

# 2017 HOME & LIHTC - INCOME & RENT LIMITS

|                 |                   |                    |                       |
|-----------------|-------------------|--------------------|-----------------------|
| Effective Dates | HOME<br>6/15/2017 | LIHTC<br>4/14/2017 | Utilities<br>1/1/2017 |
|-----------------|-------------------|--------------------|-----------------------|

## HOME INCOME LIMITS by HOUSEHOLD SIZE

| % of MEDIAN INCOME        | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8+ Person |
|---------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 50% Very Low Income (VLI) | \$33,400 | \$38,200 | \$42,950 | \$47,700 | \$51,550 | \$55,350 | \$59,150 | \$63,000  |
| 60% Low Income (LI)       | \$40,080 | \$45,840 | \$51,540 | \$57,240 | \$61,860 | \$66,420 | \$70,980 | \$75,600  |
| <b>80%</b>                | \$53,450 | \$61,050 | \$68,700 | \$76,300 | \$82,450 | \$88,550 | \$94,650 | \$100,750 |

50% - as published by HUD

60% - calculated as 1.2 times HUD published very-low limits

80% - as published by HUD

## LOW HOME RENTS - VERY LOW INCOME (VLI) UNITS

| BEDROOM COUNT | Tenant Pays No Utilities | Tenant Pays Electric & No Cooking | Tenant Pays Electric & Cooking Electric | Tenant Pays Electric & Cooking Gas |
|---------------|--------------------------|-----------------------------------|---|------------------------------------|
| 0             | \$835                    | \$780                             | \$767                                   | \$763                              |
| 1             | \$895                    | \$838                             | \$823                                   | \$821                              |
| 2             | \$1,073                  | \$1,015                           | \$997                                   | \$998                              |
| 3             | \$1,240                  | \$1,165                           | \$1,143                                 | \$1,147                            |
| 4             | \$1,383                  | \$1,305                           | \$1,279                                 | \$1,286                            |
| 5             | \$1,526                  | \$1,436                           | \$1,406                                 | \$1,416                            |
| 6             | \$1,669                  | \$1,579                           | \$1,549                                 | \$1,559                            |

Rents are based on 30% of 50% of median income.

## HIGH HOME RENTS - LOW INCOME (LI) UNITS

| BEDROOM COUNT | Tenant Pays No Utilities | Tenant Pays Electric & No Cooking | Tenant Pays Electric & Cooking Electric | Tenant Pays Electric & Cooking Gas |
|---------------|--------------------------|-----------------------------------|---|------------------------------------|
| 0             | \$1,115                  | \$1,060                           | \$1,047                                 | \$1,043                            |
| 1             | \$1,196                  | \$1,139                           | \$1,124                                 | \$1,122                            |
| 2             | \$1,437                  | \$1,379                           | \$1,361                                 | \$1,362                            |
| 3             | \$1,651                  | \$1,576                           | \$1,554                                 | \$1,558                            |
| 4             | \$1,823                  | \$1,745                           | \$1,719                                 | \$1,726                            |
| 5             | \$1,992                  | \$1,902                           | \$1,872                                 | \$1,882                            |
| 6             | \$2,162                  | \$2,072                           | \$2,042                                 | \$2,052                            |

Rents are based on 30% of 65% of median income adjusted by HUD.

## HPD HOME & LIHTC Utility Allowances

| # of Bedrooms | Cooking Gas | Electric & No Electric Stove | Electric with Electric Stove | Electric & Cooking Gas | Electric Heat | Gas Heat and Gas Hot Water | Oil heat & Oil Hot Water | Electric Heat and Electric Hot Water |
|---------------|-------------|------------------------------|------------------------------|------------------------|---------------|----------------------------|--------------------------|--------------------------------------|
| SRO           | \$17        | \$55                         | \$68                         | \$72                   | \$107         | \$40                       | \$76                     | \$167                                |
| Studio        | \$17        | \$55                         | \$68                         | \$72                   | \$107         | \$40                       | \$76                     | \$167                                |
| 1             | \$17        | \$57                         | \$72                         | \$74                   | \$164         | \$52                       | \$108                    | \$256                                |
| 2             | \$17        | \$58                         | \$76                         | \$75                   | \$202         | \$59                       | \$130                    | \$316                                |
| 3             | \$18        | \$75                         | \$97                         | \$93                   | \$240         | \$67                       | \$152                    | \$375                                |
| 4             | \$19        | \$78                         | \$104                        | \$97                   | \$278         | \$74                       | \$173                    | \$435                                |
| 5             | \$20        | \$90                         | \$120                        | \$110                  | \$316         | \$82                       | \$195                    | \$494                                |
| 6 or more     | \$20        | \$90                         | \$120                        | \$110                  | \$316         | \$82                       | \$195                    | \$494                                |

## LIHTC INCOME LIMITS by HOUSEHOLD SIZE

| % of MEDIAN INCOME       | 1 Person | 2 Person | 3 Person | 4 Person | 5 Person | 6 Person | 7 Person | 8+ Person |
|--------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| 40%                      | \$26,720 | \$30,560 | \$34,360 | \$38,160 | \$41,240 | \$44,280 | \$47,320 | \$50,400  |
| 50%                      | \$33,400 | \$38,200 | \$42,950 | \$47,700 | \$51,550 | \$55,350 | \$59,150 | \$63,000  |
| 60%                      | \$40,080 | \$45,840 | \$51,540 | \$57,240 | \$61,860 | \$66,420 | \$70,980 | \$75,600  |
| 140% of 60% for NAU rule | \$56,112 | \$64,176 | \$72,156 | \$80,136 | \$86,604 | \$92,988 | \$99,372 | \$105,840 |

40% - calculated as 0.8 times 50% limit published by HUD

50% - as published by HUD

60% - calculated as 1.2 times 50% limit published by HUD

140% for purposes of Next Available Unit (NAU) rule only - calculated as 60% x 1.4

### \*\* LIHTC Maximum Rent by Apt. Size - 30% of 40%

| BEDROOM COUNT | Tenant Pays No Utilities | Tenant Pays Electric & No Cooking | Tenant Pays Electric & Cooking Electric | Tenant Pays Electric & Cooking Gas | Avg. HH Size | 40%      |
|---------------|--------------------------|-----------------------------------|---|------------------------------------|--------------|----------|
| 0 BR          | \$668                    | \$613                             | \$600                                   | \$596                              | 1            | \$26,720 |
| 1 BR          | \$716                    | \$659                             | \$644                                   | \$642                              | 1.5          | \$28,640 |
| 2 BR          | \$859                    | \$801                             | \$783                                   | \$784                              | 3            | \$34,360 |
| 3 BR          | \$992                    | \$917                             | \$895                                   | \$899                              | 4.5          | \$39,700 |
| 4 BR          | \$1,107                  | \$1,029                           | \$1,003                                 | \$1,010                            | 6            | \$44,280 |
| 5 BR          | \$1,221                  | \$1,131                           | \$1,101                                 | \$1,111                            | 7.5          | \$48,860 |

### \*\* LIHTC Maximum Rent by Apt. Size - 30% of 50%

| BEDROOM COUNT | Tenant Pays No Utilities | Tenant Pays Electric & No Cooking | Tenant Pays Electric & Cooking Electric | Tenant Pays Electric & Cooking Gas | Avg. HH Size | 50%      |
|---------------|--------------------------|-----------------------------------|---|------------------------------------|--------------|----------|
| 0 BR          | \$835                    | \$780                             | \$767                                   | \$763                              | 1            | \$33,400 |
| 1 BR          | \$895                    | \$838                             | \$823                                   | \$821                              | 1.5          | \$35,800 |
| 2 BR          | \$1,073                  | \$1,015                           | \$997                                   | \$998                              | 3            | \$42,950 |
| 3 BR          | \$1,240                  | \$1,165                           | \$1,143                                 | \$1,147                            | 4.5          | \$49,625 |
| 4 BR          | \$1,383                  | \$1,305                           | \$1,279                                 | \$1,286                            | 6            | \$55,350 |
| 5 BR          | \$1,526                  | \$1,436                           | \$1,406                                 | \$1,416                            | 7.5          | \$61,075 |

### \*\* LIHTC Maximum Rent by Apt. Size - 30% of 60%

| BEDROOM COUNT | Tenant Pays No Utilities | Tenant Pays Electric & No Cooking | Tenant Pays Electric & Cooking Electric | Tenant Pays Electric & Cooking Gas | Avg. HH Size | 60%      |
|---------------|--------------------------|-----------------------------------|---|------------------------------------|--------------|----------|
| 0 BR          | \$1,002                  | \$947                             | \$934                                   | \$930                              | 1            | \$40,080 |
| 1 BR          | \$1,074                  | \$1,017                           | \$1,002                                 | \$1,000                            | 1.5          | \$42,960 |
| 2 BR          | \$1,288                  | \$1,230                           | \$1,212                                 | \$1,213                            | 3            | \$51,540 |
| 3 BR          | \$1,488                  | \$1,413                           | \$1,391                                 | \$1,395                            | 4.5          | \$59,550 |
| 4 BR          | \$1,660                  | \$1,582                           | \$1,556                                 | \$1,563                            | 6            | \$66,420 |
| 5 BR          | \$1,832                  | \$1,742                           | \$1,712                                 | \$1,722                            | 7.5          | \$73,290 |

\*\* New York, NY HUD Metro FMR Area was subject to HUD's Hold Harmless Policy in 2007.

However, HUD's Section 8 income limits are larger than those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289).

Therefore, for FY2017 no special income limits are necessary.

Only one set of tables will be published as the LIHTC limits apply to all LIHTC buildings regardless of when they were placed in service.