



New York State Division of Housing and Community Renewal
25 Beaver Street
New York, NY 10004

HOUSING MANAGEMENT BUREAU MEMORANDUM #2006-B-03

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

FROM: Jane I. Berrie, Director
Housing Management Bureau

DATE: March 14, 2006

SUBJECT: 2006 Admission Income Limits

Attached for your use is HUD's revised income limit schedule, effective **March 8, 2006**. The schedule, which must be implemented by **April 22, 2006**, 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.

The HUD **income limits for the five boroughs of New York City have increased** since the previous schedule was issued, effective February 11, 2005. The limits have also increased in several other geographical areas. Applicants who were rejected on or after March 8, 2006 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 incomes 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).

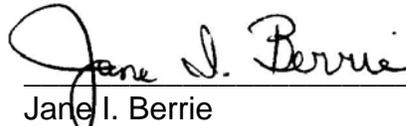
If you have questions about income limits for federally-assisted developments, please call Linda Kedzierski at (212) 480-2021, or e-mail her at LKedzierski@dhcr.state.ny.us Income limits are available on-line at www.huduser.org

II. 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 Justine Alston-Payne at (212) 480-7340.



Jane I. Berrie

Attachment

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany-Schenectady-Troy, NY MSA								
FY 2006 MFI: 66200								
30% OF MEDIAN	13900	15900	17850	19850	21450	23050	24600	26200
VERY LOW INCOME	23150	26500	29800	33100	35750	38400	41050	43700
LOW-INCOME	37050	42350	47650	52950	57200	61400	65650	69900
Binghamton, NY MSA								
FY 2006 MFI: 54100								
30% OF MEDIAN	11400	13000	14650	16250	17550	18850	20150	21450
VERY LOW INCOME	18950	21650	24350	27050	29200	31400	33550	35700
LOW-INCOME	30300	34650	38950	43300	46750	50250	53700	57150
Buffalo-Niagara Falls, NY MSA								
FY 2006 MFI: 58300								
30% OF MEDIAN	12250	14000	15750	17500	18900	20300	21700	23100
VERY LOW INCOME	20400	23300	26250	29150	31500	33800	36150	38500
LOW-INCOME	32650	37300	42000	46650	50400	54100	57850	61600
Elmira, NY MSA								
FY 2006 MFI: 52400								
30% OF MEDIAN	11000	12550	14150	15700	16950	18200	19450	20700
VERY LOW INCOME	18950	20950	23600	26200	28300	30400	32500	34600
LOW-INCOME	29350	33500	37700	41900	45250	48600	51950	55300
Glens Falls, NY MSA								
FY 2006 MFI: 53700								
30% OF MEDIAN	11250	12900	14500	16100	17400	18700	19950	21250
VERY LOW INCOME	18800	21500	24150	26850	29000	31150	33300	35450
LOW-INCOME	30050	34350	38650	42950	46400	49800	53250	56700
Ithaca, NY MSA								
FY 2006 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
Kingston, NY MSA								
FY 2006 MFI: 61400								
30% OF MEDIAN	12900	14700	16550	18400	19850	21350	22800	24300
VERY LOW INCOME	21500	24550	27650	30700	33150	35600	38050	40500
LOW-INCOME	34350	39300	44200	49100	53050	56950	60900	64800
New York-Northern New Jersey-Long Island, NY-NJ-PA MSA								
Nassau-Suffolk, NY HMFA								
FY 2006 MFI: 91000								
30% OF MEDIAN	19100	21850	24550	27300	29500	31650	33850	36050
VERY LOW INCOME	31850	36400	40950	45500	49150	52800	56400	60050
LOW-INCOME	43250	49400	55600	61750	66700	71650	76600	81500
New York, NY HMFA								
FY 2006 MFI: 70900								
30% OF MEDIAN	14900	17000	19150	21250	22950	24650	26350	28050
VERY LOW INCOME	24800	28350	31900	35450	38300	41100	43950	46800
LOW-INCOME	39700	45350	51050	56700	61250	65750	70300	74850
Rockland County, NY HMFA								
FY 2006 MFI: 94000								
30% OF MEDIAN	19750	22550	25400	28200	30450	32700	34950	37200
VERY LOW INCOME	32900	37600	42300	47000	50750	54500	58300	62050
LOW-INCOME	41700	47700	53650	59600	64350	69150	73900	78650

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Columbia County, NY FY 2006 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
Cortland County, NY FY 2006 MFI: 50400								
30% OF MEDIAN	10550	12100	13600	15100	16300	17500	18700	19950
VERY LOW INCOME	17650	20150	22700	25200	27200	29250	31250	33250
LOW-INCOME	28200	32250	36250	40300	43500	46750	49950	53200
Delaware County, NY FY 2006 MFI: 46900								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Essex County, NY FY 2006 MFI: 50200								
30% OF MEDIAN	10550	12050	13550	15050	16250	17450	18650	19850
VERY LOW INCOME	17550	20100	22600	25100	27100	29100	31100	33150
LOW-INCOME	28100	32100	36150	40150	43350	46550	49800	53000
Franklin County, NY FY 2006 MFI: 46100								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Fulton County, NY FY 2006 MFI: 47400								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Genesee County, NY FY 2006 MFI: 56400								
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 2006 MFI: 53200								
30% OF MEDIAN	11150	12750	14350	15950	17250	18500	19800	21050
VERY LOW INCOME	18600	21300	23950	26600	28750	30850	33000	35100
LOW-INCOME	29800	34050	38300	42550	45950	49350	52750	56150
Hamilton County, NY FY 2006 MFI: 46800								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Jefferson County, NY FY 2006 MFI: 46800								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Lewis County, NY FY 2006 MFI: 46500								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Montgomery County, NY FY 2006 MFI: 48600								
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 2006 MFI: 48600								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Schuyler County, NY FY 2006 MFI: 49000								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Seneca County, NY FY 2006 MFI: 54100								
30% OF MEDIAN	11400	13000	14650	16250	17550	18850	20150	21450
VERY LOW INCOME	18950	21650	24350	27050	29200	31400	33550	35700
LOW-INCOME	30300	34650	38950	43300	46750	50250	53700	57150
St. Lawrence County, NY FY 2006 MFI: 45600								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700
Steuben County, NY FY 2006 MFI: 49200								
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 2006 MFI: 52300								
30% OF MEDIAN	11000	12550	14150	15700	16950	18200	19450	20700
VERY LOW INCOME	18300	20900	23550	26150	28250	30350	32450	34500
LOW-INCOME	29300	33500	37650	41850	45200	48550	51900	55250
Wyoming County, NY FY 2006 MFI: 53800								
30% OF MEDIAN	11300	12900	14550	16150	17450	18750	20050	21300
VERY LOW INCOME	18850	21500	24200	26900	29050	31200	33350	35500
LOW-INCOME	30150	34450	38750	43050	46500	49950	53400	56850
Yates County, NY FY 2006 MFI: 47900								
30% OF MEDIAN	10500	12000	13450	14950	16150	17350	18550	19750
VERY LOW INCOME	17450	19950	22450	24950	26950	28950	30950	32950
LOW-INCOME	27950	31950	35950	39900	43100	46300	49500	52700