



New York State Division of Housing and Community Renewal

25 Beaver Street
New York, NY 10004

HOUSING MANAGEMENT BUREAU MEMORANDUM # 2009-B-04

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

FROM: Robert Damico, Downstate Director
Housing Management Bureau

DATE: April 10, 2009

SUBJECT: 2009 Admission Income Limits

Attached for your use is HUD's revised income limit schedule, effective **March 19, 2009**. 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.

Although the HUD income limits for the five boroughs of New York City *have not increased* since the previous schedule was issued, effective February 13, 2008, the limits in most other geographical areas have increased. Applicants who were rejected on or after March 19, 2009 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); for effective dates of 10/1/81 or later use the **Very Low-Income** limit (50% of median).

Over →

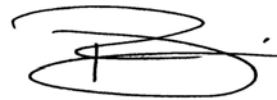
If you have questions about income limits for federally-assisted developments, please call Linda Kedzierski at (212) 480-2021, or e-mail her at LKedzierski@nysdhcr.gov . Income limits are available on-line at www.huduser.org .

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, or email her at SCaughron@nysdhcr.gov.



Robert Damico

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 2009 MFI: 74100	30% OF MEDIAN	15600	17800	20050	22250	24050	25800	27600	29350
	VERY LOW INCOME	25950	29650	33350	37050	40000	43000	45950	48900
	LOW-INCOME	41500	47450	53350	59300	64050	68800	73550	78300
Binghamton, NY MSA									
FY 2009 MFI: 58600	30% OF MEDIAN	12300	14100	15850	17600	19000	20400	21800	23250
	VERY LOW INCOME	20500	23450	26350	29300	31650	34000	36350	38700
	LOW-INCOME	32850	37500	42200	46900	50650	54400	58150	61900
Buffalo-Niagara Falls, NY MSA									
FY 2009 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
Elmira, NY MSA									
FY 2009 MFI: 55500	30% OF MEDIAN	11650	13300	15000	16650	18000	19300	20650	22000
	VERY LOW INCOME	19450	22200	25000	27750	29950	32200	34400	36650
	LOW-INCOME	31100	35500	39950	44400	47950	51500	55050	58600
Glens Falls, NY MSA									
FY 2009 MFI: 59400	30% OF MEDIAN	12450	14250	16000	17800	19200	20650	22050	23500
	VERY LOW INCOME	20800	23750	26750	29700	32100	34450	36850	39200
	LOW-INCOME	33250	38000	42750	47500	51300	55100	58900	62700
Ithaca, NY MSA									
FY 2009 MFI: 71300	30% OF MEDIAN	15100	17250	19400	21550	23250	25000	26700	28450
	VERY LOW INCOME	25150	28700	32300	35900	38750	41650	44500	47400
	LOW-INCOME	40200	45950	51700	57450	62050	66650	71250	75850
Kingston, NY MSA									
FY 2009 MFI: 69700	30% OF MEDIAN	14650	16700	18800	20900	22550	24250	25900	27600
	VERY LOW INCOME	24400	27900	31350	34850	37650	40450	43200	46000
	LOW-INCOME	39050	44600	50200	55750	60200	64650	69150	73600
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA									
Nassau-Suffolk, NY HMFA									
FY 2009 MFI: 101800	30% OF MEDIAN	21400	24450	27500	30550	33000	35450	37900	40350
	VERY LOW INCOME	35650	40700	45800	50900	54950	59050	63100	67200
	LOW-INCOME	51600	58950	66350	73700	79600	85500	91400	97300
New York, NY HMFA									
FY 2009 MFI: 61600	30% OF MEDIAN	16150	18450	20750	23050	24900	26750	28600	30450
	VERY LOW INCOME	26900	30700	34550	38400	41450	44550	47600	50700
	LOW-INCOME	43000	49150	55300	61450	66350	71300	76200	81100
Rockland County, NY HMFA									
FY 2009 MFI: 102000	30% OF MEDIAN	21400	24500	27550	30600	33050	35500	37950	40400
	VERY LOW INCOME	35700	40800	45900	51000	55100	59150	63250	67300
	LOW-INCOME	44800	51200	57600	64000	69100	74250	79350	84500

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	
Westchester County, NY Statutory Exception Area										
FY 2009 MFI:	105300	30% OF MEDIAN	22100	25300	28450	31600	34150	36650	39200	41700
		VERY LOW INCOME	36850	42100	47400	52650	56850	61050	65300	69500
		LOW-INCOME	52550	60050	67550	75050	81050	87050	93050	99050
Poughkeepsie-Newburgh-Middletown, NY MSA										
FY 2009 MFI:	81800	30% OF MEDIAN	17200	19650	22100	24550	26500	28500	30450	32400
		VERY LOW INCOME	28650	32700	36800	40900	44150	47450	50700	54000
		LOW-INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Rochester, NY MSA										
FY 2009 MFI:	66500	30% OF MEDIAN	13950	15950	17950	19950	21550	23150	24750	26350
		VERY LOW INCOME	23300	26600	29950	33250	35900	38550	41250	43900
		LOW-INCOME	37250	42550	47900	53200	57450	61700	65950	70200
Syracuse, NY MSA										
FY 2009 MFI:	63700	30% OF MEDIAN	13350	15300	17200	19100	20650	22150	23700	25200
		VERY LOW INCOME	22300	25500	28650	31850	34400	36950	39500	42050
		LOW-INCOME	35650	40750	45850	50950	55050	59100	63200	67250
Utica-Rome, NY MSA										
FY 2009 MFI:	55800	30% OF MEDIAN	11750	13400	15100	16750	18100	19450	20750	22100
		VERY LOW INCOME	19550	22300	25100	27900	30150	32350	34600	36850
		LOW-INCOME	31250	35700	40200	44650	48200	51800	55350	58950
Allegany County, NY										
FY 2009 MFI:	50700	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
		VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
		LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Cattaraugus County, NY										
FY 2009 MFI:	51000	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
		VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
		LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Cayuga County, NY										
FY 2009 MFI:	58900	30% OF MEDIAN	12350	14100	15900	17650	19050	20450	21900	23300
		VERY LOW INCOME	20600	23550	26500	29450	31800	34150	36500	38850
		LOW-INCOME	32950	37700	42400	47100	50850	54650	58400	62150
Chautauqua County, NY										
FY 2009 MFI:	51900	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
		VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
		LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Chenango County, NY										
FY 2009 MFI:	53700	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
		VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
		LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Clinton County, NY										
FY 2009 MFI:	60900	30% OF MEDIAN	12800	14600	16450	18250	19700	21150	22650	24100
		VERY LOW INCOME	21300	24350	27400	30450	32900	35300	37750	40200
		LOW-INCOME	34100	38950	43850	48700	52600	56500	60400	64300

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 2009 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
Cortland County, NY									
FY 2009 MFI: 56800	30% OF MEDIAN	11950	13650	15350	17050	18400	19800	21150	22500
	VERY LOW INCOME	19900	22700	25550	28400	30650	32950	35200	37500
	LOW-INCOME	31800	36350	40900	45450	49100	52700	56350	60000
Delaware County, NY									
FY 2009 MFI: 51700	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Essex County, NY									
FY 2009 MFI: 55200	30% OF MEDIAN	11600	13250	14900	16550	17850	19200	20500	21850
	VERY LOW INCOME	19300	22100	24850	27600	29800	32000	34200	36450
	LOW-INCOME	30900	35300	39750	44150	47700	51200	54750	58300
Franklin County, NY									
FY 2009 MFI: 50200	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Fulton County, NY									
FY 2009 MFI: 50900	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Genesee County, NY									
FY 2009 MFI: 59200	30% OF MEDIAN	13050	14900	16800	18650	20150	21650	23150	24600
	VERY LOW INCOME	21750	24850	27950	31050	33550	36000	38500	41000
	LOW-INCOME	34800	39750	44750	49700	53700	57650	61650	65600
Greene County, NY									
FY 2009 MFI: 57500	30% OF MEDIAN	12100	13800	15550	17250	18650	20000	21400	22750
	VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
	LOW-INCOME	32200	36800	41400	46000	49700	53350	57050	60700
Hamilton County, NY									
FY 2009 MFI: 52100	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Jefferson County, NY									
FY 2009 MFI: 51200	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Lewis County, NY									
FY 2009 MFI: 50200	30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
	VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
	LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950

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 2009 MFI: 54400								
30% OF MEDIAN	13350	15250	17150	19050	20550	22100	23600	25150
VERY LOW INCOME	22200	25400	28550	31750	34250	36800	39350	41900
LOW-INCOME	35550	40650	45700	50800	54850	58950	63000	67050
Otsego County, NY								
FY 2009 MFI: 54700								
30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Schuyler County, NY								
FY 2009 MFI: 54500								
30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Seneca County, NY								
FY 2009 MFI: 57200								
30% OF MEDIAN	12000	13700	15450	17150	18500	19900	21250	22650
VERY LOW INCOME	20000	22900	25750	28600	30900	33200	35450	37750
LOW-INCOME	32050	36600	41200	45750	49400	53050	56750	60400
St. Lawrence County, NY								
FY 2009 MFI: 49600								
30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950
Steuben County, NY								
FY 2009 MFI: 53800								
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
Sullivan County, NY								
FY 2009 MFI: 59100								
30% OF MEDIAN	12450	14200	16000	17750	19150	20600	22000	23450
VERY LOW INCOME	20700	23650	26600	29550	31900	34300	36650	39000
LOW-INCOME	33100	37850	42550	47300	51100	54850	58650	62450
Wyoming County, NY								
FY 2009 MFI: 59300								
30% OF MEDIAN	12450	14250	16000	17800	19200	20650	22050	23500
VERY LOW INCOME	20750	23700	26700	29650	32000	34400	36750	39150
LOW-INCOME	33200	37950	42700	47450	51250	55050	58850	62650
Yates County, NY								
FY 2009 MFI: 53000								
30% OF MEDIAN	11500	13150	14800	16450	17750	19100	20400	21700
VERY LOW INCOME	19200	21950	24700	27450	29650	31850	34050	36250
LOW-INCOME	30750	35100	39500	43900	47400	50900	54450	57950