



HCR Multifamily Finance 9% Application Reference Materials

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Federal Housing Trust Fund Rent Limits

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Albany-Schenectady-Troy, NY MSA							
HOUSING TRUST FUND RENT	590	631	757	875	1007	1199	1382
For Information Only:							
30% RENT LIMIT	590	631	757	875	976	1077	1177
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Binghamton, NY MSA							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Buffalo-Cheektowaga-Niagara Falls, NY MSA							
HOUSING TRUST FUND RENT	487	522	627	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	487	522	627	724	808	891	974
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Elmira, NY MSA							
HOUSING TRUST FUND RENT	433	464	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	433	464	557	643	718	792	866
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Glens Falls, NY MSA							
HOUSING TRUST FUND RENT	476	510	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	476	510	612	707	790	871	952
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Ithaca, NY MSA							
HOUSING TRUST FUND RENT	557	597	717	828	1007	1199	1382
For Information Only:							
30% RENT LIMIT	557	597	717	828	923	1019	1114
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Kingston, NY MSA							
HOUSING TRUST FUND RENT	533	571	686	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	533	571	686	793	885	976	1067
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

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		----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
New York-Newark-Jersey City, NY-NJ-PA MSA							
Nassau-Suffolk, NY HMFA							
HOUSING TRUST FUND RENT	808	866	1038	1200	1338	1477	1615
For Information Only:							
30% RENT LIMIT	808	866	1038	1200	1338	1477	1615
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
New York, NY HMFA							
HOUSING TRUST FUND RENT	741	794	953	1101	1228	1356	1482
For Information Only:							
30% RENT LIMIT	741	794	953	1101	1228	1356	1482
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Rockland, NY HUD Income Limit Area							
HOUSING TRUST FUND RENT	741	794	953	1101	1228	1356	1482
For Information Only:							
30% RENT LIMIT	741	794	953	1101	1228	1356	1482
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Westchester County, NY Statutory Exception Area							
HOUSING TRUST FUND RENT	771	826	991	1145	1277	1410	1541
For Information Only:							
30% RENT LIMIT	771	826	991	1145	1277	1410	1541
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Poughkeepsie-Newburgh-Middletown, NY MSA							
HOUSING TRUST FUND RENT	625	670	803	928	1036	1199	1382
For Information Only:							
30% RENT LIMIT	625	670	803	928	1036	1143	1249
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Rochester, NY MSA							
Rochester, NY HMFA							
HOUSING TRUST FUND RENT	498	534	641	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	498	534	641	741	827	912	997
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Yates County, NY HMFA							
HOUSING TRUST FUND RENT	440	471	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	440	471	565	653	728	803	878
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

U.S. DEPARTMENT OF HUD
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----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Syracuse, NY MSA							
HOUSING TRUST FUND RENT	490	525	630	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	490	525	630	728	812	896	980
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Utica-Rome, NY MSA							
HOUSING TRUST FUND RENT	447	479	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	447	479	575	664	741	818	894
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Watertown-Fort Drum, NY MSA							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Allegany County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Cattaraugus County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Cayuga County, NY							
HOUSING TRUST FUND RENT	461	494	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	461	494	593	685	765	843	922
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Chautauqua County, NY							
HOUSING TRUST FUND RENT	427	458	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	427	458	550	635	708	781	854
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

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----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Chenango County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Clinton County, NY							
HOUSING TRUST FUND RENT	446	478	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	446	478	573	663	740	816	892
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Columbia County, NY							
HOUSING TRUST FUND RENT	493	528	633	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	493	528	633	732	817	901	985
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Cortland County, NY							
HOUSING TRUST FUND RENT	435	465	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	435	465	558	645	720	794	868
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Delaware County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Essex County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Franklin County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

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----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Fulton County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Genesee County, NY							
HOUSING TRUST FUND RENT	472	506	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	472	506	607	701	782	863	943
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Greene County, NY							
HOUSING TRUST FUND RENT	440	471	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	440	471	565	653	728	803	878
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Hamilton County, NY							
HOUSING TRUST FUND RENT	441	472	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	441	472	566	654	730	805	880
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Lewis County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Montgomery County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Otsego County, NY							
HOUSING TRUST FUND RENT	428	459	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	428	459	551	637	711	784	857
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

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----- 2023 HOUSING TRUST FUND PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Schuyler County, NY							
HOUSING TRUST FUND RENT	437	468	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	437	468	562	650	725	800	875
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Seneca County, NY							
HOUSING TRUST FUND RENT	436	467	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	436	467	561	647	722	797	871
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
St. Lawrence County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Steuben County, NY							
HOUSING TRUST FUND RENT	437	468	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	437	468	562	650	725	800	875
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Sullivan County, NY							
HOUSING TRUST FUND RENT	426	456	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	426	456	548	633	706	779	852
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382
Wyoming County, NY							
HOUSING TRUST FUND RENT	438	470	621	814	1007	1199	1382
For Information Only:							
30% RENT LIMIT	438	470	563	651	727	802	876
POVERTY GUIDELINE RENT	364	428	621	814	1007	1199	1382

Federal Housing Trust Fund Income Limits

U.S. DEPARTMENT OF HUD
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----- 2023 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA								
HTF LIMITS	23600	26950	30300	33650	36350	40280	45420	50560
30% Limits	23600	26950	30300	33650	36350	39050	41750	44450
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Binghamton, NY MSA								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Buffalo-Cheektowaga-Niagara Falls, NY MSA								
HTF LIMITS	19500	22300	25100	30000	35140	40280	45420	50560
30% Limits	19500	22300	25100	27850	30100	32350	34550	36800
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Elmira, NY MSA								
HTF LIMITS	17350	19800	24860	30000	35140	40280	45420	50560
30% Limits	17350	19800	22300	24750	26750	28750	30700	32700
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Glens Falls, NY MSA								
HTF LIMITS	19050	21800	24860	30000	35140	40280	45420	50560
30% Limits	19050	21800	24500	27200	29400	31600	33750	35950
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Ithaca, NY MSA								
HTF LIMITS	22300	25500	28700	31850	35140	40280	45420	50560
30% Limits	22300	25500	28700	31850	34400	36950	39500	42050
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Kingston, NY MSA								
HTF LIMITS	21350	24400	27450	30500	35140	40280	45420	50560
30% Limits	21350	24400	27450	30500	32950	35400	37850	40300
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
New York-Newark-Jersey City, NY-NJ-PA MSA								
Nassau-Suffolk, NY HMFA								
HTF LIMITS	32350	36950	41550	46150	49850	53550	57250	60950
30% Limits	32350	36950	41550	46150	49850	53550	57250	60950
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

U.S. DEPARTMENT OF HUD
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----- 2023 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
New York, NY HMFA								
HTF LIMITS	29650	33900	38150	42350	45750	49150	52550	55950
30% Limits	29650	33900	38150	42350	45750	49150	52550	55950
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Rockland, NY HUD Income Limit Area								
HTF LIMITS	29650	33900	38150	42350	45750	49150	52550	55950
30% Limits	29650	33900	38150	42350	45750	49150	52550	55950
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Westchester County, NY Statutory Exception Area								
HTF LIMITS	30850	35250	39650	44050	47600	51100	54650	58150
30% Limits	30850	35250	39650	44050	47600	51100	54650	58150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Poughkeepsie-Newburgh-Middletown, NY MSA								
HTF LIMITS	25000	28600	32150	35700	38600	41450	45420	50560
30% Limits	25000	28600	32150	35700	38600	41450	44300	47150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Rochester, NY MSA								
Rochester, NY HMFA								
HTF LIMITS	19950	22800	25650	30000	35140	40280	45420	50560
30% Limits	19950	22800	25650	28500	30800	33100	35350	37650
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Yates County, NY HMFA								
HTF LIMITS	17600	20100	24860	30000	35140	40280	45420	50560
30% Limits	17600	20100	22600	25100	27150	29150	31150	33150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Syracuse, NY MSA								
HTF LIMITS	19600	22400	25200	30000	35140	40280	45420	50560
30% Limits	19600	22400	25200	28000	30250	32500	34750	37000
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Utica-Rome, NY MSA								
HTF LIMITS	17900	20450	24860	30000	35140	40280	45420	50560
30% Limits	17900	20450	23000	25550	27600	29650	31700	33750
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

U.S. DEPARTMENT OF HUD
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----- 2023 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Watertown-Fort Drum, NY MSA								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Allegany County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Cattaraugus County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Cayuga County, NY								
HTF LIMITS	18450	21100	24860	30000	35140	40280	45420	50560
30% Limits	18450	21100	23750	26350	28500	30600	32700	34800
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Chautauqua County, NY								
HTF LIMITS	17100	19720	24860	30000	35140	40280	45420	50560
30% Limits	17100	19550	22000	24400	26400	28350	30300	32250
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Chenango County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Clinton County, NY								
HTF LIMITS	17850	20400	24860	30000	35140	40280	45420	50560
30% Limits	17850	20400	22950	25500	27550	29600	31650	33700
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Columbia County, NY								
HTF LIMITS	19750	22550	25350	30000	35140	40280	45420	50560
30% Limits	19750	22550	25350	28150	30450	32700	34950	37200
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Cortland County, NY								
HTF LIMITS	17400	19850	24860	30000	35140	40280	45420	50560
30% Limits	17400	19850	22350	24800	26800	28800	30800	32750
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

U.S. DEPARTMENT OF HUD
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----- 2023 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Delaware County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Essex County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Franklin County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Fulton County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Genesee County, NY								
HTF LIMITS	18900	21600	24860	30000	35140	40280	45420	50560
30% Limits	18900	21600	24300	26950	29150	31300	33450	35600
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Greene County, NY								
HTF LIMITS	17600	20100	24860	30000	35140	40280	45420	50560
30% Limits	17600	20100	22600	25100	27150	29150	31150	33150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Hamilton County, NY								
HTF LIMITS	17650	20150	24860	30000	35140	40280	45420	50560
30% Limits	17650	20150	22650	25150	27200	29200	31200	33200
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Lewis County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Montgomery County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2023 HOUSING TRUST FUND INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Otsego County, NY								
HTF LIMITS	17150	19720	24860	30000	35140	40280	45420	50560
30% Limits	17150	19600	22050	24500	26500	28450	30400	32350
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Schuyler County, NY								
HTF LIMITS	17500	20000	24860	30000	35140	40280	45420	50560
30% Limits	17500	20000	22500	25000	27000	29000	31000	33000
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Seneca County, NY								
HTF LIMITS	17450	19950	24860	30000	35140	40280	45420	50560
30% Limits	17450	19950	22450	24900	26900	28900	30900	32900
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
St. Lawrence County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Steuben County, NY								
HTF LIMITS	17500	20000	24860	30000	35140	40280	45420	50560
30% Limits	17500	20000	22500	25000	27000	29000	31000	33000
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Sullivan County, NY								
HTF LIMITS	17050	19720	24860	30000	35140	40280	45420	50560
30% Limits	17050	19500	21950	24350	26300	28250	30200	32150
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560
Wyoming County, NY								
HTF LIMITS	17550	20050	24860	30000	35140	40280	45420	50560
30% Limits	17550	20050	22550	25050	27100	29100	31100	33100
Poverty Guideline	14580	19720	24860	30000	35140	40280	45420	50560

**Federal Housing Trust Fund
Per Unit Subsidy Limits**

2023 HTF Maximum Per-Unit Development Subsidy Amount for All Counties in New York State

Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
\$173,011	\$198,331	\$241,176	\$312,004	\$342,482

**2023 Median Income
Adjusted by Bedroom Count**

Median Income Adjusted by Bedroom Count
Based on HUD Income Limits Effective 5/15/2023

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Albany-Schenectady-Troy, NY MSA	Albany	\$78,600	\$84,200	\$101,000	\$116,700	\$130,200	\$143,700
Allegany County, NY	Allegany	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
New York, NY HUD Metro FMR Area	Bronx	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Binghamton, NY MSA	Broome	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Cattaraugus County, NY	Cattaraugus	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Cayuga County, NY	Cayuga	\$61,600	\$66,000	\$79,200	\$91,450	\$102,000	\$112,550
Chautauqua County, NY	Chautauqua	\$57,000	\$61,100	\$73,300	\$84,700	\$94,500	\$104,250
Elmira, NY MSA	Chemung	\$57,800	\$61,900	\$74,300	\$85,800	\$95,700	\$105,600
Chenango County, NY	Chenango	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Clinton County, NY	Clinton	\$59,500	\$63,750	\$76,500	\$88,400	\$98,600	\$108,800
Columbia County, NY	Columbia	\$65,800	\$70,500	\$84,600	\$97,700	\$109,000	\$120,250
Cortland County, NY	Cortland	\$57,900	\$62,000	\$74,400	\$85,950	\$95,900	\$105,800
Delaware County, NY	Delaware	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Poughkeepsie-Newburgh-Middletown, NY MSA	Dutchess	\$83,300	\$89,250	\$107,100	\$123,800	\$138,100	\$152,350
Buffalo-Niagara Falls, NY MSA	Erie	\$65,000	\$69,650	\$83,600	\$96,550	\$107,700	\$118,800
Essex County, NY	Essex	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Franklin County, NY	Franklin	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Fulton County, NY	Fulton	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Genesee County, NY	Genesee	\$62,900	\$67,400	\$80,900	\$93,400	\$104,200	\$115,000
Greene County, NY	Greene	\$58,600	\$62,750	\$75,300	\$86,950	\$97,000	\$107,050
Hamilton County, NY	Hamilton	\$58,700	\$62,900	\$75,500	\$87,200	\$97,300	\$107,350
Utica-Rome, NY MSA	Herkimer	\$59,700	\$63,950	\$76,700	\$88,650	\$98,900	\$109,100
Jefferson County, NY	Jefferson	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
New York, NY HUD Metro FMR Area	Kings	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Lewis County, NY	Lewis	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Rochester, NY MSA	Livingston	\$66,500	\$71,250	\$85,500	\$98,800	\$110,200	\$121,600
Syracuse, NY MSA	Madison	\$65,400	\$70,050	\$84,000	\$97,050	\$108,300	\$119,450
Rochester, NY MSA	Monroe	\$66,500	\$71,250	\$85,500	\$98,800	\$110,200	\$121,600
Montgomery County, NY	Montgomery	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Nassau-Suffolk, NY HUD Metro FMR Area	Nassau	\$107,800	\$115,500	\$138,600	\$160,100	\$178,600	\$197,050
New York, NY HUD Metro FMR Area	New York	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Buffalo-Niagara Falls, NY MSA	Niagara	\$65,000	\$69,650	\$83,600	\$96,550	\$107,700	\$118,800
Utica-Rome, NY MSA	Oneida	\$59,700	\$63,950	\$76,700	\$88,650	\$98,900	\$109,100
Syracuse, NY MSA	Onondaga	\$65,400	\$70,050	\$84,000	\$97,050	\$108,300	\$119,450
Rochester, NY MSA	Ontario	\$66,500	\$71,250	\$85,500	\$98,800	\$110,200	\$121,600
Poughkeepsie-Newburgh-Middletown, NY MSA	Orange	\$83,300	\$89,250	\$107,100	\$123,800	\$138,100	\$152,350
Rochester, NY MSA	Orleans	\$66,500	\$71,250	\$85,500	\$98,800	\$110,200	\$121,600
Syracuse, NY MSA	Oswego	\$65,400	\$70,050	\$84,000	\$97,050	\$108,300	\$119,450
Otsego County, NY	Otsego	\$57,200	\$61,250	\$73,500	\$84,900	\$94,700	\$104,500
New York, NY HUD Metro FMR Area	Putnam	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
New York, NY HUD Metro FMR Area	Queens	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Albany-Schenectady-Troy, NY MSA	Rensselaer	\$78,600	\$84,200	\$101,000	\$116,700	\$130,200	\$143,700
New York, NY HUD Metro FMR Area	Richmond	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Rockland County, NY HUD Metro FMR Area	Rockland	\$98,900	\$105,950	\$127,100	\$146,850	\$163,800	\$180,750
Albany-Schenectady-Troy, NY MSA	Saratoga	\$78,600	\$84,200	\$101,000	\$116,700	\$130,200	\$143,700
Albany-Schenectady-Troy, NY MSA	Schenectady	\$78,600	\$84,200	\$101,000	\$116,700	\$130,200	\$143,700
Albany-Schenectady-Troy, NY MSA	Schoharie	\$78,600	\$84,200	\$101,000	\$116,700	\$130,200	\$143,700
Schuyler County, NY	Schuyler	\$58,400	\$62,600	\$75,100	\$86,750	\$96,800	\$106,800
Seneca County, NY	Seneca	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
St. Lawrence County, NY	St. Lawrence	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Steuben County, NY	Steuben	\$58,400	\$62,600	\$75,100	\$86,750	\$96,800	\$106,800
Nassau-Suffolk, NY HUD Metro FMR Area	Suffolk	\$107,800	\$115,500	\$138,600	\$160,100	\$178,600	\$197,050
Sullivan County, NY	Sullivan	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Binghamton, NY MSA	Tioga	\$56,900	\$60,950	\$73,100	\$84,450	\$94,200	\$103,950
Ithaca, NY MSA	Tompkins	\$74,300	\$79,600	\$95,500	\$110,350	\$123,100	\$135,850
Kingston, NY MSA	Ulster	\$71,200	\$76,250	\$91,500	\$105,700	\$117,900	\$130,100
Glens Falls, NY MSA	Warren	\$63,500	\$68,000	\$81,600	\$94,250	\$105,100	\$116,000
Glens Falls, NY MSA	Washington	\$63,500	\$68,000	\$81,600	\$94,250	\$105,100	\$116,000
Rochester, NY MSA	Wayne	\$66,500	\$71,250	\$85,500	\$98,800	\$110,200	\$121,600
Westchester County, NY Statutory Exception Area	Westchester	\$102,800	\$110,150	\$132,200	\$152,700	\$170,300	\$187,950
Wyoming County, NY	Wyoming	\$58,500	\$62,650	\$75,200	\$86,850	\$96,900	\$106,950
Yates County, NY	Yates	\$58,600	\$62,800	\$75,400	\$87,050	\$97,100	\$107,150

MBE/WBE & SDVOB Participation Goals

Article 15-A of the Executive Law authorizes state agencies and authorities to promote employment and business opportunities on state contracts for minorities and women-owned businesses. Under this statute, these entities are charged with establishing employment and business participation requirements for minorities and women. New York State Homes and Community Renewal has assigned standard regional requirements for construction contracts which meet the dollar threshold for MWBE participation.

The applicant and General Contractor shall make every reasonable effort to achieve the workforce requirements for minorities and women based on certain percentages to be determined by the Agency.

Construction Related Minority and Women-Owned Business Participation Requirements

<ul style="list-style-type: none"> ▪ Nassau ▪ Bronx ▪ Kings ▪ New York 	<ul style="list-style-type: none"> ▪ Orange ▪ Putnam ▪ Queens ▪ Richmond 	<ul style="list-style-type: none"> ▪ Rockland ▪ Suffolk ▪ Westchester 	22%	10%
<ul style="list-style-type: none"> ▪ Erie ▪ Genessee ▪ Livingston 	<ul style="list-style-type: none"> ▪ Monroe ▪ Niagara ▪ Orleans 	<ul style="list-style-type: none"> ▪ Ontario ▪ Wayne 	20%	10%
<ul style="list-style-type: none"> ▪ Albany ▪ Broome ▪ Cayuga ▪ Dutchess ▪ Herkimer 	<ul style="list-style-type: none"> ▪ Montgomery ▪ Madison ▪ Oneida ▪ Onondaga ▪ Oswego 	<ul style="list-style-type: none"> ▪ Rensselaer ▪ Saratoga ▪ Schenectady ▪ Schoharie ▪ Tioga 	20%	10%
<ul style="list-style-type: none"> ▪ Allegany ▪ Cattaraugus ▪ Chautauqua ▪ Chemung ▪ Chenango ▪ Clinton ▪ Columbia ▪ Cortland ▪ Delaware ▪ Essex 	<ul style="list-style-type: none"> ▪ Franklin ▪ Fulton ▪ Greene ▪ Hamilton ▪ Jefferson ▪ Lewis ▪ Otsego ▪ Schuyler ▪ Seneca 	<ul style="list-style-type: none"> ▪ St. Lawrence ▪ Steuben ▪ Sullivan ▪ Tompkins ▪ Ulster ▪ Warren ▪ Washington ▪ Wyoming ▪ Yates 	10%	10%

Service-Disabled Veteran-Owned Businesses (SDVOB)

HCR's state wide requirement is 6%.

**NYS Qualified Census Tracts,
Difficult Development Areas &
Small Area Difficult Development
Areas***

*Fall 2023 9% LIHTC RFP applicants must utilize the 2023 QCT/DDA's

2022 and 2023 Small DDAs and QCTs

https://www.huduser.gov/portal/sadda/sadda_qct.html

HOME Program Rents 2023 & Fair Market Rents 2024*

*2024 Fair Market Rents available in the Underwriting Application as reference for non-HOME projects

NEW MEXICO

METROPOLITAN FMR AREAS		0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE								
Albuquerque, NM MSA.....	828	1005	1222	1722	2064	Bernalillo, Sandoval, Torrance, Valencia									
Farmington, NM MSA.....	843	847	1012	1426	1526	San Juan									
Las Cruces, NM MSA.....	739	881	989	1383	1562	Dona Ana									
Santa Fe, NM MSA.....	1171	1317	1535	1960	2044	Santa Fe									
NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES				0 BR	1 BR	2 BR	3 BR	4 BR
Catron.....	627	707	877	1120	1488	Chaves.....	692	737	969	1239	1358				
Cibola.....	629	700	880	1065	1172	Colfax.....	760	781	877	1158	1372				
Curry.....	674	800	995	1266	1689	De Baca.....	627	667	877	1236	1488				
Eddy.....	791	968	1087	1532	1648	Grant.....	728	733	877	1209	1303				
Guadalupe.....	627	767	877	1236	1488	Harding.....	627	707	877	1236	1488				
Hidalgo.....	627	707	877	1236	1488	Lea.....	801	889	1168	1487	1642				
Lincoln.....	627	667	877	1156	1488	Los Alamos.....	995	1037	1363	1722	2313				
Luna.....	594	691	877	1181	1488	McKinley.....	663	739	877	1127	1168				
Mora.....	627	707	877	1184	1488	Otero.....	609	722	877	1236	1488				
Quay.....	627	781	877	1092	1488	Rio Arriba.....	666	670	877	1060	1168				
Roosevelt.....	660	703	924	1267	1568	San Miguel.....	703	781	877	1186	1384				
Sierra.....	594	667	877	1236	1488	Socorro.....	627	707	877	1236	1488				
Taos.....	845	921	1050	1375	1782	Union.....	627	732	877	1114	1488				

NEW YORK

METROPOLITAN FMR AREAS		0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE								
Albany-Schenectady-Troy, NY MSA.....	1011	1131	1374	1661	1830	Albany, Rensselaer, Saratoga, Schenectady, Schoharie									
Binghamton, NY MSA.....	855	904	1141	1494	1644	Broome, Tioga									
Buffalo-Cheektowaga-Niagara Falls, NY MSA.....	951	992	1163	1424	1604	Erie, Niagara									
Elmira, NY MSA.....	905	922	1208	1560	1697	Chemung									
Glens Falls, NY MSA.....	939	1025	1284	1662	1710	Warren, Washington									
Ithaca, NY MSA.....	1311	1434	1664	2056	2229	Tompkins									
Kingston, NY MSA.....	1284	1308	1702	2198	2459	Ulster									
Nassau-Suffolk, NY HMFA.....	1708	2144	2508	3246	3521	Nassau, Suffolk									
New York, NY HMFA.....	2386	2451	2752	3434	3700	Bronx, Kings, New York, Putnam, Queens, Richmond, Rockland									
Poughkeepsie-Newburgh-Middletown, NY MSA.....	1237	1419	1825	2315	2560	Dutchess, Orange									
Rochester, NY HMFA.....	938	1050	1307	1580	1741	Livingston, Monroe, Ontario, Orleans, Wayne									
Syracuse, NY MSA.....	828	916	1126	1381	1600	Madison, Onondaga, Oswego									
Utica-Rome, NY MSA.....	785	790	992	1199	1410	Herkimer, Oneida									
Watertown-Fort Drum, NY MSA.....	922	1035	1360	1843	2231	Jefferson									
Westchester County, NY Statutory Exception Area...	1648	1934	2352	2885	3132	Westchester									
Yates County, NY HMFA.....	723	811	1066	1356	1527	Yates									
NONMETROPOLITAN COUNTIES		0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES				0 BR	1 BR	2 BR	3 BR	4 BR
Alliegany.....	676	731	905	1130	1288	Cattaraugus.....	705	709	905	1138	1291				
Cayuga.....	728	733	958	1210	1409	Chautauqua.....	662	711	905	1168	1205				
Chenango.....	672	777	905	1214	1354	Clinton.....	821	826	1047	1283	1395				
Columbia.....	1032	1042	1190	1439	1585	Cortland.....	800	805	992	1215	1683				

NEW YORK continued

NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR	NONMETROPOLITAN COUNTIES	0 BR	1 BR	2 BR	3 BR	4 BR
Delaware.....	785	798	905	1275	1280	Essex.....	824	828	971	1309	1446
Franklin.....	613	763	905	1151	1310	Fulton.....	729	734	964	1166	1316
Genesee.....	662	804	976	1217	1352	Greene.....	926	965	1155	1517	1587
Hamilton.....	862	868	1140	1378	1594	Lewis.....	693	707	905	1160	1453
Montgomery.....	745	780	914	1166	1251	Otsego.....	719	879	1061	1304	1413
St. Lawrence.....	661	763	940	1152	1252	Schuyler.....	637	740	940	1271	1314
Seneca.....	765	770	991	1297	1682	Steuben.....	743	759	905	1167	1497
Sullivan.....	789	917	1078	1506	1653	Wyoming.....	724	728	905	1220	1345

NORTH CAROLINA

METROPOLITAN FMR AREAS	0 BR	1 BR	2 BR	3 BR	4 BR	Counties of FMR AREA within STATE
Anson County, NC HMFA.....	751	843	1108	1340	1535	Anson
Asheville, NC HMFA.....	1428	1496	1680	2160	2851	Buncombe, Henderson, Madison
Brunswick County, NC HMFA.....	951	1008	1132	1595	1921	Brunswick
Burlington, NC MSA.....	828	1043	1215	1523	1713	Alamance
Camden County, NC HMFA.....	787	789	913	1287	1549	Camden
+Charlotte-Concord-Gastonia, NC-SC HMFA.....	1347	1384	1554	1936	2481	Cabarrus, Gaston, Mecklenburg, Union
Craven County, NC HMFA.....	928	935	1228	1660	2084	Craven
Davidson County, NC HMFA.....	768	773	954	1264	1557	Davidson
Durham-Chapel Hill, NC HMFA.....	1385	1418	1631	2051	2510	Chatham, Durham, Orange
Fayetteville, NC HMFA.....	1120	1120	1292	1759	2193	Cumberland
Gates County, NC HMFA.....	905	908	1050	1431	1781	Gates
Goldensboro, NC MSA.....	826	831	1092	1358	1824	Wayne
Granville County, NC HMFA.....	1013	1040	1168	1579	1739	Granville
Greensboro-High Point, NC HMFA.....	1011	1042	1170	1493	1680	Guilford, Randolph
Greenville, NC MSA.....	925	931	1155	1570	1960	Pitt
Harnett County, NC HMFA.....	851	857	1126	1587	1911	Harnett
Haywood County, NC HMFA.....	1068	1102	1237	1496	1692	Haywood
Hickory-Lenoir-Morganton, NC MSA.....	806	834	1014	1314	1506	Alexander, Burke, Caldwell, Catawba
Hoke County, NC HMFA.....	793	798	1049	1478	1780	Hoke
Iredell County, NC HMFA.....	1046	1075	1207	1652	2048	Iredell
Jacksonville, NC MSA.....	904	1030	1274	1795	2162	Onslow
Jones County, NC HMFA.....	670	674	856	1206	1230	Jones
Lincoln County, NC HMFA.....	944	970	1089	1436	1450	Lincoln
Pamlico County, NC HMFA.....	860	866	1138	1376	1578	Pamlico
Pender County, NC HMFA.....	752	988	1109	1563	1816	Pender
Person County, NC HMFA.....	718	722	949	1337	1365	Person
Raleigh, NC MSA.....	1427	1466	1646	2035	2711	Franklin, Johnston, Wake
Rockingham County, NC HMFA.....	633	719	934	1198	1360	Rockingham
Rocky Mount, NC MSA.....	825	830	1035	1395	1579	Edgecombe, Nash
Rowan County, NC HMFA.....	925	931	1121	1483	1702	Rowan
Virginia Beach-Norfolk-Newport News, VA-NC HMFA...	1279	1287	1493	2079	2532	Currituck
Wilmington, NC HMFA.....	1027	1349	1515	2002	2561	New Hanover
Winston-Salem, NC HMFA.....	897	936	1110	1452	1671	Davie, Forsyth, Stokes, Yadkin

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Albany-Schenectady-Troy, NY MSA							
LOW HOME RENT LIMIT	968	1052	1262	1458	1627	1796	1963
HIGH HOME RENT LIMIT	968	1079	1313	1598	1764	2029	2293
For Information Only:							
FAIR MARKET RENT	968	1079	1313	1598	1764	2029	2293
50% RENT LIMIT	982	1052	1262	1458	1627	1796	1963
65% RENT LIMIT	1258	1349	1621	1863	2059	2253	2447
Binghamton, NY MSA							
LOW HOME RENT LIMIT	711	758	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	725	758	964	1261	1366	1571	1742
For Information Only:							
FAIR MARKET RENT	725	758	964	1261	1366	1571	1776
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Buffalo-Cheektowaga-Niagara Falls, NY MSA							
LOW HOME RENT LIMIT	812	870	1045	1206	1346	1485	1624
HIGH HOME RENT LIMIT	869	908	1069	1309	1470	1691	1911
For Information Only:							
FAIR MARKET RENT	869	908	1069	1309	1470	1691	1911
50% RENT LIMIT	812	870	1045	1206	1346	1485	1624
65% RENT LIMIT	1036	1111	1336	1534	1691	1848	2005
Elmira, NY MSA							
LOW HOME RENT LIMIT	722	773	928	1072	1196	1320	1443
HIGH HOME RENT LIMIT	808	810	1039	1333	1481	1634	1770
For Information Only:							
FAIR MARKET RENT	808	810	1039	1333	1481	1703	1925
50% RENT LIMIT	722	773	928	1072	1196	1320	1443
65% RENT LIMIT	919	986	1184	1360	1498	1634	1770
Glens Falls, NY MSA							
LOW HOME RENT LIMIT	790	850	1020	1178	1313	1450	1585
HIGH HOME RENT LIMIT	790	896	1119	1451	1503	1728	1954
For Information Only:							
FAIR MARKET RENT	790	896	1119	1451	1503	1728	1954
50% RENT LIMIT	793	850	1020	1178	1313	1450	1585
65% RENT LIMIT	1011	1085	1304	1498	1651	1803	1956
Ithaca, NY MSA							
LOW HOME RENT LIMIT	928	995	1193	1379	1538	1698	1856
HIGH HOME RENT LIMIT	1187	1274	1487	1759	1943	2125	2307
For Information Only:							
FAIR MARKET RENT	1187	1276	1487	1890	1998	2298	2597
50% RENT LIMIT	928	995	1193	1379	1538	1698	1856
65% RENT LIMIT	1188	1274	1531	1759	1943	2125	2307

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

U.S. DEPARTMENT OF HUD
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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kingston, NY MSA							
LOW HOME RENT LIMIT	890	953	1143	1321	1473	1626	1778
HIGH HOME RENT LIMIT	1089	1155	1464	1684	1859	2032	2206
For Information Only:							
FAIR MARKET RENT	1089	1155	1498	1961	2185	2513	2841
50% RENT LIMIT	890	953	1143	1321	1473	1626	1778
65% RENT LIMIT	1136	1219	1464	1684	1859	2032	2206
Nassau-Suffolk, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	1347	1443	1732	2001	2232	2463	2693
HIGH HOME RENT LIMIT	1536	1756	2108	2427	2688	2947	3207
For Information Only:							
FAIR MARKET RENT	1536	1914	2297	2952	3245	3732	4219
50% RENT LIMIT	1347	1443	1732	2001	2232	2463	2693
65% RENT LIMIT	1638	1756	2108	2427	2688	2947	3207
New York, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	1236	1324	1588	1835	2047	2259	2471
HIGH HOME RENT LIMIT	1588	1702	2044	2353	2605	2856	3107
For Information Only:							
FAIR MARKET RENT	2123	2170	2451	3078	3316	3813	4311
50% RENT LIMIT	1236	1324	1588	1835	2047	2259	2471
65% RENT LIMIT	1588	1702	2044	2353	2605	2856	3107
Poughkeepsie-Newburgh-Middletown, NY MSA							
LOW HOME RENT LIMIT	1041	1115	1338	1547	1726	1904	2082
HIGH HOME RENT LIMIT	1126	1233	1583	1977	2186	2394	2601
For Information Only:							
FAIR MARKET RENT	1126	1233	1583	2016	2238	2574	2909
50% RENT LIMIT	1041	1115	1338	1547	1726	1904	2082
65% RENT LIMIT	1334	1431	1719	1977	2186	2394	2601
Rochester, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	831	890	1068	1235	1377	1520	1662
HIGH HOME RENT LIMIT	839	950	1186	1443	1593	1832	2052
For Information Only:							
FAIR MARKET RENT	839	950	1186	1443	1593	1832	2071
50% RENT LIMIT	831	890	1068	1235	1377	1520	1662
65% RENT LIMIT	1060	1137	1366	1569	1731	1891	2052
Yates County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	667	757	942	1088	1213	1339	1464
HIGH HOME RENT LIMIT	667	757	997	1333	1339	1540	1741
For Information Only:							
FAIR MARKET RENT	667	757	997	1333	1339	1540	1741
50% RENT LIMIT	732	785	942	1088	1213	1339	1464
65% RENT LIMIT	933	1001	1203	1381	1521	1660	1798

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Rockland, NY HUD Income Limit Area							
LOW HOME RENT LIMIT	1236	1324	1588	1835	2047	2259	2471
HIGH HOME RENT LIMIT	1588	1702	2044	2353	2605	2856	3107
For Information Only:							
FAIR MARKET RENT	2123	2170	2451	3078	3316	3813	4311
50% RENT LIMIT	1236	1324	1588	1835	2047	2259	2471
65% RENT LIMIT	1588	1702	2044	2353	2605	2856	3107
Syracuse, NY MSA							
LOW HOME RENT LIMIT	801	875	1050	1213	1353	1493	1632
HIGH HOME RENT LIMIT	801	897	1109	1367	1579	1816	2017
For Information Only:							
FAIR MARKET RENT	801	897	1109	1367	1579	1816	2053
50% RENT LIMIT	817	875	1050	1213	1353	1493	1632
65% RENT LIMIT	1043	1118	1343	1544	1703	1860	2017
Utica-Rome, NY MSA							
LOW HOME RENT LIMIT	746	759	955	1108	1236	1363	1491
HIGH HOME RENT LIMIT	755	759	955	1162	1376	1582	1789
For Information Only:							
FAIR MARKET RENT	755	759	955	1162	1376	1582	1789
50% RENT LIMIT	746	799	958	1108	1236	1363	1491
65% RENT LIMIT	950	1019	1226	1407	1550	1691	1833
Watertown-Fort Drum, NY MSA							
LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	816	928	1167	1339	1474	1608	1742
For Information Only:							
FAIR MARKET RENT	816	928	1221	1650	1951	2244	2536
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Westchester County, NY Statutory Exception Area							
LOW HOME RENT LIMIT	1285	1376	1652	1908	2128	2349	2569
HIGH HOME RENT LIMIT	1436	1669	2029	2427	2688	2947	3207
For Information Only:							
FAIR MARKET RENT	1436	1669	2029	2515	2782	3199	3617
50% RENT LIMIT	1285	1376	1652	1908	2128	2349	2569
65% RENT LIMIT	1638	1756	2108	2427	2688	2947	3207
Allegany County, NY							
LOW HOME RENT LIMIT	616	669	826	1028	1177	1299	1421
HIGH HOME RENT LIMIT	616	669	826	1028	1198	1378	1557
For Information Only:							
FAIR MARKET RENT	616	669	826	1028	1198	1378	1557
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Cattaraugus County, NY							
LOW HOME RENT LIMIT	653	658	826	1055	1177	1299	1421
HIGH HOME RENT LIMIT	653	658	826	1068	1180	1357	1534
For Information Only:							
FAIR MARKET RENT	653	658	826	1068	1180	1357	1534
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Cayuga County, NY							
LOW HOME RENT LIMIT	728	734	937	1143	1275	1406	1538
HIGH HOME RENT LIMIT	728	734	937	1181	1371	1577	1782
For Information Only:							
FAIR MARKET RENT	728	734	937	1181	1371	1577	1782
50% RENT LIMIT	770	825	990	1143	1275	1406	1538
65% RENT LIMIT	981	1053	1264	1452	1600	1747	1894
Chautauqua County, NY							
LOW HOME RENT LIMIT	575	657	826	1058	1123	1291	1424
HIGH HOME RENT LIMIT	575	657	826	1059	1123	1291	1460
For Information Only:							
FAIR MARKET RENT	575	657	826	1059	1123	1291	1460
50% RENT LIMIT	712	763	916	1058	1181	1303	1424
65% RENT LIMIT	906	973	1169	1342	1478	1611	1746
Chenango County, NY							
LOW HOME RENT LIMIT	577	696	829	1055	1177	1299	1421
HIGH HOME RENT LIMIT	577	696	829	1077	1192	1371	1550
For Information Only:							
FAIR MARKET RENT	577	696	829	1077	1192	1371	1550
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Clinton County, NY							
LOW HOME RENT LIMIT	743	779	956	1105	1232	1360	1487
HIGH HOME RENT LIMIT	774	779	992	1244	1341	1542	1743
For Information Only:							
FAIR MARKET RENT	774	779	992	1244	1341	1542	1743
50% RENT LIMIT	743	796	956	1105	1232	1360	1487
65% RENT LIMIT	946	1016	1221	1402	1544	1685	1826
Columbia County, NY							
LOW HOME RENT LIMIT	822	881	1057	1221	1362	1503	1643
HIGH HOME RENT LIMIT	913	952	1107	1392	1487	1710	1933
For Information Only:							
FAIR MARKET RENT	913	952	1107	1392	1487	1710	1933
50% RENT LIMIT	822	881	1057	1221	1362	1503	1643
65% RENT LIMIT	1049	1125	1352	1554	1714	1872	2031

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Cortland County, NY							
LOW HOME RENT LIMIT	723	775	930	1074	1198	1322	1445
HIGH HOME RENT LIMIT	775	780	947	1153	1500	1637	1774
For Information Only:							
FAIR MARKET RENT	775	780	947	1153	1613	1855	2097
50% RENT LIMIT	723	775	930	1074	1198	1322	1445
65% RENT LIMIT	920	988	1187	1362	1500	1637	1774
Delaware County, NY							
LOW HOME RENT LIMIT	711	723	826	1055	1139	1299	1421
HIGH HOME RENT LIMIT	715	723	826	1135	1139	1310	1481
For Information Only:							
FAIR MARKET RENT	715	723	826	1135	1139	1310	1481
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Essex County, NY							
LOW HOME RENT LIMIT	711	761	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	788	822	934	1316	1365	1570	1742
For Information Only:							
FAIR MARKET RENT	788	822	934	1316	1365	1570	1775
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Franklin County, NY							
LOW HOME RENT LIMIT	552	710	826	1048	1152	1299	1421
HIGH HOME RENT LIMIT	552	710	826	1048	1152	1325	1498
For Information Only:							
FAIR MARKET RENT	552	710	826	1048	1152	1325	1498
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Fulton County, NY							
LOW HOME RENT LIMIT	711	739	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	735	739	962	1171	1359	1563	1742
For Information Only:							
FAIR MARKET RENT	735	739	962	1171	1359	1563	1767
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Genesee County, NY							
LOW HOME RENT LIMIT	633	777	946	1167	1302	1437	1571
HIGH HOME RENT LIMIT	633	777	946	1233	1349	1551	1754
For Information Only:							
FAIR MARKET RENT	633	777	946	1233	1349	1551	1754
50% RENT LIMIT	786	842	1011	1167	1302	1437	1571
65% RENT LIMIT	1001	1074	1292	1484	1635	1786	1936

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Greene County, NY							
LOW HOME RENT LIMIT	732	784	941	1086	1212	1338	1463
HIGH HOME RENT LIMIT	883	931	1123	1379	1509	1657	1796
For Information Only:							
FAIR MARKET RENT	883	931	1123	1407	1509	1735	1962
50% RENT LIMIT	732	784	941	1086	1212	1338	1463
65% RENT LIMIT	931	999	1202	1379	1519	1657	1796
Hamilton County, NY							
LOW HOME RENT LIMIT	733	770	943	1090	1216	1341	1466
HIGH HOME RENT LIMIT	765	770	1013	1233	1434	1649	1800
For Information Only:							
FAIR MARKET RENT	765	770	1013	1233	1434	1649	1864
50% RENT LIMIT	733	786	943	1090	1216	1341	1466
65% RENT LIMIT	934	1002	1204	1382	1523	1661	1800
Lewis County, NY							
LOW HOME RENT LIMIT	685	692	899	1055	1177	1299	1421
HIGH HOME RENT LIMIT	685	692	899	1111	1383	1590	1742
For Information Only:							
FAIR MARKET RENT	685	692	899	1111	1383	1590	1798
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Montgomery County, NY							
LOW HOME RENT LIMIT	711	751	889	1055	1177	1299	1421
HIGH HOME RENT LIMIT	747	751	889	1115	1219	1402	1585
For Information Only:							
FAIR MARKET RENT	747	751	889	1115	1219	1402	1585
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Otsego County, NY							
LOW HOME RENT LIMIT	715	765	918	1061	1183	1306	1428
HIGH HOME RENT LIMIT	720	827	990	1254	1381	1588	1751
For Information Only:							
FAIR MARKET RENT	720	827	990	1254	1381	1588	1795
50% RENT LIMIT	715	765	918	1061	1183	1306	1428
65% RENT LIMIT	909	975	1172	1345	1481	1616	1751
St. Lawrence County, NY							
LOW HOME RENT LIMIT	646	742	909	1055	1177	1299	1421
HIGH HOME RENT LIMIT	646	742	909	1133	1223	1406	1590
For Information Only:							
FAIR MARKET RENT	646	742	909	1133	1223	1406	1590
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742

For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

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----- 2023 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Schuyler County, NY							
LOW HOME RENT LIMIT	602	703	900	1084	1210	1335	1459
HIGH HOME RENT LIMIT	602	703	900	1202	1326	1525	1724
For Information Only:							
FAIR MARKET RENT	602	703	900	1202	1326	1525	1724
50% RENT LIMIT	730	782	938	1084	1210	1335	1459
65% RENT LIMIT	929	997	1198	1375	1515	1653	1791
Seneca County, NY							
LOW HOME RENT LIMIT	726	732	926	1079	1203	1328	1452
HIGH HOME RENT LIMIT	727	732	926	1198	1508	1645	1782
For Information Only:							
FAIR MARKET RENT	727	732	926	1198	1513	1740	1967
50% RENT LIMIT	726	778	933	1079	1203	1328	1452
65% RENT LIMIT	925	993	1193	1369	1508	1645	1782
Steuben County, NY							
LOW HOME RENT LIMIT	676	714	844	1084	1210	1335	1459
HIGH HOME RENT LIMIT	676	714	844	1099	1407	1618	1791
For Information Only:							
FAIR MARKET RENT	676	714	844	1099	1407	1618	1829
50% RENT LIMIT	730	782	938	1084	1210	1335	1459
65% RENT LIMIT	929	997	1198	1375	1515	1653	1791
Sullivan County, NY							
LOW HOME RENT LIMIT	698	761	913	1055	1177	1299	1421
HIGH HOME RENT LIMIT	698	838	1008	1339	1474	1608	1742
For Information Only:							
FAIR MARKET RENT	698	838	1008	1341	1526	1755	1984
50% RENT LIMIT	711	761	913	1055	1177	1299	1421
65% RENT LIMIT	905	971	1167	1339	1474	1608	1742
Wyoming County, NY							
LOW HOME RENT LIMIT	623	628	826	1085	1178	1336	1461
HIGH HOME RENT LIMIT	623	628	826	1096	1178	1355	1531
For Information Only:							
FAIR MARKET RENT	623	628	826	1096	1178	1355	1531
50% RENT LIMIT	731	783	940	1085	1211	1336	1461
65% RENT LIMIT	931	999	1201	1378	1518	1656	1795

HOME Income Limits

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA								
30% LIMITS	23600	26950	30300	33650	36350	39050	41750	44450
VERY LOW INCOME	39300	44900	50500	56100	60600	65100	69600	74100
60% LIMITS	47160	53880	60600	67320	72720	78120	83520	88920
LOW INCOME	62850	71800	80800	89750	96950	104150	111300	118500
Binghamton, NY MSA								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Buffalo-Cheektowaga-Niagara Falls, NY MSA								
30% LIMITS	19500	22300	25100	27850	30100	32350	34550	36800
VERY LOW INCOME	32500	37150	41800	46400	50150	53850	57550	61250
60% LIMITS	39000	44580	50160	55680	60180	64620	69060	73500
LOW INCOME	52000	59400	66850	74250	80200	86150	92100	98050
Elmira, NY MSA								
30% LIMITS	17350	19800	22300	24750	26750	28750	30700	32700
VERY LOW INCOME	28900	33000	37150	41250	44550	47850	51150	54450
60% LIMITS	34680	39600	44580	49500	53460	57420	61380	65340
LOW INCOME	46200	52800	59400	65950	71250	76550	81800	87100
Glens Falls, NY MSA								
30% LIMITS	19050	21800	24500	27200	29400	31600	33750	35950
VERY LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
60% LIMITS	38100	43500	48960	54360	58740	63060	67440	71760
LOW INCOME	50750	58000	65250	72500	78300	84100	89900	95700
Ithaca, NY MSA								
30% LIMITS	22300	25500	28700	31850	34400	36950	39500	42050
VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
60% LIMITS	44580	50940	57300	63660	68760	73860	78960	84060
LOW INCOME	59400	67900	76400	84850	91650	98450	105250	112050
Kingston, NY MSA								
30% LIMITS	21350	24400	27450	30500	32950	35400	37850	40300
VERY LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
60% LIMITS	42720	48780	54900	60960	65880	70740	75600	80520
LOW INCOME	56950	65050	73200	81300	87850	94350	100850	107350

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----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Nassau-Suffolk, NY HUD Metro FMR Area								
30% LIMITS	32350	36950	41550	46150	49850	53550	57250	60950
VERY LOW INCOME	53900	61600	69300	76950	83150	89300	95450	101600
60% LIMITS	64680	73920	83160	92340	99780	107160	114540	121920
LOW INCOME	71400	81600	91800	102000	110200	118350	126500	134650
New York, NY HUD Metro FMR Area								
30% LIMITS	29650	33900	38150	42350	45750	49150	52550	55950
VERY LOW INCOME	49450	56500	63550	70600	76250	81900	87550	93200
60% LIMITS	59340	67800	76260	84720	91500	98280	105060	111840
LOW INCOME	79200	90500	101800	113100	122150	131200	140250	149300
Poughkeepsie-Newburgh-Middletown, NY MSA								
30% LIMITS	25000	28600	32150	35700	38600	41450	44300	47150
VERY LOW INCOME	41650	47600	53550	59500	64300	69050	73800	78550
60% LIMITS	49980	57120	64260	71400	77160	82860	88560	94260
LOW INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Rochester, NY HUD Metro FMR Area								
30% LIMITS	19950	22800	25650	28500	30800	33100	35350	37650
VERY LOW INCOME	33250	38000	42750	47500	51300	55100	58900	62700
60% LIMITS	39900	45600	51300	57000	61560	66120	70680	75240
LOW INCOME	53200	60800	68400	75950	82050	88150	94200	100300
Yates County, NY HUD Metro FMR Area								
30% LIMITS	17600	20100	22600	25100	27150	29150	31150	33150
VERY LOW INCOME	29300	33500	37700	41850	45200	48550	51900	55250
60% LIMITS	35160	40200	45240	50220	54240	58260	62280	66300
LOW INCOME	46900	53600	60300	66950	72350	77700	83050	88400
Rockland, NY HUD Income Limit Area								
30% LIMITS	29650	33900	38150	42350	45750	49150	52550	55950
VERY LOW INCOME	49450	56500	63550	70600	76250	81900	87550	93200
60% LIMITS	59340	67800	76260	84720	91500	98280	105060	111840
LOW INCOME	79200	90500	101800	113100	122150	131200	140250	149300
Syracuse, NY MSA								
30% LIMITS	19600	22400	25200	28000	30250	32500	34750	37000
VERY LOW INCOME	32700	37350	42000	46650	50400	54150	57850	61600
60% LIMITS	39240	44820	50400	55980	60480	64980	69420	73920
LOW INCOME	52300	59750	67200	74650	80650	86600	92600	98550

U.S. DEPARTMENT OF HUD
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----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Utica-Rome, NY MSA								
30% LIMITS	17900	20450	23000	25550	27600	29650	31700	33750
VERY LOW INCOME	29850	34100	38350	42600	46050	49450	52850	56250
60% LIMITS	35820	40920	46020	51120	55260	59340	63420	67500
LOW INCOME	47750	54550	61350	68150	73650	79100	84550	90000
Watertown-Fort Drum, NY MSA								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Westchester County, NY Statutory Exception Area								
30% LIMITS	30850	35250	39650	44050	47600	51100	54650	58150
VERY LOW INCOME	51400	58750	66100	73400	79300	85150	91050	96900
60% LIMITS	61680	70500	79320	88080	95160	102180	109260	116280
LOW INCOME	66750	76250	85800	95300	102950	110550	118200	125800
Allegany County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Cattaraugus County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Cayuga County, NY								
30% LIMITS	18450	21100	23750	26350	28500	30600	32700	34800
VERY LOW INCOME	30800	35200	39600	43950	47500	51000	54500	58050
60% LIMITS	36960	42240	47520	52740	57000	61200	65400	69660
LOW INCOME	49250	56250	63300	70300	75950	81550	87200	92800
Chautauqua County, NY								
30% LIMITS	17100	19550	22000	24400	26400	28350	30300	32250
VERY LOW INCOME	28500	32600	36650	40700	44000	47250	50500	53750
60% LIMITS	34200	39120	43980	48840	52800	56700	60600	64500
LOW INCOME	45600	52100	58600	65100	70350	75550	80750	85950

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Chenango County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Clinton County, NY								
30% LIMITS	17850	20400	22950	25500	27550	29600	31650	33700
VERY LOW INCOME	29750	34000	38250	42500	45900	49300	52700	56100
60% LIMITS	35700	40800	45900	51000	55080	59160	63240	67320
LOW INCOME	47600	54400	61200	68000	73450	78900	84350	89800
Columbia County, NY								
30% LIMITS	19750	22550	25350	28150	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
60% LIMITS	39480	45120	50760	56340	60900	65400	69900	74400
LOW INCOME	52600	60100	67600	75100	81150	87150	93150	99150
Cortland County, NY								
30% LIMITS	17400	19850	22350	24800	26800	28800	30800	32750
VERY LOW INCOME	28950	33050	37200	41300	44650	47950	51250	54550
60% LIMITS	34740	39660	44640	49560	53580	57540	61500	65460
LOW INCOME	46250	52850	59450	66050	71350	76650	81950	87200
Delaware County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Essex County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Franklin County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750

U.S. DEPARTMENT OF HUD
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----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Fulton County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Genesee County, NY								
30% LIMITS	18900	21600	24300	26950	29150	31300	33450	35600
VERY LOW INCOME	31450	35950	40450	44900	48500	52100	55700	59300
60% LIMITS	37740	43140	48540	53880	58200	62520	66840	71160
LOW INCOME	50300	57500	64700	71850	77600	83350	89100	94850
Greene County, NY								
30% LIMITS	17600	20100	22600	25100	27150	29150	31150	33150
VERY LOW INCOME	29300	33450	37650	41800	45150	48500	51850	55200
60% LIMITS	35160	40140	45180	50160	54180	58200	62220	66240
LOW INCOME	46850	53550	60250	66900	72300	77650	83000	88350
Hamilton County, NY								
30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
VERY LOW INCOME	29350	33550	37750	41900	45300	48650	52000	55350
60% LIMITS	35220	40260	45300	50280	54360	58380	62400	66420
LOW INCOME	46950	53650	60350	67050	72450	77800	83150	88550
Lewis County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Montgomery County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Otsego County, NY								
30% LIMITS	17150	19600	22050	24500	26500	28450	30400	32350
VERY LOW INCOME	28600	32650	36750	40800	44100	47350	50600	53900
60% LIMITS	34320	39180	44100	48960	52920	56820	60720	64680
LOW INCOME	45750	52250	58800	65300	70550	75750	81000	86200

U.S. DEPARTMENT OF HUD
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----- 2023 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
St. Lawrence County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Schuyler County, NY								
30% LIMITS	17500	20000	22500	25000	27000	29000	31000	33000
VERY LOW INCOME	29200	33400	37550	41700	45050	48400	51750	55050
60% LIMITS	35040	40080	45060	50040	54060	58080	62100	66060
LOW INCOME	46700	53400	60050	66700	72050	77400	82750	88050
Seneca County, NY								
30% LIMITS	17450	19950	22450	24900	26900	28900	30900	32900
VERY LOW INCOME	29050	33200	37350	41500	44850	48150	51500	54800
60% LIMITS	34860	39840	44820	49800	53820	57780	61800	65760
LOW INCOME	46500	53150	59800	66400	71750	77050	82350	87650
Steuben County, NY								
30% LIMITS	17500	20000	22500	25000	27000	29000	31000	33000
VERY LOW INCOME	29200	33400	37550	41700	45050	48400	51750	55050
60% LIMITS	35040	40080	45060	50040	54060	58080	62100	66060
LOW INCOME	46700	53400	60050	66700	72050	77400	82750	88050
Sullivan County, NY								
30% LIMITS	17050	19500	21950	24350	26300	28250	30200	32150
VERY LOW INCOME	28450	32500	36550	40600	43850	47100	50350	53600
60% LIMITS	34140	39000	43860	48720	52620	56520	60420	64320
LOW INCOME	45500	52000	58500	64950	70150	75350	80550	85750
Wyoming County, NY								
30% LIMITS	17550	20050	22550	25050	27100	29100	31100	33100
VERY LOW INCOME	29250	33400	37600	41750	45100	48450	51800	55150
60% LIMITS	35100	40080	45120	50100	54120	58140	62160	66180
LOW INCOME	46800	53450	60150	66800	72150	77500	82850	88200

HOME Program Subsidy Limits

2023 HOME Per-Unit Subsidy Limits

Effective Date: April 7, 2023

(Based on Section 234 Condominium Housing Limits-Elevator published in Federal Register April 2023 and adjusted per HOME Statutory Requirements)

For All Counties in New York State

<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4+ Bedroom</u>
\$173,011	\$198,331	\$241,176	\$312,004	\$342,482

Applicants with questions about the HOME Per-Unit Subsidy Limits should contact their local HUD CPD Field Office, contact information may be found at:

https://www.hud.gov/program_offices/comm_planning/staff#fieldoffices