



NYS Division of Housing and
Community Renewal

NYS Housing Trust Fund
Corporation

NYS HOME

Program

2015

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Section 1

HUD Fair Market/HOME Rents

----- 2015 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	690	775	931	1075	1200	1323	1447
HIGH HOME RENT LIMIT	690	782	968	1206	1294	1488	1682
For Information Only:							
FAIR MARKET RENT	690	782	968	1206	1294	1488	1682
50% RENT LIMIT	723	775	931	1075	1200	1323	1447
65% RENT LIMIT	924	991	1192	1368	1506	1643	1781
Binghamton, NY MSA							
LOW HOME RENT LIMIT	549	581	735	849	947	1045	1142
HIGH HOME RENT LIMIT	549	581	742	1058	1174	1277	1380
For Information Only:							
FAIR MARKET RENT	549	581	742	1058	1199	1379	1559
50% RENT LIMIT	572	613	735	849	947	1045	1142
65% RENT LIMIT	724	777	934	1070	1174	1277	1380
Buffalo-Niagara Falls, NY MSA							
LOW HOME RENT LIMIT	581	617	762	880	982	1083	1184
HIGH HOME RENT LIMIT	581	617	768	982	1111	1278	1434
For Information Only:							
FAIR MARKET RENT	581	617	768	982	1111	1278	1444
50% RENT LIMIT	592	635	762	880	982	1083	1184
65% RENT LIMIT	750	805	968	1110	1219	1327	1434
Elmira, NY MSA							
LOW HOME RENT LIMIT	481	578	723	836	932	1029	1125
HIGH HOME RENT LIMIT	481	578	758	971	1088	1251	1376
For Information Only:							
FAIR MARKET RENT	481	578	758	971	1088	1251	1414
50% RENT LIMIT	563	603	723	836	932	1029	1125
65% RENT LIMIT	721	774	932	1067	1171	1274	1376
Glens Falls, NY MSA							
LOW HOME RENT LIMIT	555	613	736	850	948	1046	1144
HIGH HOME RENT LIMIT	555	710	863	1092	1199	1304	1410
For Information Only:							
FAIR MARKET RENT	555	710	863	1159	1324	1523	1721
50% RENT LIMIT	572	613	736	850	948	1046	1144
65% RENT LIMIT	739	793	953	1092	1199	1304	1410
Ithaca, NY MSA							
LOW HOME RENT LIMIT	690	739	887	1025	1143	1261	1379
HIGH HOME RENT LIMIT	780	957	1146	1375	1515	1653	1791
For Information Only:							
FAIR MARKET RENT	780	957	1146	1588	1593	1832	2071
50% RENT LIMIT	690	739	887	1025	1143	1261	1379
65% RENT LIMIT	929	997	1198	1375	1515	1653	1791

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kingston, NY MSA							
LOW HOME RENT LIMIT	658	705	846	978	1091	1203	1316
HIGH HOME RENT LIMIT	689	856	1083	1243	1368	1490	1613
For Information Only:							
FAIR MARKET RENT	689	856	1110	1455	1686	1939	2192
50% RENT LIMIT	658	705	846	978	1091	1203	1316
65% RENT LIMIT	840	901	1083	1243	1368	1490	1613
Nassau-Suffolk, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	953	1021	1226	1417	1581	1744	1907
HIGH HOME RENT LIMIT	1100	1250	1502	1727	1906	2085	2264
For Information Only:							
FAIR MARKET RENT	1100	1395	1718	2234	2572	2958	3344
50% RENT LIMIT	953	1021	1226	1417	1581	1744	1907
65% RENT LIMIT	1165	1250	1502	1727	1906	2085	2264
New York, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	756	810	971	1122	1252	1381	1510
HIGH HOME RENT LIMIT	991	1063	1278	1468	1618	1767	1915
For Information Only:							
FAIR MARKET RENT	1196	1249	1481	1904	2134	2454	2774
50% RENT LIMIT	756	810	971	1122	1252	1381	1510
65% RENT LIMIT	991	1063	1278	1468	1618	1767	1915
Poughkeepsie-Newburgh-Middletown, NY MSA							
LOW HOME RENT LIMIT	763	818	981	1133	1265	1396	1526
HIGH HOME RENT LIMIT	837	966	1188	1454	1588	1749	1896
For Information Only:							
FAIR MARKET RENT	837	966	1188	1488	1588	1826	2064
50% RENT LIMIT	763	818	981	1133	1265	1396	1526
65% RENT LIMIT	981	1053	1266	1454	1603	1749	1896
Rochester, NY MSA							
LOW HOME RENT LIMIT	585	644	773	893	996	1099	1202
HIGH HOME RENT LIMIT	585	712	867	1093	1168	1343	1508
For Information Only:							
FAIR MARKET RENT	585	712	867	1093	1168	1343	1518
50% RENT LIMIT	601	644	773	893	996	1099	1202
65% RENT LIMIT	788	845	1016	1165	1280	1394	1508
Rockland County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	922	988	1186	1370	1528	1686	1844
HIGH HOME RENT LIMIT	1165	1249	1481	1727	1906	2085	2264
For Information Only:							
FAIR MARKET RENT	1196	1249	1481	1904	2134	2454	2774
50% RENT LIMIT	922	988	1186	1370	1528	1686	1844
65% RENT LIMIT	1165	1250	1502	1727	1906	2085	2264

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Syracuse, NY MSA							
LOW HOME RENT LIMIT	555	619	771	890	993	1096	1198
HIGH HOME RENT LIMIT	555	619	792	1039	1140	1311	1482
For Information Only:							
FAIR MARKET RENT	555	619	792	1039	1140	1311	1482
50% RENT LIMIT	600	642	771	890	993	1096	1198
65% RENT LIMIT	796	854	1027	1178	1295	1410	1525
Utica-Rome, NY MSA							
LOW HOME RENT LIMIT	551	561	708	819	913	1008	1102
HIGH HOME RENT LIMIT	551	561	714	946	1062	1221	1329
For Information Only:							
FAIR MARKET RENT	551	561	714	946	1062	1221	1381
50% RENT LIMIT	551	590	708	819	913	1008	1102
65% RENT LIMIT	698	749	901	1032	1133	1231	1329
Westchester County, NY Statutory Exception Area							
LOW HOME RENT LIMIT	945	1012	1215	1403	1565	1726	1888
HIGH HOME RENT LIMIT	1062	1250	1502	1727	1906	2085	2264
For Information Only:							
FAIR MARKET RENT	1062	1292	1591	2035	2363	2717	3072
50% RENT LIMIT	945	1012	1215	1403	1565	1726	1888
65% RENT LIMIT	1165	1250	1502	1727	1906	2085	2264
Allegany County, NY							
LOW HOME RENT LIMIT	525	531	663	778	868	958	1048
HIGH HOME RENT LIMIT	528	531	663	867	975	1121	1257
For Information Only:							
FAIR MARKET RENT	528	531	663	867	975	1121	1268
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Cattaraugus County, NY							
LOW HOME RENT LIMIT	517	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	517	567	715	949	1016	1165	1257
For Information Only:							
FAIR MARKET RENT	517	567	715	949	1016	1168	1321
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Cayuga County, NY							
LOW HOME RENT LIMIT	554	589	715	825	921	1016	1111
HIGH HOME RENT LIMIT	554	589	749	982	1172	1296	1401
For Information Only:							
FAIR MARKET RENT	554	589	749	982	1172	1348	1524
50% RENT LIMIT	556	595	715	825	921	1016	1111
65% RENT LIMIT	734	788	947	1085	1191	1296	1401

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Chautauqua County, NY							
LOW HOME RENT LIMIT	516	519	675	778	868	958	1048
HIGH HOME RENT LIMIT	516	519	677	961	986	1134	1257
For Information Only:							
FAIR MARKET RENT	516	519	677	961	986	1134	1282
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Chenango County, NY							
LOW HOME RENT LIMIT	525	534	670	778	868	958	1048
HIGH HOME RENT LIMIT	531*	534*	670*	930	960	1104	1248
For Information Only:							
FAIR MARKET RENT	520	523	656	930	960	1104	1248
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Clinton County, NY							
LOW HOME RENT LIMIT	586	628	753	870	971	1071	1170
HIGH HOME RENT LIMIT	589	662	845	1134	1223	1373	1485
For Information Only:							
FAIR MARKET RENT	589	662	845	1134	1223	1406	1590
50% RENT LIMIT	586	628	753	870	971	1071	1170
65% RENT LIMIT	776	833	1002	1148	1261	1373	1485
Columbia County, NY							
LOW HOME RENT LIMIT	656	703	843	973	1086	1198	1310
HIGH HOME RENT LIMIT	738	743	923	1196	1421	1549	1677
For Information Only:							
FAIR MARKET RENT	738	743	923	1196	1535	1765	1996
50% RENT LIMIT	656	703	843	973	1086	1198	1310
65% RENT LIMIT	873	936	1126	1291	1421	1549	1677
Cortland County, NY							
LOW HOME RENT LIMIT	545	583	700	808	902	996	1088
HIGH HOME RENT LIMIT	594	603	751	970	1004	1155	1305
For Information Only:							
FAIR MARKET RENT	594	603	751	970	1004	1155	1305
50% RENT LIMIT	545	583	700	808	902	996	1088
65% RENT LIMIT	704	756	909	1042	1143	1242	1341
Delaware County, NY							
LOW HOME RENT LIMIT	525	562	675	780	870	960	1050
HIGH HOME RENT LIMIT	566	569	718	900	1032	1186	1280
For Information Only:							
FAIR MARKET RENT	566	569	718	900	1032	1187	1342
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	674	723	869	996	1091	1186	1280

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Essex County, NY							
LOW HOME RENT LIMIT	542	581	697	805	898	991	1083
HIGH HOME RENT LIMIT	553	650	834	1032	1133	1231	1329
For Information Only:							
FAIR MARKET RENT	553	650	834	1039	1287	1480	1673
50% RENT LIMIT	542	581	697	805	898	991	1083
65% RENT LIMIT	698	749	901	1032	1133	1231	1329
Franklin County, NY							
LOW HOME RENT LIMIT	525	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	561	565	727	979	1073	1165	1257
For Information Only:							
FAIR MARKET RENT	561	565	727	1045	1156	1329	1503
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Fulton County, NY							
LOW HOME RENT LIMIT	525	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	558	562	722	954	1073	1165	1257
For Information Only:							
FAIR MARKET RENT	558	562	722	954	1093	1257	1421
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Genesee County, NY							
LOW HOME RENT LIMIT	469	607	761	880	982	1083	1184
HIGH HOME RENT LIMIT	469*	607*	761*	954	1077*	1211	1369
For Information Only:							
FAIR MARKET RENT	458	593	744	954	1053	1211	1369
50% RENT LIMIT	592	635	762	880	982	1083	1184
65% RENT LIMIT	768	824	991	1135	1246	1357	1467
Greene County, NY							
LOW HOME RENT LIMIT	531	569	683	789	881	971	1062
HIGH HOME RENT LIMIT	669	734	883	1012	1109	1205	1301
For Information Only:							
FAIR MARKET RENT	669	757	897	1200	1326	1525	1724
50% RENT LIMIT	531	569	683	789	881	971	1062
65% RENT LIMIT	684	734	883	1012	1109	1205	1301
Hamilton County, NY							
LOW HOME RENT LIMIT	535	593	703	837	935	1031	1127
HIGH HOME RENT LIMIT	535*	593*	703*	876*	971	1117	1262
For Information Only:							
FAIR MARKET RENT	514	569	675	841	971	1117	1262
50% RENT LIMIT	563	604	725	837	935	1031	1127
65% RENT LIMIT	753	808	971	1113	1223	1330	1438

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----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jefferson County, NY							
LOW HOME RENT LIMIT	536	574	688	795	887	979	1071
HIGH HOME RENT LIMIT	691	742	892	1022	1120	1217	1315
For Information Only:							
FAIR MARKET RENT	702	808	1050	1335	1507	1733	1959
50% RENT LIMIT	536	574	688	795	887	979	1071
65% RENT LIMIT	691	742	892	1022	1120	1217	1315
Lewis County, NY							
LOW HOME RENT LIMIT	525	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	539	583	708	979	1073	1165	1257
For Information Only:							
FAIR MARKET RENT	539	583	708	1043	1094	1258	1422
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Montgomery County, NY							
LOW HOME RENT LIMIT	525	562	675	780	870	960	1050
HIGH HOME RENT LIMIT	601	605	763	950	1077	1175	1268
For Information Only:							
FAIR MARKET RENT	601	605	763	950	1077	1239	1400
50% RENT LIMIT	525	562	675	780	870	960	1050
65% RENT LIMIT	668	716	862	987	1081	1175	1268
Otsego County, NY							
LOW HOME RENT LIMIT	546	585	701	810	903	997	1090
HIGH HOME RENT LIMIT	624	676	839	1050	1153	1253	1354
For Information Only:							
FAIR MARKET RENT	624	676	839	1127	1198	1378	1557
50% RENT LIMIT	546	585	701	810	903	997	1090
65% RENT LIMIT	710	763	917	1050	1153	1253	1354
St. Lawrence County, NY							
LOW HOME RENT LIMIT	525	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	539	612	777	979	1073	1165	1257
For Information Only:							
FAIR MARKET RENT	539	612	777	1043	1129	1298	1468
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Schuyler County, NY							
LOW HOME RENT LIMIT	516	564	678	789	881	971	1062
HIGH HOME RENT LIMIT	516	564	678	978	1088	1181	1275
For Information Only:							
FAIR MARKET RENT	516	564	678	978	1158	1332	1505
50% RENT LIMIT	531	569	683	789	881	971	1062
65% RENT LIMIT	671	721	867	992	1088	1181	1275

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----- 2015 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Seneca County, NY							
LOW HOME RENT LIMIT	492	573	687	794	886	978	1069
HIGH HOME RENT LIMIT	492*	608*	721*	999	1020	1173	1284
For Information Only:							
FAIR MARKET RENT	486	601	712	1016	1020	1173	1326
50% RENT LIMIT	535	573	687	794	886	978	1069
65% RENT LIMIT	675	725	872	999	1095	1189	1284
Steuben County, NY							
LOW HOME RENT LIMIT	481	562	675	778	868	958	1048
HIGH HOME RENT LIMIT	481	568	696	900	1014	1165	1257
For Information Only:							
FAIR MARKET RENT	481	568	696	900	1014	1166	1318
50% RENT LIMIT	525	562	675	778	868	958	1048
65% RENT LIMIT	663	711	856	979	1073	1165	1257
Sullivan County, NY							
LOW HOME RENT LIMIT	551	590	708	819	913	1008	1102
HIGH HOME RENT LIMIT	686	690	856	1094	1200	1306	1411
For Information Only:							
FAIR MARKET RENT	686	690	856	1113	1516	1743	1971
50% RENT LIMIT	551	590	708	819	913	1008	1102
65% RENT LIMIT	739	793	954	1094	1200	1306	1411
Wyoming County, NY							
LOW HOME RENT LIMIT	456	513	694	842	927	1037	1134
HIGH HOME RENT LIMIT	456	513	694	905	927	1066	1205
For Information Only:							
FAIR MARKET RENT	456	513	694	905	927	1066	1205
50% RENT LIMIT	567	608	730	842	940	1037	1134
65% RENT LIMIT	735	789	948	1087	1193	1297	1403
Yates County, NY							
LOW HOME RENT LIMIT	552	561	710	820	915	1010	1104
HIGH HOME RENT LIMIT	555	561	730	996	1160	1261	1362
For Information Only:							
FAIR MARKET RENT	555	561	730	996	1293	1487	1681
50% RENT LIMIT	552	591	710	820	915	1010	1104
65% RENT LIMIT	715	768	923	1057	1160	1261	1362

* Adjusted Low HOME Rent or High HOME Rent corrects for 2010-2012 incorrect hold harmless rent.
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

Section 2

HUD HOME Income Limits

----- 2015 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	17400	19850	22350	24800	26800	28800	30800	32750
VERY LOW INCOME	28950	33100	37250	41350	44700	48000	51300	54600
60% LIMITS	34740	39720	44700	49620	53640	57600	61560	65520
LOW INCOME	46100	52650	59250	65800	71100	76350	81600	86900
Binghamton, NY MSA								
30% LIMITS	13750	15700	17650	19600	21200	22750	24350	25900
VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
60% LIMITS	27480	31380	35280	39180	42360	45480	48600	51720
LOW INCOME	36600	41800	47050	52250	56450	60650	64800	69000
Buffalo-Niagara Falls, NY MSA								
30% LIMITS	14250	16250	18300	20300	21950	23550	25200	26800
VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
60% LIMITS	28440	32520	36600	40620	43920	47160	50400	53640
LOW INCOME	37900	43300	48700	54100	58450	62800	67100	71450
Elmira, NY MSA								
30% LIMITS	13550	15450	17400	19300	20850	22400	23950	25500
VERY LOW INCOME	22550	25750	28950	32150	34750	37300	39900	42450
60% LIMITS	27060	30900	34740	38580	41700	44760	47880	50940
LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
Glens Falls, NY MSA								
30% LIMITS	13750	15700	17650	19600	21200	22750	24350	25900
VERY LOW INCOME	22900	26200	29450	32700	35350	37950	40550	43200
60% LIMITS	27480	31440	35340	39240	42420	45540	48660	51840
LOW INCOME	36650	41850	47100	52300	56500	60700	64900	69050
Ithaca, NY MSA								
30% LIMITS	16250	18550	20850	23150	25050	26900	28750	30600
VERY LOW INCOME	27050	30900	34750	38600	41700	44800	47900	51000
60% LIMITS	32460	37080	41700	46320	50040	53760	57480	61200
LOW INCOME	43250	49400	55600	61750	66700	71650	76600	81550
Kingston, NY MSA								
30% LIMITS	15800	18050	20300	22550	24400	26200	28000	29800
VERY LOW INCOME	26350	30100	33850	37600	40650	43650	46650	49650
60% LIMITS	31620	36120	40620	45120	48780	52380	55980	59580
LOW INCOME	42150	48150	54150	60150	65000	69800	74600	79400

----- 2015 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	22900	26200	29450	32700	35350	37950	40550	43200
VERY LOW INCOME	38150	43600	49050	54500	58900	63250	67600	71950
60% LIMITS	45780	52320	58860	65400	70680	75900	81120	86340
LOW INCOME	55800	63750	71700	79650	86050	92400	98800	105150
New York, NY HUD Metro FMR Area								
30% LIMITS	18150	20750	23350	25900	28000	30050	32150	34200
VERY LOW INCOME	30250	34550	38850	43150	46650	50100	53550	57000
60% LIMITS	36300	41460	46620	51780	55980	60120	64260	68400
LOW INCOME	48350	55250	62150	69050	74600	80100	85650	91150
Poughkeepsie-Newburgh-Middletown, NY MSA								
30% LIMITS	18200	20800	23400	26000	28100	30200	32250	34350
VERY LOW INCOME	30350	34700	39050	43350	46850	50300	53800	57250
60% LIMITS	36420	41640	46860	52020	56220	60360	64560	68700
LOW INCOME	46100	52650	59250	65800	71100	76350	81600	86900
Rochester, NY MSA								
30% LIMITS	14250	16250	18300	20300	21950	23550	25200	26800
VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
60% LIMITS	28440	32520	36600	40620	43920	47160	50400	53640
LOW INCOME	37950	43350	48750	54150	58500	62850	67150	71500
Rockland County, NY HUD Metro FMR Area								
30% LIMITS	20800	23750	26700	29650	32050	34400	36800	39150
VERY LOW INCOME	34600	39550	44500	49400	53400	57350	61300	65250
60% LIMITS	41520	47460	53400	59280	64080	68820	73560	78300
LOW INCOME	48350	55250	62150	69050	74600	80100	85650	91150
Syracuse, NY MSA								
30% LIMITS	14400	16450	18500	20550	22200	23850	25500	27150
VERY LOW INCOME	24000	27400	30850	34250	37000	39750	42500	45250
60% LIMITS	28800	32880	37020	41100	44400	47700	51000	54300
LOW INCOME	38400	43850	49350	54800	59200	63600	68000	72350
Utica-Rome, NY MSA								
30% LIMITS	13250	15150	17050	18900	20450	21950	23450	24950
VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
60% LIMITS	26460	30240	34020	37800	40860	43860	46920	49920
LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Westchester County, NY Statutory Exception Area								
30% LIMITS	22200	25400	28550	31700	34250	36800	39350	41850
VERY LOW INCOME	37000	42300	47600	52850	57100	61350	65550	69800
60% LIMITS	44400	50760	57120	63420	68520	73620	78660	83760
LOW INCOME	50150	57300	64450	71600	77350	83100	88800	94550
Allegany County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Cattaraugus County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Cayuga County, NY								
30% LIMITS	13350	15250	17150	19050	20600	22100	23650	25150
VERY LOW INCOME	22250	25400	28600	31750	34300	36850	39400	41950
60% LIMITS	26700	30480	34320	38100	41160	44220	47280	50340
LOW INCOME	35600	40650	45750	50800	54900	58950	63000	67100
Chautauqua County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Chenango County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Clinton County, NY								
30% LIMITS	14050	16050	18050	20050	21700	23300	24900	26500
VERY LOW INCOME	23450	26800	30150	33450	36150	38850	41500	44200
60% LIMITS	28140	32160	36180	40140	43380	46620	49800	53040
LOW INCOME	37450	42800	48150	53500	57800	62100	66350	70650

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Columbia County, NY								
30% LIMITS	15750	18000	20250	22450	24250	26050	27850	29650
VERY LOW INCOME	26250	30000	33750	37450	40450	43450	46450	49450
60% LIMITS	31500	36000	40500	44940	48540	52140	55740	59340
LOW INCOME	41950	47950	53950	59900	64700	69500	74300	79100
Cortland County, NY								
30% LIMITS	13100	14950	16800	18650	20150	21650	23150	24650
VERY LOW INCOME	21800	24900	28000	31100	33600	36100	38600	41100
60% LIMITS	26160	29880	33600	37320	40320	43320	46320	49320
LOW INCOME	34850	39800	44800	49750	53750	57750	61700	65700
Delaware County, NY								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
60% LIMITS	25200	28800	32400	36000	38880	41760	44640	47520
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
Essex County, NY								
30% LIMITS	13000	14850	16700	18550	20050	21550	23050	24500
VERY LOW INCOME	21700	24800	27900	30950	33450	35950	38400	40900
60% LIMITS	26040	29760	33480	37140	40140	43140	46080	49080
LOW INCOME	34650	39600	44550	49500	53500	57450	61400	65350
Franklin County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Fulton County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Genesee County, NY								
30% LIMITS	14250	16250	18300	20300	21950	23550	25200	26800
VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
60% LIMITS	28440	32520	36600	40620	43920	47160	50400	53640
LOW INCOME	37950	43350	48750	54150	58500	62850	67150	71500

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Greene County, NY								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
Hamilton County, NY								
30% LIMITS	13550	15450	17400	19300	20850	22400	23950	25500
VERY LOW INCOME	22550	25800	29000	32200	34800	37400	39950	42550
60% LIMITS	27060	30960	34800	38640	41760	44880	47940	51060
LOW INCOME	36050	41200	46350	51500	55650	59750	63900	68000
Jefferson County, NY								
30% LIMITS	12850	14700	16550	18350	19850	21300	22800	24250
VERY LOW INCOME	21450	24500	27550	30600	33050	35500	37950	40400
60% LIMITS	25740	29400	33060	36720	39660	42600	45540	48480
LOW INCOME	34300	39200	44100	48950	52900	56800	60700	64650
Lewis County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Montgomery County, NY								
30% LIMITS	12600	14400	16200	18000	19450	20900	22350	23800
VERY LOW INCOME	21000	24000	27000	30000	32400	34800	37200	39600
60% LIMITS	25200	28800	32400	36000	38880	41760	44640	47520
LOW INCOME	33600	38400	43200	48000	51850	55700	59550	63400
Otsego County, NY								
30% LIMITS	13100	15000	16850	18700	20200	21700	23200	24700
VERY LOW INCOME	21850	24950	28050	31150	33650	36150	38650	41150
60% LIMITS	26220	29940	33660	37380	40380	43380	46380	49380
LOW INCOME	34900	39900	44900	49850	53850	57850	61850	65850
St. Lawrence County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250

----- 2015 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Schuyler County, NY								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME	21250	24300	27350	30350	32800	35250	37650	40100
60% LIMITS	25500	29160	32820	36420	39360	42300	45180	48120
LOW INCOME	34000	38850	43700	48550	52450	56350	60250	64100
Seneca County, NY								
30% LIMITS	12850	14700	16550	18350	19850	21300	22800	24250
VERY LOW INCOME	21400	24450	27500	30550	33000	35450	37900	40350
60% LIMITS	25680	29340	33000	36660	39600	42540	45480	48420
LOW INCOME	34200	39100	44000	48850	52800	56700	60600	64500
Steuben County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	21000	24000	27000	29950	32350	34750	37150	39550
60% LIMITS	25200	28800	32400	35940	38820	41700	44580	47460
LOW INCOME	33550	38350	43150	47900	51750	55600	59400	63250
Sullivan County, NY								
30% LIMITS	12650	14450	16250	18050	19500	20950	22400	23850
VERY LOW INCOME	21100	24100	27100	30100	32550	34950	37350	39750
60% LIMITS	25320	28920	32520	36120	39060	41940	44820	47700
LOW INCOME	33750	38550	43350	48150	52050	55900	59750	63600
Wyoming County, NY								
30% LIMITS	13650	15600	17550	19450	21050	22600	24150	25700
VERY LOW INCOME	22700	25950	29200	32400	35000	37600	40200	42800
60% LIMITS	27240	31140	35040	38880	42000	45120	48240	51360
LOW INCOME	36300	41500	46700	51850	56000	60150	64300	68450
Yates County, NY								
30% LIMITS	13300	15200	17100	18950	20500	22000	23500	25050
VERY LOW INCOME	22100	25250	28400	31550	34100	36600	39150	41650
60% LIMITS	26520	30300	34080	37860	40920	43920	46980	49980
LOW INCOME	35350	40400	45450	50500	54550	58600	62650	66700

Section 3

NYS HCR Weatherization Income Limits

NYS HCR WEATHERIZATION INCOME LIMITS

Weatherization Income Limits compared with selected HUD adjusted income limits for NYS metro and non-metro areas

Effective Date: 4/1/2015

Household Size	STATEWIDE	Albany MSA	Binghamton MSA	Buffalo MSA	Elmira MSA	Glens Falls MSA	Ithaca MSA	Kingston MSA	Nassau-Suffolk
	60% of State Median Income	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI
1	\$26,328	\$28,950	\$22,900	\$23,700	\$22,550	\$22,900	\$27,050	\$26,350	\$38,150
2	\$34,428	\$33,100	\$26,150	\$27,100	\$25,750	\$26,200	\$30,900	\$30,100	\$43,600
3	\$42,528	\$37,250	\$29,400	\$30,500	\$28,950	\$29,450	\$34,750	\$33,850	\$49,050
4	\$50,628	\$41,350	\$32,650	\$33,850	\$32,150	\$32,700	\$38,600	\$37,600	\$54,500
5	\$58,368	\$44,700	\$35,300	\$36,600	\$34,750	\$35,350	\$41,700	\$40,650	\$58,900
6	\$66,828	\$48,000	\$37,900	\$39,300	\$37,300	\$37,950	\$44,800	\$43,650	\$63,250

Household Size	STATEWIDE	New York City	Poughkeepsie-Newburgh MSA	Rochester MSA	Rockland County	Syracuse MSA	Utica-Rome MSA	Westchester County	NYS Rural Counties
	60% of State Median Income	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI	50% AMI
1	\$26,328	\$30,250	\$30,350	\$23,700	\$34,600	\$24,000	\$22,050	\$37,000	\$21,000
2	\$34,428	\$34,550	\$34,700	\$27,100	\$39,550	\$27,400	\$25,200	\$42,300	\$24,000
3	\$42,528	\$38,850	\$39,050	\$30,500	\$44,500	\$30,850	\$28,350	\$47,600	\$27,000
4	\$50,628	\$43,150	\$43,350	\$33,850	\$49,400	\$34,250	\$31,500	\$52,850	\$29,250
5	\$58,368	\$46,560	\$46,850	\$36,600	\$53,400	\$37,000	\$34,050	\$57,100	\$32,350
6	\$66,828	\$50,100	\$50,300	\$39,300	\$57,350	\$39,750	\$36,550	\$61,350	\$34,750

Section 4

HOME Program Subsidy Limits

Maximum Per-Unit subsidy Limits:

HOME Program funds may be used to pay for HOME eligible project costs, subject to the per-unit cost limitations published for the HOME Program which is available from the HTFC upon request. Federal HOME regulation also requires a minimum per-unit investment of \$1,000, excluding any matching funds.

HOME Program funds may be made available as grants, no-interest loans, or interest bearing loans, depending upon the economics of the project and the type of assistance requested. HOME Program funds may not be used to capitalize a replacement reserve account or an operating reserve account; nor may HOME Program funds be used to provide project-based rental assistance.

The NYS Consolidated Plan and Action Plan should also be reviewed for additional information on the HOME Program in New York State (www.nyshcr.org/Publications/ConsolidatedPlan/).

Section 5

HOME Homeownership Value Limits

HOME Homeownership Sales Price Limits - FY 2015

(Data through June 2014; New limits posted March 2015)

Effective Date April 13, 2015

State	County Name	Metropolitan/FMR Area Name	Existing Homes HOME Purchase Price Limit				New Homes HOME Purchase Price Limit			
			1-Unit	2-unit	3-unit	4-unit	1-Unit	2-unit	3-unit	4-unit
NY	Albany	Albany-Schenectady-Troy, NY MSA	\$194,000	\$248,000	\$300,000	\$372,000	\$213,000	\$273,000	\$331,000	\$410,000
NY	Rensselaer	Albany-Schenectady-Troy, NY MSA	\$194,000	\$248,000	\$300,000	\$372,000	\$213,000	\$273,000	\$331,000	\$410,000
NY	Saratoga	Albany-Schenectady-Troy, NY MSA	\$242,000	\$310,000	\$375,000	\$465,000	\$242,000	\$310,000	\$375,000	\$465,000
NY	Schenectady	Albany-Schenectady-Troy, NY MSA	\$194,000	\$248,000	\$300,000	\$372,000	\$213,000	\$273,000	\$331,000	\$410,000
NY	Schoharie	Albany-Schenectady-Troy, NY MSA	\$194,000	\$248,000	\$300,000	\$372,000	\$213,000	\$273,000	\$331,000	\$410,000
NY	Broome	Binghamton, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Tioga	Binghamton, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Erie	Buffalo-Niagara Falls, NY MSA	\$141,000	\$180,000	\$218,000	\$270,000	\$227,000	\$290,000	\$351,000	\$435,000
NY	Niagara	Buffalo-Niagara Falls, NY MSA	\$136,000	\$174,000	\$211,000	\$261,000	\$220,000	\$281,000	\$341,000	\$422,000
NY	Chemung	Elmira, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Warren	Glens Falls, NY MSA	\$176,000	\$225,000	\$272,000	\$337,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Washington	Glens Falls, NY MSA	\$164,000	\$210,000	\$254,000	\$315,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Tompkins	Ithaca, NY MSA	\$190,000	\$243,000	\$294,000	\$365,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Ulster	Kingston, NY MSA	\$219,000	\$280,000	\$339,000	\$420,000	\$260,000	\$333,000	\$403,000	\$500,000
NY	Nassau	Nassau-Suffolk, NY HUD Metro FMR Area	\$379,000	\$485,000	\$588,000	\$728,000	\$485,000	\$620,000	\$751,000	\$930,000
NY	Suffolk	Nassau-Suffolk, NY HUD Metro FMR Area	\$351,000	\$449,000	\$543,000	\$673,000	\$377,000	\$483,000	\$585,000	\$724,000
NY	Bronx	New York, NY HUD Metro FMR Area	\$395,000	\$506,000	\$613,000	\$759,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Kings	New York, NY HUD Metro FMR Area	\$446,000	\$571,000	\$691,000	\$856,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	New York	New York, NY HUD Metro FMR Area	\$446,000	\$570,000	\$691,000	\$855,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Putnam	New York, NY HUD Metro FMR Area	\$395,000	\$506,000	\$613,000	\$759,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Queens	New York, NY HUD Metro FMR Area	\$415,000	\$531,000	\$643,000	\$796,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Richmond	New York, NY HUD Metro FMR Area	\$395,000	\$506,000	\$613,000	\$759,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Rockland	New York, NY HUD Metro FMR Area	\$395,000	\$506,000	\$613,000	\$759,000	\$542,000	\$693,000	\$839,000	\$1,040,000
NY	Dutchess	Poughkeepsie-Newburgh-Middletown, NY MSA	\$238,000	\$304,000	\$368,000	\$456,000	\$302,000	\$387,000	\$468,000	\$580,000
NY	Orange	Poughkeepsie-Newburgh-Middletown, NY MSA	\$234,000	\$299,000	\$362,000	\$449,000	\$299,000	\$383,000	\$464,000	\$574,000
NY	Livingston	Rochester, NY MSA	\$143,000	\$182,000	\$221,000	\$274,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Monroe	Rochester, NY MSA	\$137,000	\$175,000	\$212,000	\$263,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Ontario	Rochester, NY MSA	\$166,000	\$213,000	\$258,000	\$319,000	\$204,000	\$261,000	\$316,000	\$391,000
NY	Orleans	Rochester, NY MSA	\$137,000	\$175,000	\$212,000	\$263,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Wayne	Rochester, NY MSA	\$137,000	\$175,000	\$212,000	\$263,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Madison	Syracuse, NY MSA	\$137,000	\$175,000	\$212,000	\$263,000	\$200,000	\$255,000	\$309,000	\$383,000

State	County Name	Metropolitan/FMR Area Name	Existing Homes HOME Purchase Price Limit				New Homes HOME Purchase Price Limit			
			1-Unit	2-unit	3-unit	4-unit	1-Unit	2-unit	3-unit	4-unit
NY	Onondaga	Syracuse, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$204,000	\$261,000	\$317,000	\$392,000
NY	Oswego	Syracuse, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Herkimer	Utica-Rome, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Oneida	Utica-Rome, NY MSA	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Westchester	Westchester County, NY Statutory Exception Area	\$409,000	\$523,000	\$633,000	\$784,000	\$418,000	\$535,000	\$648,000	\$803,000
NY	Allegany	Allegany County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Cattaraugus	Cattaraugus County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Cayuga	Cayuga County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Chautauqua	Chautauqua County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Chenango	Chenango County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Clinton	Clinton County, NY	\$145,000	\$185,000	\$224,000	\$278,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Columbia	Columbia County, NY	\$212,000	\$271,000	\$328,000	\$407,000	\$212,000	\$271,000	\$328,000	\$407,000
NY	Cortland	Cortland County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Delaware	Delaware County, NY	\$144,000	\$185,000	\$224,000	\$277,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Essex	Essex County, NY	\$152,000	\$195,000	\$236,000	\$292,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Franklin	Franklin County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Fulton	Fulton County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Genesee	Genesee County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Greene	Greene County, NY	\$171,000	\$219,000	\$265,000	\$328,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Hamilton	Hamilton County, NY	\$207,000	\$265,000	\$321,000	\$398,000	\$207,000	\$265,000	\$321,000	\$398,000
NY	Jefferson	Jefferson County, NY	\$139,000	\$178,000	\$216,000	\$268,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Lewis	Lewis County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Montgomery	Montgomery County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Otsego	Otsego County, NY	\$138,000	\$177,000	\$214,000	\$265,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	St. Lawrence	St. Lawrence County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Schuyler	Schuyler County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Seneca	Seneca County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Steuben	Steuben County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Sullivan	Sullivan County, NY	\$162,000	\$207,000	\$250,000	\$310,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Wyoming	Wyoming County, NY	\$130,000	\$167,000	\$202,000	\$250,000	\$200,000	\$255,000	\$309,000	\$383,000
NY	Yates	Yates County, NY	\$151,000	\$193,000	\$234,000	\$290,000	\$200,000	\$255,000	\$309,000	\$383,000

Section 6

HOME Program/NYS Participating Jurisdictions

HOME PROGRAM

New York State Participating Jurisdictions

Please check the **New York State Division of Housing (DHCR)** website

<http://www.nysdhcr.gov/Programs/NYSHome>

or the **US Department of Housing and Urban Development (HUD)** website

<http://www.hud.gov/local/ny/community/home/index.cfm>

to locate municipalities in an Urban County or Consortium.

CITIES

ALBANY

BINGHAMTON

BUFFALO

ELMIRA

ITHACA

JAMESTOWN

MOUNT VERNON

NEW ROCHELLE

NEW YORK CITY

NIAGARA FALLS

ROCHESTER

SYRACUSE

UTICA

YONKERS

TOWNS

BABYLON TOWN

CHEEKTOWAGA TOWN

ISLIP TOWN

COUNTIES

NASSAU COUNTY

ROCKLAND COUNTY

WESTCHESTER COUNTY

CONSORTIA

AMHERST TOWN CONSORTIUM

DUTCHESS COUNTY CONSORTIUM

ERIE COUNTY CONSORTIUM

JEFFERSON COUNTY/NORTH COUNTIES CONSORTIUM

MONROE COUNTY CONSORTIUM

ONONDAGA COUNTY CONSORTIUM

ORANGE COUNTY CONSORTIUM

SCHENECTADY CONSORTIUM

SUFFOLK COUNTY CONSORTIUM

Section 7

MBE/WBE Participation Goals

**MINORITY AND WOMEN-OWNED BUSINESS GOOD FAITH EFFORT'S
PARTICIPATION GOALS FOR AREAS OF THE STATE OF NEW YORK**

For further information contact New York State Homes and Community Renewal, Office of Fair Housing and Equal Opportunity, 38-40 State Street, Albany, NY 12207.

(518) 474-6157

New York State Homes and Community Renewal has assigned standard regional goals for this Request for Proposals (RFP). However, once funding commitments have been made, the scope of work and the funding amount will be reviewed for each project to determine the availability and capability of certified M/WBE firms for participation on the project.

MBE = 22% WBE = 7%

PMSA: Nassau- Suffolk, New York
(Nassau/Suffolk)

PMSA: New York, New York
(Bronx/Kings/New York/Putnam/Queens/Richmond)

Area: Rockland County, New York
(Rockland)

Area: Westchester County, New York
(Westchester)

PMSA: Newburgh, New York

MBE = 15% WBE = 5%

PMSA: Buffalo-Niagara Falls, New York
(Erie/Niagara)

MSA: Rochester, New York
(Genesee/Livingston/Monroe/Ontario/Orleans/Wayne)

MBE = 13% WBE = 5%

MSA: Albany-Schenectady-Troy
(Albany/Montgomery/Rensselaer/Saratoga/Schenectady/Schoharie)

MSA: Binghamton, New York
(Broome/Tioga)

PMSA: Dutchess County, New York
(Dutchess)

MSA: Syracuse, New York
(Cayuga/Madison/Onondaga/Oswego)

MSA: Utica-Rome, New York
(Herkimer/Oneida)

MBE = 6% WBE = 3%

MSA: Elmira, New York
(Chemung)

MSA: Jamestown, New York
(Chautauqua)

MSA: Glens Falls, New York
(Warren, Washington)

Non-Metropolitan Counties:

Allegany, Cattaraugus, Chenango, Clinton, Columbia,
Cortland, Delaware, Essex, Franklin, Fulton,
Greene, Hamilton, Jefferson, Lewis, Otsego,
St Lawrence, Schuyler, Seneca, Steuben, Sullivan,
Tompkins, Ulster, Wyoming, Yates

Section 8

Section 3 Requirements

SECTION 3 CLAUSE

All Section 3 covered contracts shall include the following clause (referred to as the "Section 3 Clause"):

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u, (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

- a) Numerical hiring goals for Awardee and its contractors and subcontractors whose contracts exceed \$100,000 are:

30% of new hires for full-time employment shall be eligible residents (as defined in Section 3) of the neighborhood served by the project.

- b) Goals for utilization of Section 3 businesses which provide economic opportunities for eligible residents in the neighborhood of the proposed project are:

10% of the total project dollar amount of all Section 3 covered contracts for building trades, housing construction or rehabilitation; and at least 3% of the total of all other Section 3 covered contracts.

B. The parties to this contract agree to comply with HUD's regulations in 24 CFR Part 135, which implements Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a

finding that the subcontractor is in violation of the regulations in 24 CFR Part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 135.

E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected by before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.

F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

G. With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

Section 9

Persons with Special Needs



New York State

Homes and Community Renewal

Multifamily Programs

Population	State Agency Responsible	Population Profile
Persons with AIDS/HIV-Related Illness	Dept. of Health's AIDS Institute	Persons with Acquired Immune Deficiency Syndrome (AIDS) or persons with Human Immunodeficiency Virus (HIV).
Persons and Families who are in Long Term Recovery from Alcohol/Substance Abuse	Office of Alcohol and Substance Abuse Services (OASAS)	Persons who have successfully completed residential alcohol or substance abuse treatment programs.
Persons with Psychiatric Disabilities	Office of Mental Health (OMH)	Persons who have been diagnosed with a designated mental illness.
Persons and Families who are Homeless	Office of Temporary and Disability Assistance (OTDA)	Undomiciled persons who are unable to secure permanent and stable housing including youth aging out of foster care.
Persons with Physical Disabilities	Various Agencies	Persons who have a physical disability.
Persons who are Victims of Domestic Violence	Office of Temporary and Disability Assistance (OTDA)	Persons who are victims of domestic violence
Persons with Developmental Disabilities	Office for People with Developmental Disabilities (OPWDD)	Persons with a developmental disability
Persons who are Frail Elderly	State Office of the Aging (NYSOFA)	Persons age 55 or more who require assistance with one or more activities of daily living or instrumental activities of daily living. Also persons age 55 or more who have limitations in mental capacity or emotional strength and motivation that affect their capacity to viably live independently; that is without assistance or intervention.
Persons who are Veterans with Special Needs	As above for specific Special Need and consult local veteran services agencies	Persons with one or more of the special needs listed above who have served in the armed services of the US for a period of at least six months (or any shorter period due to injury incurred in such service) and have thereafter discharged or released from the armed forces under conditions other than dishonorable.

Section 10

Davis-Bacon & Federal Labor Standards Reporting

Davis-Bacon and Related Acts & Federal Labor Standards

Applicants should be aware that Davis-Bacon and Related Acts apply to the construction of projects which will have:

- HOME funding of twelve (12) or more units; or
- Nine (9) or more Project Based Vouchers.

All projects that are subject to Davis-Bacon must schedule a preconstruction conference with HCR. It is important that this preconstruction conference occur prior to the Agreement between the Owner and Contractor (Owner/GC agreement).

Below are links to HUD's Office of Labor Relations and DOL. Applicants proposing projects that are subject to Davis-Bacon are strongly encouraged to read and understand the information presented on these webpages.

HUD's "Making Davis-Bacon Work" Contractor's Guide - <http://www.hud.gov/offices/adm/hudclips/guidebooks/HUD-LR-4812/4812-LR.pdf>

HUD Office of Labor Relations Library - <http://www.hud.gov/offices/olr/library.cfm>

DOL Wage and Hour Division's Davis-Bacon and Related Acts Page - <http://www.dol.gov/whd/contracts/dbra.htm>

DOL Employment Laws Assistance: Davis-Bacon and Related Acts - <http://www.dol.gov/compliance/laws/comp-dbra.htm>

DOL Wage and Hour Division's Prevailing Wage Resource Book - <http://www.dol.gov/whd/recovery/pwrb/toc.htm>

The US Department of Labor reference library link below contains current US DOL Davis-Bacon Wage Rates, older archived rates, wage decisions scheduled to be revised, and upcoming wage survey schedules: <http://www.WDOL.gov>

NYS rates by county may be found at: <http://www.wdol.gov/wdol/scafiles/davisbacon/ny.html>

HCR may require contractors to use an online electronic system for submitting Davis Bacon compliance documents.

Please contact your Regional Project Manager for assistance in scheduling the preconstruction conference and information on how to submit required materials.

Section 11

NYS Department of Health Lead High Risk Areas by Zip Codes

DOH HIGH-RISK ZIP CODES

Albany County - 12202, 12206, 12208, 12209, 12210

Broome County – 13901, 13905

Chautauqua County – 14701

Dutchess County – 12601

Erie County – 14201, 14204, 14206, 14207, 14208, 14209, 14210, 14211, 14212, 14213, 14214, 14215, 14220

Monroe County – 14605, 14606, 14608, 14609, 14611, 14613, 14619, 14621

Niagara County – 14301

Oneida County – 13501, 13502

Onondaga County - 13203, 13204, 13205, 13207, 13208, 13210

Orange County – 10940, 12550

Rensselaer County – 12180

Schenectady County – 12304, 12307

Ulster County – 12401

Westchester County – 10550, 10606, 10701, 10705, 10801

New York City

Bronx County – Every zip code except 10464, 10465, 10470, 10471, 10474, 10475

Kings County – Every zip code except 11222, 11224, 11228, 11231, 11239, 11251

New York County – 10002, 10025, 10026, 10027, 10029, 10031, 10032, 10034, 10035, 10040

Queens County – 11102, 11103, 11106, 11355, 11368, 11369, 11370, 11372, 11373, 11377, 11385, 11412, 11413, 11415, 11416, 11417, 11418, 11619, 11420, 11421, 11432, 11433, 11434, 11435

Richmond County – 10302, 10303, 10304

Section 12

HOME Program CHDO Requirements

For a description of the revised CHDO requirements please see the new HOME final rule at:

www.gpo.gov/fdsys/pkg/FR-2013-07-24/pdf/2013-17348.pdf

CHDO Checklists Available on HUD's website:

CHDO Capacity Checklist Tool
(available as a Microsoft Excel .xlsx file)

<https://www.onecpd.info/resources/documents/CHDOCapacityChecklist.xlsx>

CHDO Certification Checklist
(available as an Adobe Acrobat .pdf file)

www.hud.gov/offices/cpd/affordablehousing/training/web/chdo/characteristics/chdochec.pdf

**Notes to the CHDO Staff Experience & Organizational Capacity
Checklist - Program Year 2012 CHDO Funding**

Staff Development Experience

1. Staff classification and documentation – To be counted as staff, the person must be employed by the CHDO, and documentation is needed.
 - a. Full time or part time employment – This would be evidenced by a payroll report or a W-4 or a W-2.
 - b. Contracted staff – This would be evidenced by a “contract” for employment and a W-9 and 1099 (at the end of a year).
2. Relevant development experience – Document the basis for answers to the applicable project type.
 - a. Homeownership development – Has the staff person been involved in the acquisition, rehabilitation/construction and sale of homebuyer housing? Previous experience purely in counseling, marketing, or financing activities is not sufficient to be considered development experience.
 - b. Rental development – Has the staff person been involved in the acquisition, rehabilitation/construction and/or ownership/operation of rental housing?

Developer Capacity & Fiscal Soundness

3. Past and current performance
 - a. Has the CHDO performed adequately in the past in HOME, CHDO, and/or other real estate development activities?
 - b. Is the CHDO currently in good standing on all its development and administrative activities? Does it show the capacity to take on this additional activity and continue to manage everything that it has ongoing?
4. Capacity – CHDO Organization
 - a. Organizational structure – Can the current corporation structure support housing development activities, or is there a need for a subsidiary or other organizational structure for future development? Are there operations or activities that need to be organizationally separate from housing development activities and portfolios?
 - b. Management structure/practices – Does the current management have the ability to manage additional development activities? Are the corporate lines of authority for development activities clear? Are policies & procedures in place governing development activities?
 - c. Pipeline/portfolio – What does the CHDO have as its current project pipeline and program responsibilities? Will it be able to handle the additional project proposed? If the organization pursues housing development, what other activities are likely to suffer or not be able to be pursued due to the effort required for development activities? Does its portfolio of projects/properties evidence competent management and oversight? Do the properties appear to have adequate funding?

- d. Staff capacity – Do(es) the identified staff have the time to direct toward management of the proposed project? How strong are staff in the following areas: Legal/financial aspects of housing development? Management of real estate development? Oversight of design & construction management? Marketing & intake? Property management (if applicable)? Are staff encouraged to obtain training and develop new skills? What is their potential for learning skills that they currently do not have?
- e. Board expertise/skills – Do board members have professional skills directly relevant to housing development (e.g., real estate, legal, architecture, finance, management)? Has the board demonstrated the ability to make timely decisions? Is there a good relationship between board and staff? Does the board have a committee structure or other means of overseeing planning and development? Has there been stability/continuity of board members over the last several years?
- f. Project specific capacity for marketing & sale of homebuyer units or operation of rental units – If a homebuyer project, does the CHDO experience and capacity to market the units and counsel and qualify homebuyers? If a rental project, does the CHDO experience and capacity to oversee the marketing, management and ownership of the project?

5. Development Team Capacity

- a. Development team roles – Are all of the key development team roles filled with qualified individuals or firms?
- b. Partner/consultant – Does the CHDO have a need for a partner or a consultant to supplement its skills and help it to ensure success, while still maintaining development control?
- c. Prior experience – Do team members have prior experience directly relevant to the proposed project?
- d. Experience working together – Have the team members worked together before or demonstrated the ability to work effectively as a team?

6. Fiscal Soundness

- a. Financial management – Is there evidence that the CHDO meets the 84.21 standards? Does it do annual budgeting of its operations and all activities or programs? Does it track and report budget v. actual income and expenses? Does it have adequate internal controls to ensure separation of duties & safeguarding of corporate assets? Is there sufficient oversight of all financial activities? Is financial reporting regular, current, and sufficient for the board to forecast and monitor the financial status of the corporation?
- b. Financial stability – To what extent does the organization have a diversified and stable funding base for operations? How regularly does it experience cash flow problems?
- c. Liquidity – Does CHDO management know its current cash position and maintain controls over expenditures? Does the current balance sheet and budget indicate sufficient funds to support essential operations? Does it have funds available for pre-development expenses capital advances required for development?
- d. Audit – Does the CHDO have an annual audit? Is the most recent audit current? Were there management or compliance findings in the last two years? Are findings resolved?

- e. Portfolio & corporate liabilities – If it has a portfolio of properties, are they in stable physical and financial condition or are they a drain on corporate resources? Are there assets at risk of default? Does it collect adequate revenues and management fees from the properties? Does it maintain adequate insurance – liability, fidelity bond, workers comp, property hazard, & project?

7. Other Factors

- a. Community relations – How strong are the current reputation of the corporation and the relationship with the community? To what extent does NIMBY opposition exist to low income housing in the service area? To what extent do channels exist for the CHDO to negotiate with the community and potential opponents?
- b. Local government relations – How strong is the CHDO's relationship with the local government? How strongly does local government support its housing activities?
- c. Lender relations – Does the CHDO have good working relationships with lenders, especially those who might participate in the proposed project?