



**NYS Division of Housing and
Community Renewal**

**NYS Housing Trust Fund
Corporation**

**Unified Funding 2012
Capital Programs**

Reference Materials

Unified Funding 2012 Capital Programs Reference Materials

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HUD Fair Market/HOME Rents

----- 2012 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	683	732	878	1015	1132	1250	1366
HIGH HOME RENT LIMIT	711*	737*	900*	1077*	1177*	1354*	1530*
For Information Only:							
FAIR MARKET RENT	687	713	870	1041	1138	1309	1479
50% RENT LIMIT	683	732	878	1015	1132	1250	1366
65% RENT LIMIT	869	932	1121	1286	1415	1542	1670
Binghamton, NY MSA							
LOW HOME RENT LIMIT	541	580	696	803	896	989	1081
HIGH HOME RENT LIMIT	602*	604*	723*	944*	1093*	1203	1299
For Information Only:							
FAIR MARKET RENT	590	593	709	925	1085	1248	1411
50% RENT LIMIT	541	580	696	803	896	989	1081
65% RENT LIMIT	684	734	882	1010	1108	1203	1299
Buffalo-Niagara Falls, NY MSA							
LOW HOME RENT LIMIT	578	606	728	859	958	1058	1156
HIGH HOME RENT LIMIT	605*	606*	728*	901*	994*	1143*	1292*
For Information Only:							
FAIR MARKET RENT	597	599	719	889	982	1129	1277
50% RENT LIMIT	578	620	743	859	958	1058	1156
65% RENT LIMIT	733	786	946	1083	1189	1293	1397
Elmira, NY MSA							
LOW HOME RENT LIMIT	501*	536*	643*	743*	830*	916*	1001*
HIGH HOME RENT LIMIT	631*	661*	793*	934*	1023*	1109*	1196*
For Information Only:							
FAIR MARKET RENT	639	641	769	988	1030	1185	1339
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Glens Falls, NY MSA							
LOW HOME RENT LIMIT	548	587	705	814	908	1002	1095
HIGH HOME RENT LIMIT	631	667	839	1025	1124	1221	1319
For Information Only:							
FAIR MARKET RENT	631	667	839	1059	1192	1371	1550
50% RENT LIMIT	548	587	705	814	908	1002	1095
65% RENT LIMIT	693	744	894	1025	1124	1221	1319
Ithaca, NY MSA							
LOW HOME RENT LIMIT	646	692	831	960	1071	1181	1291
HIGH HOME RENT LIMIT	802	825	966	1169	1212	1394	1572
For Information Only:							
FAIR MARKET RENT	802	825	966	1169	1212	1394	1576
50% RENT LIMIT	646	692	831	960	1071	1181	1291
65% RENT LIMIT	820	880	1058	1213	1334	1453	1572

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kingston, NY MSA								
	LOW HOME RENT LIMIT	647	693	832	961	1072	1183	1293
	HIGH HOME RENT LIMIT	821	881	1059	1215	1336	1456	1576
	For Information Only:							
	FAIR MARKET RENT	845	917	1098	1391	1728	1987	2246
	50% RENT LIMIT	647	693	832	961	1072	1183	1293
	65% RENT LIMIT	821	881	1059	1215	1336	1456	1576
Nassau-Suffolk, NY HUD Metro FMR Area								
	LOW HOME RENT LIMIT	941	1008	1210	1397	1558	1720	1881
	HIGH HOME RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1233	1425	1682	2232	2432	2797	3162
	50% RENT LIMIT	941	1008	1210	1397	1558	1720	1881
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
New York, NY HUD Metro FMR Area								
	LOW HOME RENT LIMIT	726	778	933	1079	1203	1328	1452
	HIGH HOME RENT LIMIT	925	993	1193	1369	1508	1645	1782
	For Information Only:							
	FAIR MARKET RENT	1183	1280	1424	1752	1970	2266	2561
	50% RENT LIMIT	726	778	933	1079	1203	1328	1452
	65% RENT LIMIT	925	993	1193	1369	1508	1645	1782
Poughkeepsie-Newburgh-Middletown, NY MSA								
	LOW HOME RENT LIMIT	763	818	981	1133	1265	1396	1526
	HIGH HOME RENT LIMIT	826	971	1189	1440	1553	1733	1879
	For Information Only:							
	FAIR MARKET RENT	826	971	1189	1458	1553	1786	2019
	50% RENT LIMIT	763	818	981	1133	1265	1396	1526
	65% RENT LIMIT	973	1044	1254	1440	1588	1733	1879
Rochester, NY MSA								
	LOW HOME RENT LIMIT	595	644	773	893	996	1099	1202
	HIGH HOME RENT LIMIT	595*	658*	804*	966*	1023*	1176*	1330*
	For Information Only:							
	FAIR MARKET RENT	591	654	799	960	1016	1168	1321
	50% RENT LIMIT	601	644	773	893	996	1099	1202
	65% RENT LIMIT	763	818	983	1127	1238	1347	1457
Rockland County, NY HUD Metro FMR Area								
	LOW HOME RENT LIMIT	902	966	1160	1340	1495	1650	1804
	HIGH HOME RENT LIMIT	1118	1199	1424	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1183	1280	1424	1752	1970	2266	2561
	50% RENT LIMIT	902	966	1160	1340	1495	1650	1804
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Syracuse, NY MSA								
	LOW HOME RENT LIMIT	583	625	750	866	966	1066	1165
	HIGH HOME RENT LIMIT	634*	636*	766*	980*	1062*	1221*	1381*
	For Information Only:							
	FAIR MARKET RENT	621	623	750	960	1040	1196	1352
	50% RENT LIMIT	583	625	750	866	966	1066	1165
	65% RENT LIMIT	739	793	953	1092	1199	1304	1410
Utica-Rome, NY MSA								
	LOW HOME RENT LIMIT	515	551	662	765	853	941	1029
	HIGH HOME RENT LIMIT	622*	623*	750*	919*	1036*	1141	1231
	For Information Only:							
	FAIR MARKET RENT	598	599	721	884	1004	1155	1305
	50% RENT LIMIT	515	551	662	765	853	941	1029
	65% RENT LIMIT	649	697	838	960	1051	1141	1231
Westchester County, NY Statutory Exception Area								
	LOW HOME RENT LIMIT	945	1012	1215	1403	1565	1726	1888
	HIGH HOME RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1139	1359	1580	1905	2349	2701	3054
	50% RENT LIMIT	945	1012	1215	1403	1565	1726	1888
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
Allegany County, NY								
	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	577	579	694	865	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	577	579	694	865	1063	1222	1382
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Cattaraugus County, NY								
	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	599	601	723	929	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	599	601	723	950	1090	1254	1417
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Cayuga County, NY								
	LOW HOME RENT LIMIT	542	581	697	806	900	992	1085
	HIGH HOME RENT LIMIT	624*	626*	750*	990*	1106	1208	1305
	For Information Only:							
	FAIR MARKET RENT	596	597	716	953	1106	1272	1438
	50% RENT LIMIT	542	581	697	806	900	992	1085
	65% RENT LIMIT	686	736	886	1014	1111	1208	1305

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Chautauqua County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	595	598	717	925	1010	1102	1189
For Information Only:							
FAIR MARKET RENT	595	598	717	925	1010	1162	1313
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Chenango County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	586*	590*	707*	891*	1016	1102	1189
For Information Only:							
FAIR MARKET RENT	579	584	699	881	1227	1411	1595
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Clinton County, NY							
LOW HOME RENT LIMIT	555	594	712	823	918	1013	1107
HIGH HOME RENT LIMIT	662*	665*	797*	1003*	1136	1236	1334
For Information Only:							
FAIR MARKET RENT	655	657	788	1001	1301	1496	1691
50% RENT LIMIT	555	594	712	823	918	1013	1107
65% RENT LIMIT	701	753	904	1036	1136	1236	1334
Columbia County, NY							
LOW HOME RENT LIMIT	621	665	798	923	1030	1136	1242
HIGH HOME RENT LIMIT	722*	737*	869*	1050*	1119*	1285*	1443*
For Information Only:							
FAIR MARKET RENT	693	707	834	1007	1074	1235	1396
50% RENT LIMIT	621	665	798	923	1030	1136	1242
65% RENT LIMIT	789	846	1017	1166	1281	1396	1509
Cortland County, NY							
LOW HOME RENT LIMIT	523	561	673	777	867	957	1046
HIGH HOME RENT LIMIT	630*	631*	771*	964*	1070	1162	1254
For Information Only:							
FAIR MARKET RENT	618	620	757	962	1181	1358	1535
50% RENT LIMIT	523	561	673	777	867	957	1046
65% RENT LIMIT	660	709	853	977	1070	1162	1254
Delaware County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	593*	596*	715*	884*	1016	1102	1189
For Information Only:							
FAIR MARKET RENT	578	580	696	860	1132	1302	1472
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Essex County, NY								
	LOW HOME RENT LIMIT	526	563	676	781	872	962	1051
	HIGH HOME RENT LIMIT	642	643	772	982	1075	1168	1261
	For Information Only:							
	FAIR MARKET RENT	642	643	772	1027	1116	1283	1451
	50% RENT LIMIT	526	563	676	781	872	962	1051
	65% RENT LIMIT	664	713	857	982	1075	1168	1261
Franklin County, NY								
	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	604	605	723	928	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	604	605	723	928	1027	1181	1335
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Fulton County, NY								
	LOW HOME RENT LIMIT	489	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	489*	597*	755*	901*	960*	1085*	1179
	For Information Only:							
	FAIR MARKET RENT	463	565	714	855	907	1043	1179
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Genesee County, NY								
	LOW HOME RENT LIMIT	543*	582*	698*	807*	900*	993*	1086*
	HIGH HOME RENT LIMIT	678*	684*	822*	1001*	1110*	1210*	1306*
	For Information Only:							
	FAIR MARKET RENT	661	662	796	987	1117	1285	1452
	50% RENT LIMIT	532	570	685	790	882	973	1064
	65% RENT LIMIT	671	721	867	994	1089	1182	1277
Greene County, NY								
	LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
	HIGH HOME RENT LIMIT	625*	675*	816*	964	1055	1146	1236
	For Information Only:							
	FAIR MARKET RENT	597	644	785	1021	1112	1279	1446
	50% RENT LIMIT	516	553	663	767	856	944	1032
	65% RENT LIMIT	651	699	842	964	1055	1146	1236
Hamilton County, NY								
	LOW HOME RENT LIMIT	523	561	673	777	867	957	1046
	HIGH HOME RENT LIMIT	623*	631*	757*	935*	1057	1162	1254
	For Information Only:							
	FAIR MARKET RENT	608	610	732	912	1057	1216	1374
	50% RENT LIMIT	523	561	673	777	867	957	1046
	65% RENT LIMIT	660	709	853	977	1070	1162	1254

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jefferson County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	628	674	811	929	1016	1102	1189
For Information Only:							
FAIR MARKET RENT	696	697	838	1080	1135	1305	1476
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Lewis County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	580*	583*	699*	874*	976*	1094	1189
For Information Only:							
FAIR MARKET RENT	565	568	681	852	951	1094	1236
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Montgomery County, NY							
LOW HOME RENT LIMIT	555*	595*	680*	825*	920*	1015*	1111*
HIGH HOME RENT LIMIT	623	668	750	929	1016	1102	1245*
For Information Only:							
FAIR MARKET RENT	623	668	750	949	1028	1182	1336
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Otsego County, NY							
LOW HOME RENT LIMIT	508	545	653	755	842	930	1016
HIGH HOME RENT LIMIT	641	688	828	948	1038	1127	1215
For Information Only:							
FAIR MARKET RENT	699	716	841	1118	1162	1336	1511
50% RENT LIMIT	508	545	653	755	842	930	1016
65% RENT LIMIT	641	688	828	948	1038	1127	1215
St. Lawrence County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	595	597	718	909	993	1102	1189
For Information Only:							
FAIR MARKET RENT	595	597	718	909	993	1142	1291
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Schuyler County, NY							
LOW HOME RENT LIMIT	498	534	641	740	826	911	995
HIGH HOME RENT LIMIT	619*	636*	762*	914*	1000*	1085*	1189
For Information Only:							
FAIR MARKET RENT	558	560	672	896	925	1064	1203
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189

* HOME Program Rent held at last year's level.

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

		----- 2012 HOME PROGRAM RENTS -----					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Seneca County, NY							
LOW HOME RENT LIMIT	500*	536*	643*	743*	830*	915*	1001*
HIGH HOME RENT LIMIT	631*	664*	798*	934*	1021*	1109*	1196*
For Information Only:							
FAIR MARKET RENT	632	634	760	1000	1265	1455	1645
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Steuben County, NY							
LOW HOME RENT LIMIT	501*	536*	645*	745*	831*	916*	1002*
HIGH HOME RENT LIMIT	612*	619*	744*	919*	1014*	1110*	1198*
For Information Only:							
FAIR MARKET RENT	593	595	715	917	1012	1164	1316
50% RENT LIMIT	498	534	641	740	826	911	995
65% RENT LIMIT	628	674	811	929	1016	1102	1189
Sullivan County, NY							
LOW HOME RENT LIMIT	538	576	692	800	892	984	1076
HIGH HOME RENT LIMIT	635*	700*	878	1006	1103	1198	1294
For Information Only:							
FAIR MARKET RENT	624	692	888	1063	1245	1432	1619
50% RENT LIMIT	538	576	692	800	892	984	1076
65% RENT LIMIT	680	730	878	1006	1103	1198	1294
Wyoming County, NY							
LOW HOME RENT LIMIT	532	570	685	790	882	973	1064
HIGH HOME RENT LIMIT	612	629	738	994	1089	1182	1277
For Information Only:							
FAIR MARKET RENT	612	629	738	1075	1173	1349	1525
50% RENT LIMIT	532	570	685	790	882	973	1064
65% RENT LIMIT	671	721	867	994	1089	1182	1277
Yates County, NY							
LOW HOME RENT LIMIT	516	553	663	766	855	943	1030
HIGH HOME RENT LIMIT	611*	624*	741*	947*	986*	1125*	1214*
For Information Only:							
FAIR MARKET RENT	572	579	688	891	918	1056	1193
50% RENT LIMIT	516	553	663	766	855	943	1030
65% RENT LIMIT	651	699	841	962	1054	1144	1235

* HOME Program Rent held at last year's level.

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

HUD Income Limits

----- 2012 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	16450	18800	21150	23450	25350	27250	29100	31000
VERY LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
60% LIMITS	32820	37500	42180	46860	50640	54360	58140	61860
LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
Binghamton, NY MSA								
30% LIMITS	13000	14850	16700	18550	20050	21550	23050	24500
VERY LOW INCOME	21650	24750	27850	30900	33400	35850	38350	40800
60% LIMITS	25980	29700	33420	37080	40080	43020	46020	48960
LOW INCOME	34650	39600	44550	49450	53450	57400	61350	65300
Buffalo-Niagara Falls, NY MSA								
30% LIMITS	13900	15900	17900	19850	21450	23050	24650	26250
VERY LOW INCOME	23150	26450	29750	33050	35700	38350	41000	43650
60% LIMITS	27780	31740	35700	39660	42840	46020	49200	52380
LOW INCOME	37050	42350	47650	52900	57150	61400	65600	69850
Elmira, NY MSA								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Glens Falls, NY MSA								
30% LIMITS	13200	15050	16950	18800	20350	21850	23350	24850
VERY LOW INCOME	21950	25050	28200	31300	33850	36350	38850	41350
60% LIMITS	26340	30060	33840	37560	40620	43620	46620	49620
LOW INCOME	35100	40100	45100	50100	54150	58150	62150	66150
Ithaca, NY MSA								
30% LIMITS	15550	17750	19950	22150	23950	25700	27500	29250
VERY LOW INCOME	25850	29550	33250	36900	39900	42850	45800	48750
60% LIMITS	31020	35460	39900	44280	47880	51420	54960	58500
LOW INCOME	41350	47250	53150	59050	63800	68500	73250	77950
Kingston, NY MSA								
30% LIMITS	15550	17750	19950	22150	23950	25700	27500	29250
VERY LOW INCOME	25900	29600	33300	36950	39950	42900	45850	48800
60% LIMITS	31080	35520	39960	44340	47940	51480	55020	58560
LOW INCOME	41400	47300	53200	59100	63850	68600	73300	78050

----- 2012 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	22600	25800	29050	32250	34850	37450	40000	42600
VERY LOW INCOME	37650	43000	48400	53750	58050	62350	66650	70950
60% LIMITS	45180	51600	58080	64500	69660	74820	79980	85140
LOW INCOME	54900	62750	70600	78400	84700	90950	97250	103500
New York, NY HUD Metro FMR Area								
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
Poughkeepsie-Newburgh-Middletown, NY MSA								
30% LIMITS	18350	20950	23550	26150	28250	30350	32450	34550
VERY LOW INCOME	30550	34900	39250	43600	47100	50600	54100	57600
60% LIMITS	36660	41880	47100	52320	56520	60720	64920	69120
LOW INCOME	45500	52000	58500	65000	70200	75400	80600	85800
Rochester, NY MSA								
30% LIMITS	14450	16500	18550	20600	22250	23900	25550	27200
VERY LOW INCOME	24050	27500	30950	34350	37100	39850	42600	45350
60% LIMITS	28860	33000	37140	41220	44520	47820	51120	54420
LOW INCOME	38500	44000	49500	54950	59350	63750	68150	72550
Rockland County, NY HUD Metro FMR Area								
30% LIMITS	21700	24800	27900	30950	33450	35950	38400	40900
VERY LOW INCOME	36100	41250	46400	51550	55700	59800	63950	68050
60% LIMITS	43320	49500	55680	61860	66840	71760	76740	81660
LOW INCOME	46500	53150	59800	66400	71750	77050	82350	87650
Syracuse, NY MSA								
30% LIMITS	14000	16000	18000	20000	21600	23200	24800	26400
VERY LOW INCOME	23350	26650	30000	33300	36000	38650	41300	44000
60% LIMITS	28020	31980	36000	39960	43200	46380	49560	52800
LOW INCOME	37350	42650	48000	53300	57600	61850	66100	70400
Utica-Rome, NY MSA								
30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300
VERY LOW INCOME	20600	23550	26500	29400	31800	34150	36500	38850
60% LIMITS	24720	28260	31800	35280	38160	40980	43800	46620
LOW INCOME	32950	37650	42350	47050	50850	54600	58350	62150

----- 2012 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	22650	25900	29150	32350	34950	37550	40150	42750
VERY LOW INCOME	37800	43200	48600	53950	58300	62600	66900	71250
60% LIMITS	45360	51840	58320	64740	69960	75120	80280	85500
LOW INCOME	51600	59000	66350	73700	79600	85500	91400	97300
Allegany County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Cattaraugus County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Cayuga County, NY								
30% LIMITS	13050	14900	16750	18600	20100	21600	23100	24600
VERY LOW INCOME	21700	24800	27900	31000	33500	36000	38450	40950
60% LIMITS	26040	29760	33480	37200	40200	43200	46140	49140
LOW INCOME	34750	39700	44650	49600	53600	57550	61550	65500
Chautauqua County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Chenango County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Clinton County, NY								
30% LIMITS	13300	15200	17100	19000	20550	22050	23600	25100
VERY LOW INCOME	22200	25350	28500	31650	34200	36750	39250	41800
60% LIMITS	26640	30420	34200	37980	41040	44100	47100	50160
LOW INCOME	35500	40550	45600	50650	54750	58800	62850	66900

----- 2012 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	14950	17050	19200	21300	23050	24750	26450	28150
VERY LOW INCOME	24850	28400	31950	35500	38350	41200	44050	46900
60% LIMITS	29820	34080	38340	42600	46020	49440	52860	56280
LOW INCOME	39800	45450	51150	56800	61350	65900	70450	75000
Cortland County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
60% LIMITS	25140	28740	32340	35880	38760	41640	44520	47400
LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Delaware County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Essex County, NY								
30% LIMITS	12650	14450	16250	18050	19500	20950	22400	23850
VERY LOW INCOME	21050	24050	27050	30050	32500	34900	37300	39700
60% LIMITS	25260	28860	32460	36060	39000	41880	44760	47640
LOW INCOME	33700	38500	43300	48100	51950	55800	59650	63500
Franklin County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Fulton County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Genesee County, NY								
30% LIMITS	12800	14600	16450	18250	19750	21200	22650	24100
VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
60% LIMITS	25560	29220	32880	36480	39420	42360	45240	48180
LOW INCOME	34100	38950	43800	48650	52550	56450	60350	64250

----- 2012 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	12400	14200	15950	17700	19150	20550	21950	23400
VERY LOW INCOME	20650	23600	26550	29500	31900	34250	36600	38950
60% LIMITS	24780	28320	31860	35400	38280	41100	43920	46740
LOW INCOME	33050	37800	42500	47200	51000	54800	58550	62350
Hamilton County, NY								
30% LIMITS	12600	14400	16200	17950	19400	20850	22300	23700
VERY LOW INCOME	20950	23950	26950	29900	32300	34700	37100	39500
60% LIMITS	25140	28740	32340	35880	38760	41640	44520	47400
LOW INCOME	33500	38300	43100	47850	51700	55550	59350	63200
Jefferson County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Lewis County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Montgomery County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Otsego County, NY								
30% LIMITS	12250	14000	15750	17450	18850	20250	21650	23050
VERY LOW INCOME	20350	23250	26150	29050	31400	33700	36050	38350
60% LIMITS	24420	27900	31380	34860	37680	40440	43260	46020
LOW INCOME	32550	37200	41850	46500	50250	53950	57700	61400
St. Lawrence County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100

----- 2012 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	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Seneca County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Steuben County, NY								
30% LIMITS	11950	13650	15350	17050	18450	19800	21150	22550
VERY LOW INCOME	19950	22800	25650	28450	30750	33050	35300	37600
60% LIMITS	23940	27360	30780	34140	36900	39660	42360	45120
LOW INCOME	31850	36400	40950	45500	49150	52800	56450	60100
Sullivan County, NY								
30% LIMITS	12950	14800	16650	18450	19950	21450	22900	24400
VERY LOW INCOME	21550	24600	27700	30750	33250	35700	38150	40600
60% LIMITS	25860	29520	33240	36900	39900	42840	45780	48720
LOW INCOME	34450	39400	44300	49200	53150	57100	61050	64950
Wyoming County, NY								
30% LIMITS	12800	14600	16450	18250	19750	21200	22650	24100
VERY LOW INCOME	21300	24350	27400	30400	32850	35300	37700	40150
60% LIMITS	25560	29220	32880	36480	39420	42360	45240	48180
LOW INCOME	34100	38950	43800	48650	52550	56450	60350	64250
Yates County, NY								
30% LIMITS	12400	14150	15900	17650	19100	20500	21900	23300
VERY LOW INCOME	20650	23600	26550	29450	31850	34200	36550	38900
60% LIMITS	24780	28320	31860	35340	38220	41040	43860	46680
LOW INCOME	33000	37700	42400	47100	50900	54650	58450	62200

Median Income Adjusted by Bedroom Count

**(For Use in Completing Exhibit 4, “Affordability Analysis”
and in Calculating Restricted Rents for Low-Income
Housing Credit Program)**

**Median Income Adjusted by Bedroom Count
Based on HUD Income Limits Effective 12/01/2011**

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Albany-Schenectady-Troy, NY MSA	Albany	\$54,700	\$58,600	\$70,300	\$81,250	\$90,600	\$100,000
Allegany County, NY	Allegany	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
New York, NY HUD Metro FMR Area	Bronx	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
Binghamton, NY MSA	Broome	\$43,300	\$46,400	\$55,700	\$64,300	\$71,700	\$79,150
Cattaraugus County, NY	Cattaraugus	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Cayuga County, NY	Cayuga	\$43,400	\$46,500	\$55,800	\$64,500	\$72,000	\$79,400
Chautauqua County, NY	Chautauqua	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Elmira, NY MSA	Chemung	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Chenango County, NY	Chenango	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Clinton County, NY	Clinton	\$44,400	\$47,550	\$57,000	\$65,850	\$73,500	\$81,050
Columbia County, NY	Columbia	\$49,700	\$53,250	\$63,900	\$73,850	\$82,400	\$90,950
Cortland County, NY	Cortland	\$41,900	\$44,900	\$53,900	\$62,200	\$69,400	\$76,600
Delaware County, NY	Delaware	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Poughkeepsie-Newburgh-Middletown, NY MSA	Dutchess	\$61,100	\$65,450	\$78,500	\$90,700	\$101,200	\$111,700
Buffalo-Niagara Falls, NY MSA	Erie	\$46,300	\$49,600	\$59,500	\$68,750	\$76,700	\$84,650
Essex County, NY	Essex	\$42,100	\$45,100	\$54,100	\$62,550	\$69,800	\$77,000
Franklin County, NY	Franklin	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Fulton County, NY	Fulton	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Genesee County, NY	Genesee	\$42,600	\$45,650	\$54,800	\$63,250	\$70,600	\$77,850
Greene County, NY	Greene	\$41,300	\$44,250	\$53,100	\$61,400	\$68,500	\$75,550
Hamilton County, NY	Hamilton	\$41,900	\$44,900	\$53,900	\$62,200	\$69,400	\$76,600
Utica-Rome, NY MSA	Herkimer	\$41,200	\$44,150	\$53,000	\$61,200	\$68,300	\$75,350
Jefferson County, NY	Jefferson	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
New York, NY HUD Metro FMR Area	Kings	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
Lewis County, NY	Lewis	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Rochester, NY MSA	Livingston	\$48,100	\$51,550	\$61,900	\$71,450	\$79,700	\$87,950
Syracuse, NY MSA	Madison	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Rochester, NY MSA	Monroe	\$48,100	\$51,550	\$61,900	\$71,450	\$79,700	\$87,950
Montgomery County, NY	Montgomery	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Nassau-Suffolk, NY HUD Metro FMR Area	Nassau	\$75,300	\$80,650	\$96,800	\$111,800	\$124,700	\$137,600
New York, NY HUD Metro FMR Area	New York	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
Buffalo-Niagara Falls, NY MSA	Niagara	\$46,300	\$49,600	\$59,500	\$68,750	\$76,700	\$84,650
Utica-Rome, NY MSA	Oneida	\$41,200	\$44,150	\$53,000	\$61,200	\$68,300	\$75,350
Syracuse, NY MSA	Onondaga	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Rochester, NY MSA	Ontario	\$48,100	\$51,550	\$61,900	\$71,450	\$79,700	\$87,950
Poughkeepsie-Newburgh-Middletown, NY MSA	Orange	\$61,100	\$65,450	\$78,500	\$90,700	\$101,200	\$111,700
Rochester, NY MSA	Orleans	\$48,100	\$51,550	\$61,900	\$71,450	\$79,700	\$87,950
Syracuse, NY MSA	Oswego	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Otsego County, NY	Otsego	\$40,700	\$43,600	\$52,300	\$60,450	\$67,400	\$74,400
New York, NY HUD Metro FMR Area	Putnam	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
New York, NY HUD Metro FMR Area	Queens	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
Albany-Schenectady-Troy, NY MSA	Rensselaer	\$54,700	\$58,600	\$70,300	\$81,250	\$90,600	\$100,000
New York, NY HUD Metro FMR Area	Richmond	\$58,100	\$62,250	\$74,700	\$86,350	\$96,300	\$106,300
Rockland County, NY HUD Metro FMR Area	Rockland	\$72,200	\$77,350	\$92,800	\$107,250	\$119,600	\$132,000
Albany-Schenectady-Troy, NY MSA	Saratoga	\$54,700	\$58,600	\$70,300	\$81,250	\$90,600	\$100,000
Albany-Schenectady-Troy, NY MSA	Schenectady	\$54,700	\$58,600	\$70,300	\$81,250	\$90,600	\$100,000
Albany-Schenectady-Troy, NY MSA	Schoharie	\$54,700	\$58,600	\$70,300	\$81,250	\$90,600	\$100,000
Schuyler County, NY	Schuyler	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Seneca County, NY	Seneca	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
St. Lawrence County, NY	St Lawrence	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Steuben County, NY	Steuben	\$39,900	\$42,750	\$51,300	\$59,200	\$66,100	\$72,900
Nassau-Suffolk, NY HUD Metro FMR Area	Suffolk	\$75,300	\$80,650	\$96,800	\$111,800	\$124,700	\$137,600
Sullivan County, NY	Sullivan	\$43,100	\$46,150	\$55,400	\$64,000	\$71,400	\$78,750
Binghamton, NY MSA	Tioga	\$43,300	\$46,400	\$55,700	\$64,300	\$71,700	\$79,150
Ithaca, NY MSA	Tompkins	\$51,700	\$55,400	\$66,500	\$76,800	\$85,700	\$94,550
Kingston, NY MSA	Ulster	\$51,800	\$55,500	\$66,600	\$76,900	\$85,800	\$94,650
Glens Falls, NY MSA	Warren	\$43,900	\$47,000	\$56,400	\$65,150	\$72,700	\$80,200
Glens Falls, NY MSA	Washington	\$43,900	\$47,000	\$56,400	\$65,150	\$72,700	\$80,200
Rochester, NY MSA	Wayne	\$48,100	\$51,550	\$61,900	\$71,450	\$79,700	\$87,950
Westchester County, NY Statutory Exception Area	Westchester	\$75,600	\$81,000	\$97,200	\$112,250	\$125,200	\$138,150
Wyoming County, NY	Wyoming	\$42,600	\$45,650	\$54,800	\$63,250	\$70,600	\$77,850
Yates County, NY	Yates	\$41,300	\$44,250	\$53,100	\$61,300	\$68,400	\$75,450

HOME Program Subsidy Limits

2012 HOME Per-Unit Subsidy Limits

Effective Date: January 1, 2012

For ALL NYS Counties except Steuben, Schuyler, and Chemung Counties:

<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4+ Bedroom</u>
\$132,814	\$152,251	\$185,136	\$239,506	\$262,903

For Steuben, Schuyler, and Chemung Counties only:

<u>0 Bedroom</u>	<u>1 Bedroom</u>	<u>2 Bedroom</u>	<u>3 Bedroom</u>	<u>4+ Bedroom</u>
\$131,707	\$150,982	\$183,593	\$237,510	\$260,712

HOME Program CHDO Requirements



U.S. Department of Housing and Urban Development
Community Planning and Development

Special Attention of:

Notice: CPD 12-007

All State/Area Coordinators
Regional Directors for CPD
CPD Division Directors
All HOME Coordinators
All HOME Participating Jurisdictions

Issued: 5/8/2012
Expires: 5/8/2013

Cross References:

Subject: Operating Guidance for Implementing FY 2012 HOME Appropriation Requirements

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I. BACKGROUND

The *Consolidated and Further Continuing Appropriations Act of 2012* (P.L. 112-55) imposed new requirements on projects that receive FY 2012 funds from the HOME Investment Partnerships Program (HOME). The purpose of these requirements is to improve project and developer selection by participating jurisdictions (PJs) and ensure that there is adequate market demand for FY 2012 HOME projects.

The law requires that:

- 1) PJs must repay any HOME funds invested in projects that are not completed within four years of the commitment date, as determined by a signature of each party to the written agreement. HUD may grant a one year extension upon determination that the failure to complete the project is beyond the control of the PJ.
- 2) PJs may only commit FY 2012 HOME funds to a project after it has underwritten the project, assessed the developer capacity and fiscal soundness of the developer being funded, and examined the neighborhood market conditions to ensure that there is an adequate need for the HOME project. The PJ must certify, at the time HOME funds are committed, that these actions have been taken for each project.
- 3) PJs must convert any FY 2012 HOME homeownership unit that has not been sold to an eligible homebuyer within six months of construction completion to a HOME-assisted rental unit.
- 4) PJs may only provide FY 2012 HOME funds for development activities to Community Housing Development Organizations (CHDOs) that have demonstrated that they have staff with demonstrated development experience.

HUD has incorporated these requirements as special conditions attached to the FY 2012 Funding Agreement (HUD Form 40093). A copy of the conditions is included in Attachment A.

These requirements are applicable to all projects that receive FY 2012 HOME funds, including all 2012 CHDO set-aside funds. For the purposes of this Notice, a ***FY 2012 HOME-funded project*** is defined as any HOME activity set up in Integrated Disbursement and Information System (IDIS) under a 2012 Consolidated Plan/Annual Action Plan Project. A Consolidated Plan/Annual Action Plan Project may consist of one or more HOME projects set up as HOME activities in IDIS. HOME projects are set up in IDIS as HOME activities.

This Notice explains how these new requirements apply to PJs' FY 2012 HOME projects, how PJs must comply with the requirements, and how HUD will determine PJ compliance with these requirements using data entered into IDIS. Please note that these requirements are separate from changes published in the December 16, 2011 HOME proposed rule. Although there are similarities between the law and proposed regulatory changes, the *Consolidated and Further Continuing Appropriations Act of 2012* requires HUD to immediately implement these

requirements on all FY-2012 HOME-funded activities.

II. IMPLEMENTATION OF FY2012 HOME APPROPRIATION LAW

1) Four-Year Project Completion

Requirement: FY 2012 HOME funds used for projects not completed within four years of the commitment date, as determined by a signature of each party to the written agreement, must be repaid to the HOME Investment Trust Fund. HUD may grant a one-year extension if it determines that the circumstances that led to the failure to complete the project by the deadline were beyond the PJ's control.

For the purpose of complying with this requirement, *completion* shall mean that all necessary construction work has been completed and the project has received a certificate of occupancy or other local certification indicating that construction or rehabilitation has been completed and the project is ready for occupancy. For owner-occupied rehabilitation projects, completion means that all rehabilitation work has been completed, the PJ or its designee has performed a final inspection, and the homeowner has accepted the work, as indicated by a final sign-off.

Applicability to HOME Projects: This requirement is applicable to all HOME activities set up in IDIS under a 2012 Consolidated Plan/Annual Action Plan, regardless of the grant year from which the funds are disbursed.

HUD Implementation: Using IDIS data, HUD will generate monthly, PJ-specific reports that will assist PJs in identifying any HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects that may fail to reach the four-year completion deadline. The reports will use an activity's initial IDIS funding date to identify HOME projects that may be approaching the four-year deadline and are not yet complete. For the purpose of tracking compliance with this requirement, the IDIS initial funding date is an adequate approximation of the commitment date of each HOME project. Since the *Consolidated and Furthering Appropriations Act of 2012* ties this requirement to the date a written agreement is executed, PJs should establish their own tracking process and use this report to assist in identifying possible incomplete projects.

Should a PJ request a one-year extension to the four-year deadline, HUD will require the PJ to submit the written agreement for the project to establish the date that the written agreement was executed by the parties. If granted, the one-year extension will be based on the date the agreement was executed. For example, if an activity's initial funding date in IDIS is two months after the execution date of the written agreement, HUD will use the date of the written agreement as the official project start date, and will only grant the PJ an additional 10 months to complete the project.

HUD will post the reports on the HOME Reports website:
[\(http://www.hud.gov/offices/cpd/affordablehousing/reports/\).](http://www.hud.gov/offices/cpd/affordablehousing/reports/)

PJ Compliance: PJs should evaluate the readiness of each project before setting it up in IDIS as a HOME activity under a 2012 Consolidated Plan/Annual Action Plan Project to ensure compliance with the four-year completion requirement. PJs should establish a process to track a project's four-year completion deadline based on the date of the executed written agreement. Reviewing the reports HUD posts each month on the HOME Reports website will also assist in determining when PJs may need to take action. HUD may grant a one-year extension of the completion deadline to HOME projects that have not progressed due to circumstances beyond the PJ's control. The PJ must submit the extension request to its local HUD Field Office at least 90 days before the project's four-year deadline. All extension requests must include the following:

- Documentation supporting the PJ's claim that the project will not be completed by the four-year deadline due to circumstances beyond the PJ's control.
- A signed and dated copy of the written agreement committing funds to the project.
- A detailed project completion schedule, with milestones, that will ensure the project is completed within one year or less.
- Proof that adequate financing has been secured to ensure project completion.

2) **Assessment of Project Underwriting, Developer Capacity, and Market Need**

Requirement: Before entering into a legally binding written agreement to provide HOME funds to a HOME activity set up in IDIS under a 2012 Consolidated Plan/Annual Action Plan Project, a PJ must:

- Underwrite the project or evaluate the underwriting of another funder;
- Assess the development capacity and fiscal soundness of the developer; and
- Examine neighborhood market conditions to ensure adequate need for each project.

Applicability to PJ Activities: This requirement applies to all HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects, and must be completed before entering into a legally binding written agreement to provide HOME funds.

HUD Implementation: When committing funds to a HOME activity set up in IDIS under a 2012 Consolidated Plan/Annual Action Plan Project, the PJ must certify in IDIS that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for the project. This certification (see bullet (iv) below) is included as part of a broader certification required for all HOME activities in IDIS.

Since the Project Underwriting, Developer Capacity, and Market Need certification (bullet (iv)) is included with other certifications required for all HOME activities, it will appear in IDIS regardless of whether the project involves development activities that

necessitate project underwriting, assessing developer capacity and financial soundness, and an examination of neighborhood market conditions. This certification will also appear for IDIS activities *not* identified as HOME FY 2012 Action Plan projects.

Certification (iv) below is not applicable to an activity that does *not* involve development activities that necessitate project underwriting, assessing developer capacity and financial soundness, and an examination of neighborhood market conditions (e.g., this certification is not applicable to tenant based rental assistance, homeowner rehabilitation, CHDO operating expenses), *or* if the PJ is committing HOME funds to an activity *not* set up in IDIS under a 2012 Consolidated Plan/Annual Action Plan Project. However, the remaining sections of the certification (i.e., (i), (ii), (iii), and (v)) are applicable to all HOME IDIS activities.

HOME Activity Funding Certification

By requesting the disbursement of Federal funds, the representative of the Participating Jurisdiction using this system certifies that he/she is authorized to execute the certifications set forth herein, and, on behalf of the Participating Jurisdiction, further certifies that, in accordance with the requirements in 24 CFR Part 92:

- (i) the Participating Jurisdiction has fully executed a written agreement that meets the requirements of the regulations applicable to the IDIS activity for which the funds are to be used;
- (ii) the IDIS activity for which the funds are to be used meets the definition of a commitment and the requirements of the definition of a commitment pursuant to the regulations applicable to the IDIS activity;
- (iii) the Participating Jurisdiction has not drawn and will not draw funds for the IDIS activity unless it has fully executed a written agreement committing the funds;
- (iv) ***for HOME projects identified as 2012 Action Plan activities in IDIS, if the activity involves acquisition, construction, or rehabilitation of rental or homebuyer projects, including downpayment assistance, the Participating Jurisdiction has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for the project for which these funds are to be used; and***
- (v) All of the statements and claims made herein are true and correct. Pursuant to 18 USC § 1001, 31 USC § 3729, et seq., and 24 CFR Part 28, false or fraudulent statements or claims are subject to up to 5 years imprisonment and civil penalties up to \$10,000 plus up to 3 times the amount of damages sustained by the Government for each fraudulent act committed.

While bullet (iv) of the certification, which HUD will implement in April 2012, will only be required for HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects, HUD has proposed a similar requirement in the recently published HOME proposed rule. If that provision is made effective in a HOME final rule,

certification (iv) will apply to all HOME activities funded from all allocations in the future, not just HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects.

PJ Compliance: PJs must develop and implement written policies and procedures for underwriting projects, evaluating the development and fiscal capacity of developers, and ensuring that there is adequate need for projects based on neighborhood market conditions. PJs may procure the services of a third party to undertake these evaluations. However, the PJ is ultimately responsible for the day-to-day management and oversight of its HOME program in accordance with §92.504(a). Consequently, the PJ must ensure that individuals responsible for entering data in IDIS have the appropriate documentation or written approval from the appropriate staff responsible for compliance to confirm that these reviews have been conducted. The IDIS certification will require the PJ to enter the name of the person responsible for ensuring compliance with these requirements. PJs should be aware that false or fraudulent statements or claims made in IDIS in regard to the PJ's certification that these assessments have been conducted are subject to criminal or civil penalties.

3) **Conversion of Homebuyer Units to Rental Units**

Requirement: Any FY 2012 HOME homebuyer units that have not been sold to an eligible homebuyer within six months of completion must be converted to a HOME rental unit that complies with all HOME requirements for the period of affordability applicable to such rental units.

Applicability to PJ Activities: This requirement is applicable to all HOME activities set up in IDIS under 2012 Consolidated Plan/Annual Action Plan Projects.

HUD Implementation: HUD will consider a homebuyer unit "sold" if the PJ has a ratified sales contract for the unit within six months of completing project construction. For the purpose of complying with this requirement, *completing project construction* shall mean that all necessary construction work has been completed and the project has received a certificate of occupancy or other local certification indicating that construction or rehabilitation has been completed and the project is ready for occupancy. (Using IDIS data, HUD will identify HOME homebuyer activities set up under 2012 Consolidated Plan/Annual Action Plan Projects in IDIS that are in final draw and those HOME homebuyer activities with more than 90 percent of the HOME funds drawn yet no draws in the past six months. Reports identifying these activities will be posted monthly on the HOME Reports website (<http://www.hud.gov/offices/cpd/affordablehousing/reports/>)). The FY 2012 HOME appropriation language does not provide HUD with the authority to waive or otherwise make exceptions to this requirement.

PJ Compliance: PJs must monitor all HOME homebuyer activities set up under 2012 Consolidated Plan/Annual Action Plan Projects in IDIS to ensure that there is a ratified contract for sale within six months of completing construction. Units in HOME homebuyer projects that do not have a ratified contract for sale within six months of

construction completion must be converted to HOME rental units and operated in compliance with all applicable rules. Accordingly, HUD recommends that PJs develop or modify existing policies and procedures that take this possibility into account, and identify potential partners in the community with the capacity to manage rental units if this conversion becomes necessary.

4) **CHDO Development Capacity**

Requirement: PJs may not reserve FY 2012 HOME funds to a CHDO for development activities unless the PJ has determined that the CHDO has staff with demonstrated development experience. The PJ must ensure that the current CHDO staff has experience developing projects of the same size, scope and level of complexity as the activities for which HOME funds are being reserved or committed.

Applicability to PJ Activities: This requirement applies to all reservations and commitments of CHDO set-aside funds made from a PJ's FY 2012 HOME allocation in which the CHDO is acting as the developer.

HUD Implementation: Any time a PJ subgrants HOME funds from its 2012 CHDO set-aside (CR) subfund to a CHDO for a project, the PJ must certify in IDIS that it has carefully evaluated the development capacity of the CHDO staff, and has determined that the CHDO staff has the knowledge, skills, and experience necessary to undertake eligible CHDO set-aside projects. .

HOME CHDO Reservation Certification

By reserving these Federal funds, the representative of the Participating Jurisdiction using this system certifies that he/she is authorized to execute the certification, and, on behalf of the Participating Jurisdiction, further certifies that, in accordance with the requirements in Public Law 112-55:

For 2012 CHDO set-aside funds that will be committed to a CHDO project, these funds are being reserved for development activities that are to be carried out by the designated community housing development organization and the organization has demonstrated that it has staff with demonstrated development experience.

PJ Compliance: PJs must develop and implement written policies and procedures for assessing CHDO staff capacity, and ensure that adequate documentation of the assessment is included in the appropriate files. HUD defines CHDO staff as paid employees who are responsible for the day-to-day operations of the CHDO. Staff does not include volunteers, board members, or consultants.

The PJ must ensure that individuals responsible for entering data in IDIS have the appropriate documentation or written approval from the staff responsible for compliance

to confirm that a CHDO has demonstrated development experience. The IDIS certification will require the PJ to enter the name of the person responsible for ensuring compliance with this requirement. PJs should be aware that false or fraudulent statements or claims made in IDIS in regard to the PJ's certification that this assessment has been conducted are subject to criminal or civil penalties.

HUD will issue supplemental guidance with respect to these requirements as necessary, as well as specific instructions for implementing these requirements in IDIS. Any questions on this guidance should be addressed to the local HUD Field Office.

**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?

CHDO Checklists Available on HUD's website

CHDO Capacity Checklist Tool

(available as a Microsoft Excel .xlsx file)

<https://www.hometa.info/media/trainingCenter/CHDOCapacityChecklist.xlsx>

CHDO Certification Checklist

(available as an Adobe Acrobat .pdf file)

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

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.nysdher.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 CONSORTIUM

MONROE COUNTY CONSORTIUM

ONONDAGA COUNTY CONSORTIUM

ORANGE COUNTY CONSORTIUM

SCHENECTADY CONSORTIUM

SUFFOLK COUNTY CONSORTIUM

NYS Public Assistance Shelter Allowance Schedules

The values on the NYS Public Assistance Shelter Allowance Schedules were updated, effective November 1, 2003. Please utilize these values to prepare your application.

Attachment A –

Local Agency Monthly Shelter Allowance Schedule With Children:

http://otda.ny.gov/policy/directives/2003/ADM/03_ADM-07-attachA.pdf

Attachment B –

Local Agency Monthly Shelter Allowance Schedule Without Children:

http://otda.ny.gov/policy/directives/2003/ADM/03_ADM-07-attachB.pdf

Please refer to the following document for additional information regarding the schedules:

http://otda.ny.gov/policy/directives/2003/ADM/03_ADM-07.pdf

**New York State Low-Income Housing
Tax Credit Program
Income Limits by Household Size**

NYS 90% TAX CREDIT INCOME LIMITS

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
MSA: Albany-Schenectady-Troy, NY	\$49,250	\$56,250	\$63,250	\$70,300	\$75,950	\$81,550	\$87,200	\$92,800
MSA: Binghamton, NY	\$38,950	\$44,550	\$50,150	\$55,600	\$60,100	\$64,550	\$69,050	\$73,450
PMSA: Buffalo-Niagara Falls, NY	\$41,650	\$47,600	\$53,550	\$59,500	\$64,250	\$69,050	\$73,800	\$78,550
MSA: Elmira, NY	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
MSA: Glens Falls, NY	\$39,500	\$45,100	\$50,750	\$56,350	\$60,950	\$65,450	\$69,950	\$74,450
MSA: Ithaca, NY	\$46,550	\$53,200	\$59,850	\$66,400	\$71,800	\$77,150	\$82,450	\$87,750
MSA: Kingston, NY	\$46,600	\$53,300	\$59,950	\$66,500	\$71,900	\$77,200	\$82,550	\$87,850
PMSA: New York, NY	\$52,300	\$59,750	\$67,250	\$74,700	\$80,750	\$86,650	\$92,700	\$98,650
AREA: Nassau-Suffolk, NY	\$67,750	\$77,400	\$87,100	\$96,750	\$104,500	\$112,250	\$119,950	\$127,700
MSA: Poughkeepsie-Newburgh-Middletown, NY	\$55,000	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,400	\$103,700
MSA: Rochester, NY	\$43,300	\$49,500	\$55,700	\$61,850	\$66,800	\$71,750	\$76,700	\$81,650
AREA: Rockland	\$65,000	\$74,250	\$83,500	\$92,800	\$100,250	\$107,650	\$115,100	\$122,500
MSA: Syracuse, NY	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
MSA: Utica-Rome, NY	\$37,100	\$42,400	\$47,700	\$52,900	\$57,250	\$61,450	\$65,700	\$69,950
AREA: Westchester, NY	\$68,050	\$77,750	\$87,500	\$97,100	\$104,950	\$112,700	\$120,400	\$128,250
COUNTY: Allegany County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Cattaraugus County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Cayuga County	\$39,050	\$44,650	\$50,200	\$55,800	\$60,300	\$64,800	\$69,200	\$73,700
COUNTY: Chautauqua County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Chenango County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Clinton County	\$39,950	\$45,650	\$51,300	\$56,950	\$61,550	\$66,150	\$70,650	\$75,250
COUNTY: Columbia County	\$44,750	\$51,100	\$57,500	\$63,900	\$69,050	\$74,150	\$79,300	\$84,400
COUNTY: Cortland County	\$37,700	\$43,100	\$48,500	\$53,800	\$58,150	\$62,450	\$66,800	\$71,100
COUNTY: Delaware County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Essex County	\$37,900	\$43,300	\$48,700	\$54,100	\$58,500	\$62,800	\$67,150	\$71,450
COUNTY: Franklin County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Fulton County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Genesee County	\$38,350	\$43,850	\$49,300	\$54,700	\$59,150	\$63,550	\$67,850	\$72,250
COUNTY: Greene County	\$37,150	\$42,500	\$47,800	\$53,100	\$57,400	\$61,650	\$65,900	\$70,100
COUNTY: Hamilton County	\$37,700	\$43,100	\$48,500	\$53,800	\$58,150	\$62,450	\$66,800	\$71,100
COUNTY: Jefferson County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Lewis County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Montgomery County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Otsego County	\$36,650	\$41,850	\$47,050	\$52,300	\$56,500	\$60,650	\$64,900	\$69,050
COUNTY: St. Lawrence County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Schuyler County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Seneca County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Steuben County	\$35,900	\$41,050	\$46,150	\$51,200	\$55,350	\$59,500	\$63,550	\$67,700
COUNTY: Sullivan County	\$38,800	\$44,300	\$49,850	\$55,350	\$59,850	\$64,250	\$68,650	\$73,100
COUNTY: Wyoming County	\$38,350	\$43,850	\$49,300	\$54,700	\$59,150	\$63,550	\$67,850	\$72,250
COUNTY: Yates County	\$37,150	\$42,500	\$47,800	\$53,000	\$57,350	\$61,550	\$65,800	\$70,000

**New York State Low-Income Housing
Tax Credit Program
Income Limits by Number of Bedrooms**

**(For Use in Completing Exhibit 4, “Affordability Analysis”
and in Calculating Restricted Rents for New York State
Low-Income Housing Credit Program)**

NYS 90% TAX CREDIT INCOME LIMITS BY BEDROOM SIZE

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
MSA: Albany-Schenectady-Troy, NY	\$52,750	\$63,250	\$73,125	\$81,550	\$90,000
MSA: Binghamton, NY	\$41,750	\$50,150	\$57,850	\$64,550	\$71,250
PMSA: Buffalo-Niagara Falls, NY	\$44,625	\$53,550	\$61,875	\$69,050	\$76,175
MSA: Elmira, NY	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
MSA: Glens Falls, NY	\$42,300	\$50,750	\$58,650	\$65,450	\$72,200
MSA: Ithaca, NY	\$49,875	\$59,850	\$69,100	\$77,150	\$85,100
MSA: Kingston, NY	\$49,950	\$59,950	\$69,200	\$77,200	\$85,200
PMSA: New York, NY	\$56,025	\$67,250	\$77,725	\$86,650	\$95,675
AREA: Nassau-Suffolk, NY	\$72,575	\$87,100	\$100,625	\$112,250	\$123,825
MSA: Poughkeepsie-Newburgh-Middletown, NY	\$58,900	\$70,650	\$81,650	\$91,100	\$100,550
MSA: Rochester, NY	\$46,400	\$55,700	\$64,325	\$71,750	\$79,175
AREA: Rockland	\$69,625	\$83,500	\$96,525	\$107,650	\$118,800
MSA: Syracuse, NY	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
MSA: Utica-Rome, NY	\$39,750	\$47,700	\$55,075	\$61,450	\$67,825
AREA: Westchester, NY	\$72,900	\$87,500	\$101,025	\$112,700	\$124,325
COUNTY: Allegany County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Cattaraugus County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Cayuga County	\$41,850	\$50,200	\$58,050	\$64,800	\$71,450
COUNTY: Chautauqua County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Chenango County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Clinton County	\$42,800	\$51,300	\$59,250	\$66,150	\$72,950
COUNTY: Columbia County	\$47,925	\$57,500	\$66,475	\$74,150	\$81,850
COUNTY: Cortland County	\$40,400	\$48,500	\$55,975	\$62,450	\$68,950
COUNTY: Delaware County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Essex County	\$40,600	\$48,700	\$56,300	\$62,800	\$69,300
COUNTY: Franklin County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Fulton County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Genesee County	\$41,100	\$49,300	\$56,925	\$63,550	\$70,050
COUNTY: Greene County	\$39,825	\$47,800	\$55,250	\$61,650	\$68,000
COUNTY: Hamilton County	\$40,400	\$48,500	\$55,975	\$62,450	\$68,950
COUNTY: Jefferson County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Lewis County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Montgomery County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Otsego County	\$39,250	\$47,050	\$54,400	\$60,650	\$66,975
COUNTY: St. Lawrence County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Schuyler County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Seneca County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Steuben County	\$38,475	\$46,150	\$53,275	\$59,500	\$65,625
COUNTY: Sullivan County	\$41,550	\$49,850	\$57,600	\$64,250	\$70,875
COUNTY: Wyoming County	\$41,100	\$49,300	\$56,925	\$63,550	\$70,050
COUNTY: Yates County	\$39,825	\$47,800	\$55,175	\$61,550	\$67,900

MBE/WBE 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 goals for minorities and women. New York State Homes and Community Renewal has assigned standard regional goals for construction contracts which meet the dollar threshold for MWBE participation.

MINORITY AND WOMEN LABOR FORCE GOALS

County	% Minority	% Female	County	% Minority	% Female
Allegheny	6.6	4.7	Niagara	5.9	4.1
Albany	1.0	5.0	Oneida	3.0	4.5
Bronx	30.0	5.0	Onondaga	8.3	5.4
Broome	4.2	6.2	Ontario	1.6	3.8
Cattaraugus	5.0	3.8	Orange	10.0	3.5
Cayuga	1.4	4.6	Orleans	5.7	4.0
Chautauqua	3.5	4.8	Oswego	1.3	4.0
Chemung	3.4	5.0	Otsego	1.0	5.0
Chenango	2.0	6.7	Putnam	2.4	2.8
Clinton	1.2	5.6	Queens	30.0	5.0
Columbia	3.8	3.2	Rensselaer	3.5	3.0
Cortland	2.0	6.9	Richmond	30.0	5.0
Delaware	2.4	5.6	Rockland	18.4	3.8
Dutchess	7.6	3.2	St. Lawrence	1.8	4.9
Erie	9.7	3.3	Saratoga	1.1	5.3
Essex	0.3	5.3	Schenectady	6.1	2.9
Franklin	6.8	5.7	Schoharie	1.4	3.0
Fulton	0.4	4.0	Schuyler	0.5	4.7
Genesee	5.5	5.2	Seneca	2.2	5.5
Greene	2.9	4.0	Steuben	1.4	4.8
Hamilton	1.0	6.1	Suffolk	11.7	4.1
Herkimer	1.0	4.2	Sullivan	8.2	3.6
Jefferson	2.1	3.7	Tioga	0.5	8.9
Kings	30.0	5.0	Tompkins	4.2	5.0
Lewis	1.0	4.8	Ulster	4.8	2.3
Livingston	1.5	4.1	Warren	2.1	3.4
Madison	1.5	4.5	Washington	2.0	3.6
Monroe	14.2	5.8	Wayne	3.7	4.8
Montgomery	2.4	3.7	Westchester	24.5	3.4
Nassau	41.0	4.4	Wyoming	0.3	4.3
New York	30.0	5.0	Yates	1.7	2.7

MBE/WBE PARTICIPATION GOALS BY COUNTY

Counties			MBE	WBE
<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 	15%	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 	13%	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%

Persons with Special Needs - Definitions



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 veterans 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 been thereafter discharged or released from the armed forces under conditions other than dishonorable.

Last revised (08/12)

Persons with Special Needs Housing / Services Agreement

The DHCR/HTFC model Housing/Services Agreement for persons with special needs can be downloaded in Microsoft Word or PDF format from the HCR website:

<http://www.nyshcr.org/Forms/SpecialNeeds/>

Davis-Bacon & Federal Labor Standards

Davis-Bacon & Federal Labor Standards

Applicants should be aware that Davis-Bacon wage requirements & Federal Labor Standards are applicable to all construction of projects:

- With twelve or more HOME-assisted units; or
- Receiving nine or more Section 8 Housing Choice Project Based Vouchers.

Prior to executing any Owner/General Contractor Agreement for construction on projects that are subject to Davis-Bacon, awardees must contact HCR to receive guidance regarding Davis-Bacon.

Below are links to information provided by HUD and US DOL. Applicants proposing projects that are subject to Davis-Bacon are strongly encouraged to read and understand the information presented on these pages.

HUD's Davis-Bacon Labor Standards: A Contractor's Guide to Prevailing Wage Requirements for Federally-Assisted Construction Projects - <http://portal.hud.gov/huddoc/4812-LRguide.pdf>

US DOL's Prevailing Wage Resource Book - www.dol.gov/whd/recovery/pwr/toc.htm

HUD Handbook: Federal Labor Standards Compliance in Housing and Community Development Programs (sect. 1344.1) - http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/sech/13441

HUD Office of Labor Relations Library - http://portal.hud.gov/hudportal/HUD/program_offices/labor_relations/OLRLibrary

US DOL's Davis-Bacon and Related Acts Page - www.dol.gov/whd/govcontracts/dbra.htm

Wage Determinations OnLine (source for current and previous Davis-Bacon Wage Determinations) - www.WDOL.gov

HUD: 4010 - Federal Labor Standards Provisions
(Must be included in all construction contracts on projects twelve or more HOME-assisted units)
<http://www.hud.gov/offices/adm/hudclips/forms/files/4010.pdf>

HUD: 52531B - Section 8 PBV AHAP Contract: New Construction or Rehabilitation: Part II
(Must be included in all construction contracts on projects receiving 9 or more PBVs)
<http://www.hud.gov/offices/adm/hudclips/forms/files/52531b.pdf>

HCR may require General Contractors and Subcontractors to submit Certified Payroll Reports and other Davis-Bacon information electronically via an online system.

Questions regarding Davis-Bacon requirements or applicability may be directed to:
Gary Hebert (GHebert@nyshcr.org).

Project Based Voucher Program (PBV) Initiative

Project Based Voucher Program (PBV) Initiative

As authorized by program regulations at 24 CFR 983, HCR plan to offer up to 100 units of Project Based Voucher (PBV) assistance for proposed projects financed through the HTF, LIHC, SLIHC and/or HOME programs as well as for proposed projects financed in conjunction with the USDA Rural Development Section 515 Program. A complete description of all applicable program regulations can be found within the Electronic Code of Federal regulations at: <http://ecfr.gpoaccess.gov>

Developers interested in being considered for PBV assistance should fully review program regulations prior to making application in order to ensure that their proposed project is consistent with all terms and provisions of those regulations. Applicants are advised to carefully examine the subsidy layering review guidelines relative to PBV assistance issued by HUD in its notice of July 9, 2010. These guidelines establish certain development and operations standards that must be adhered to by projects receiving PBVs, including limits on builder's fees, developer's fee, and project cash flow. The guidelines can be found at: <http://www.federalregister.gov/articles/2010/07/09/2010-16827/administrative-guidelines-subsidy-layering-reviews-for-proposed-section-8-project-based-voucher>. Please note that effective UF 2012, priority will be given to applications in which the developer fee is at or below the 12% HUD safe harbor standard in any project requesting PBV's.

Applicants are invited to submit proposals for the use of PBVs in connection with the rehabilitation or construction of rental units in **only** those local program areas serviced by HCR's Section 8 Voucher Program and its network of Local Administrators. All areas in New York State are serviced by HCR's Section 8 Voucher Program except in the following counties: Albany, Broome, Cortland, Erie, Fulton, Monroe, Montgomery, Onondaga, Rensselaer, Schenectady, Schoharie and Warren. The list of HCR's Section 8 Local Administrators can be found at: <http://www.nyshcr.org/Programs/Section8HCV/sec8admins.htm>

Applications requesting project based assistance only will not be accepted. Requests for PBV assistance must be accompanied by a request for assistance from one of the programs included in this funding round.

a. Basic Requirements:

Only applications submitted in response to this RFP will be considered for this funding. Applications requiring permanent relocation of current tenants will not be eligible.

HCR requires all applicants seeking PBVs to provide information on the degree to which PBVs enable a project to serve a lower income population than the project would otherwise be capable of serving absent the PBVs. A detailed description of the impact PBVs will have on the population served must be provided in an application seeking PBV assistance. The description must be provided in Attachment F9- Proposal Summary as

part of the response to the question of what public purpose is served by the project and who the project beneficiaries will be.

Regulations generally limit PBV assistance to no more than 25% of the units in each building (when the project contains multiple buildings). Projects serving persons who are elderly (62 years or older), persons with disabilities or families receiving supportive services generally equivalent to HUD “Family Self-Sufficiency” programming may be allowed to exceed the 25% per building cap. **Davis-Bacon wage requirements are applicable to construction of all projects receiving nine or more PBVs.**

In the event the project is awarded PBV’s, the AHAP contract documents may be downloaded from the Project Based Voucher Materials section of the 2012 Unified Funding Materials webpage below.

<http://nysdhcr.gov/Funding/UnifiedFundingMaterials/2012/>

Additional information on the Section 8 Housing Choice Voucher Program can be found at: <http://www.nyshcr.org/Programs/section8hcv>

NYS Department of Health Lead Abatement 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