEDIAN	13450	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400
	MEDIAN	44700	51100	57500	63800	69000	74100	79200	84300
Hamilton County, NY FY 2017 MFI: 63800									
	30% OF MEDIAN	13450	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400
	MEDIAN	44700	51100	57500	63800	69000	74100	79200	84300
Jefferson County, NY FY 2017 MFI: 62400									
	30% OF MEDIAN	13450	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
	LOW-INCOME	35750	40850	45950	51050	55150	59250	63350	67400
	MEDIAN	44700	51100	57500	63800	69000	74100	79200	84300
Lewis County, NY FY 2017 MFI: 57800									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Montgomery County, NY FY 2017 MFI: 58100									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Otsego County, NY FY 2017 MFI: 62200									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Schuyler County, NY FY 2017 MFI: 61900									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Seneca County, NY FY 2017 MFI: 64500									
	30% OF MEDIAN	13550	16240	20420	24600	28780	32960	37140	41320
	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
St. Lawrence County, NY FY 2017 MFI: 57700									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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
Steuben County, NY FY 2017 MFI: 59400									
	30% OF MEDIAN	13150	16240	20420	24600	28780	32960	37140	41250
	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

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: April 14, 2017

	<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>
Sullivan County, NY FY 2017 MFI:64300									
	30% OF MEDIAN	13250	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
	LOW-INCOME	35250	40300	45350	50350	54400	58450	62450	66500
	MEDIAN	44100	50400	56700	63000	68100	73100	78200	83200
Wyoming County, NY FY 2017 MFI: 66700									
	30% OF MEDIAN	14000	16240	20420	24600	28780	32960	37140	41320
	VERY LOW INCOME	23350	26700	30050	33350	36050	38700	41400	44050
	LOW-INCOME	37350	42700	48050	53350	57650	61900	66200	70450
	MEDIAN	46700	53400	60100	66700	72100	77400	82800	88100
Yates County, NY FY 2017 MFI: 63600									
	30% OF MEDIAN	13400	16240	20420	24600	28780	32960	37140	41320
	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