



**NYS Division of Housing and  
Community Renewal**

**NYS Housing Trust Fund  
Corporation**

**Unified Funding 2013  
Capital Programs**

**Reference Materials**

# Unified Funding 2013 Capital Programs Reference Materials

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# **HUD Fair Market/HOME Rents**

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Albany-Schenectady-Troy, NY MSA</b>							
LOW HOME RENT LIMIT	683	732	878	1015	1132	1250	1366
HIGH HOME RENT LIMIT	693*	744	921	1147	1231	1416	1600
For Information Only:							
FAIR MARKET RENT	657	744	921	1147	1231	1416	1600
50% RENT LIMIT	683	732	878	1015	1132	1250	1366
65% RENT LIMIT	869	932	1121	1286	1415	1542	1670
<b>Binghamton, NY MSA</b>							
LOW HOME RENT LIMIT	541	580	696	803	896	989	1081
HIGH HOME RENT LIMIT	577*	589*	713	1010	1108	1203	1299
For Information Only:							
FAIR MARKET RENT	528	558	713	1017	1152	1325	1498
50% RENT LIMIT	541	580	696	803	896	989	1081
65% RENT LIMIT	684	734	882	1010	1108	1203	1299
<b>Buffalo-Niagara Falls, NY MSA</b>							
LOW HOME RENT LIMIT	578	596	736	859	958	1058	1156
HIGH HOME RENT LIMIT	589*	596*	736	941	1065	1225	1385
For Information Only:							
FAIR MARKET RENT	557	591	736	941	1065	1225	1385
50% RENT LIMIT	578	620	743	859	958	1058	1156
65% RENT LIMIT	733	786	946	1083	1189	1293	1397
<b>Elmira, NY MSA</b>							
LOW HOME RENT LIMIT	513	550	660	761	850	938	1025
HIGH HOME RENT LIMIT	576*	628*	774*	943	1048	1137	1228
For Information Only:							
FAIR MARKET RENT	467	561	736	943	1057	1216	1374
50% RENT LIMIT	513	550	660	761	850	938	1025
65% RENT LIMIT	648	695	836	957	1048	1137	1228
<b>Glens Falls, NY MSA</b>							
LOW HOME RENT LIMIT	520	610	732	846	945	1042	1139
HIGH HOME RENT LIMIT	520	666	809	1066	1170	1272	1375
For Information Only:							
FAIR MARKET RENT	520	666	809	1087	1241	1427	1613
50% RENT LIMIT	570	610	732	846	945	1042	1139
65% RENT LIMIT	721	774	931	1066	1170	1272	1375
<b>Ithaca, NY MSA</b>							
LOW HOME RENT LIMIT	677	726	871	1006	1122	1238	1354
HIGH HOME RENT LIMIT	682	836	1001	1274	1392	1528	1655
For Information Only:							
FAIR MARKET RENT	682	836	1001	1387	1392	1601	1810
50% RENT LIMIT	677	726	871	1006	1122	1238	1354
65% RENT LIMIT	861	924	1111	1274	1401	1528	1655

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Kingston, NY MSA</b>							
LOW HOME RENT LIMIT	647	693	832	961	1072	1183	1293
HIGH HOME RENT LIMIT	743	881	1059	1215	1336	1456	1576
For Information Only:							
FAIR MARKET RENT	743	924	1197	1569	1818	2091	2363
50% RENT LIMIT	647	693	832	961	1072	1183	1293
65% RENT LIMIT	821	881	1059	1215	1336	1456	1576
<b>Nassau-Suffolk, NY HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	941	1008	1210	1397	1558	1720	1881
HIGH HOME RENT LIMIT	1014	1199	1441	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	1014	1285	1583	2058	2370	2726	3081
50% RENT LIMIT	941	1008	1210	1397	1558	1720	1881
65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
<b>New York, NY HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	752	806	967	1116	1246	1375	1503
HIGH HOME RENT LIMIT	958	1028	1236	1419	1563	1706	1849
For Information Only:							
FAIR MARKET RENT	1191	1243	1474	1895	2124	2443	2761
50% RENT LIMIT	752	806	967	1116	1246	1375	1503
65% RENT LIMIT	958	1028	1236	1419	1563	1706	1849
<b>Poughkeepsie-Newburgh-Middletown, NY MSA</b>							
LOW HOME RENT LIMIT	763	818	981	1133	1265	1396	1526
HIGH HOME RENT LIMIT	853	984	1211	1440	1588	1733	1879
For Information Only:							
FAIR MARKET RENT	853	984	1211	1517	1618	1861	2103
50% RENT LIMIT	763	818	981	1133	1265	1396	1526
65% RENT LIMIT	973	1044	1254	1440	1588	1733	1879
<b>Rochester, NY MSA</b>							
LOW HOME RENT LIMIT	585	644	773	893	996	1099	1202
HIGH HOME RENT LIMIT	585*	705	859	1083	1157	1331	1457
For Information Only:							
FAIR MARKET RENT	579	705	859	1083	1157	1331	1504
50% RENT LIMIT	601	644	773	893	996	1099	1202
65% RENT LIMIT	763	818	983	1127	1238	1347	1457
<b>Rockland County, NY HUD Metro FMR Area</b>							
LOW HOME RENT LIMIT	922	988	1186	1370	1528	1686	1844
HIGH HOME RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	1191	1243	1474	1895	2124	2443	2761
50% RENT LIMIT	922	988	1186	1370	1528	1686	1844
65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Syracuse, NY MSA</b>							
LOW HOME RENT LIMIT	583	625	750	866	966	1066	1165
HIGH HOME RENT LIMIT	606*	626*	784	1029	1129	1298	1410
For Information Only:							
FAIR MARKET RENT	549	613	784	1029	1129	1298	1468
50% RENT LIMIT	583	625	750	866	966	1066	1165
65% RENT LIMIT	739	793	953	1092	1199	1304	1410
<b>Utica-Rome, NY MSA</b>							
LOW HOME RENT LIMIT	540	578	695	802	895	988	1079
HIGH HOME RENT LIMIT	602*	606*	740*	966	1084	1202	1298
For Information Only:							
FAIR MARKET RENT	563	573	729	966	1084	1247	1409
50% RENT LIMIT	540	578	695	802	895	988	1079
65% RENT LIMIT	683	733	881	1009	1106	1202	1298
<b>Westchester County, NY Statutory Exception Area</b>							
LOW HOME RENT LIMIT	945	1012	1215	1403	1565	1726	1888
HIGH HOME RENT LIMIT	980	1192	1441	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	980	1192	1468	1877	2180	2507	2834
50% RENT LIMIT	945	1012	1215	1403	1565	1726	1888
65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
<b>Allegany County, NY</b>							
LOW HOME RENT LIMIT	505	524	650	750	837	923	1009
HIGH HOME RENT LIMIT	520	524	654	855	962	1106	1207
For Information Only:							
FAIR MARKET RENT	520	524	654	855	962	1106	1251
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Cattaraugus County, NY</b>							
LOW HOME RENT LIMIT	502	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	502	550	694	921	986	1118	1207
For Information Only:							
FAIR MARKET RENT	502	550	694	921	986	1134	1282
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Cayuga County, NY</b>							
LOW HOME RENT LIMIT	542	581	697	806	900	992	1085
HIGH HOME RENT LIMIT	594*	606*	740*	976*	1111	1208	1305
For Information Only:							
FAIR MARKET RENT	534	567	722	947	1130	1300	1469
50% RENT LIMIT	542	581	697	806	900	992	1085
65% RENT LIMIT	686	736	886	1014	1111	1208	1305

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Chautauqua County, NY</b>							
LOW HOME RENT LIMIT	505	515	650	750	837	923	1009
HIGH HOME RENT LIMIT	511	515	671	941	977	1118	1207
For Information Only:							
FAIR MARKET RENT	511	515	671	952	977	1124	1270
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Chenango County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	568*	571*	695*	941	981	1118	1207
For Information Only:							
FAIR MARKET RENT	531	534	670	950	981	1128	1275
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Clinton County, NY</b>							
LOW HOME RENT LIMIT	570	610	732	846	945	1042	1139
HIGH HOME RENT LIMIT	613*	636*	777*	993*	1067	1227	1375
For Information Only:							
FAIR MARKET RENT	514	577	737	989	1067	1227	1387
50% RENT LIMIT	570	610	732	846	945	1042	1139
65% RENT LIMIT	721	774	931	1066	1170	1272	1375
<b>Columbia County, NY</b>							
LOW HOME RENT LIMIT	643	689	827	955	1066	1176	1286
HIGH HOME RENT LIMIT	700*	711*	852*	1062	1329	1448	1567
For Information Only:							
FAIR MARKET RENT	655	659	819	1062	1362	1566	1771
50% RENT LIMIT	643	689	827	955	1066	1176	1286
65% RENT LIMIT	818	877	1054	1209	1329	1448	1567
<b>Cortland County, NY</b>							
LOW HOME RENT LIMIT	537	576	691	798	891	983	1074
HIGH HOME RENT LIMIT	612*	615*	756*	954*	972	1118	1264
For Information Only:							
FAIR MARKET RENT	575	584	727	939	972	1118	1264
50% RENT LIMIT	537	576	691	798	891	983	1074
65% RENT LIMIT	679	729	877	1004	1100	1196	1291
<b>Delaware County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	574*	577*	704*	874*	979	1118	1207
For Information Only:							
FAIR MARKET RENT	536	540	681	853	979	1126	1273
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Essex County, NY</b>							
LOW HOME RENT LIMIT	523	563	676	781	872	962	1051
HIGH HOME RENT LIMIT	523	614	788	981	1075	1168	1261
For Information Only:							
FAIR MARKET RENT	523	614	788	981	1216	1398	1581
50% RENT LIMIT	526	563	676	781	872	962	1051
65% RENT LIMIT	664	713	857	982	1075	1168	1261
<b>Franklin County, NY</b>							
LOW HOME RENT LIMIT	505	530	650	750	837	923	1009
HIGH HOME RENT LIMIT	526	530	682	941	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	526	530	682	981	1085	1248	1411
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Fulton County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	535	578*	734*	914	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	535	539	692	914	1047	1204	1361
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Genesee County, NY</b>							
LOW HOME RENT LIMIT	558	598	718	830	926	1021	1116
HIGH HOME RENT LIMIT	608*	658*	802*	991*	1099*	1239	1345
For Information Only:							
FAIR MARKET RENT	469	607	761	976	1077	1239	1400
50% RENT LIMIT	558	598	718	830	926	1021	1116
65% RENT LIMIT	706	758	912	1044	1145	1245	1345
<b>Greene County, NY</b>							
LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
HIGH HOME RENT LIMIT	613*	668	806*	964	1055	1146	1236
For Information Only:							
FAIR MARKET RENT	590	668	792	1060	1170	1346	1521
50% RENT LIMIT	516	553	663	767	856	944	1032
65% RENT LIMIT	651	699	842	964	1055	1146	1236
<b>Hamilton County, NY</b>							
LOW HOME RENT LIMIT	548	588	706	815	910	1003	1097
HIGH HOME RENT LIMIT	594*	618*	739*	915*	1012	1164	1316
For Information Only:							
FAIR MARKET RENT	535	593	703	876	1012	1164	1316
50% RENT LIMIT	548	588	706	815	910	1003	1097
65% RENT LIMIT	694	744	896	1026	1125	1222	1320

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Jefferson County, NY</b>							
LOW HOME RENT LIMIT	522	560	672	776	866	956	1044
HIGH HOME RENT LIMIT	660	708	852	975	1069	1161	1252
For Information Only:							
FAIR MARKET RENT	700	806	1048	1332	1504	1730	1955
50% RENT LIMIT	522	560	672	776	866	956	1044
65% RENT LIMIT	660	708	852	975	1069	1161	1252
<b>Lewis County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	551*	566*	682*	941	1000	1118	1207
For Information Only:							
FAIR MARKET RENT	492	533	647	953	1000	1150	1300
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Montgomery County, NY</b>							
LOW HOME RENT LIMIT	538*	577*	670*	800*	892*	984*	1077*
HIGH HOME RENT LIMIT	576	580	731	910	1030	1118	1232*
For Information Only:							
FAIR MARKET RENT	576	580	731	910	1032	1187	1342
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Otsego County, NY</b>							
LOW HOME RENT LIMIT	528	566	680	785	876	966	1057
HIGH HOME RENT LIMIT	607	657	816	987	1081	1175	1268
For Information Only:							
FAIR MARKET RENT	607	657	816	1097	1165	1340	1515
50% RENT LIMIT	528	566	680	785	876	966	1057
65% RENT LIMIT	668	716	862	987	1081	1175	1268
<b>St. Lawrence County, NY</b>							
LOW HOME RENT LIMIT	485	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	485	550	699	938	1016	1118	1207
For Information Only:							
FAIR MARKET RENT	485	550	699	938	1016	1168	1321
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Schuyler County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	573*	600*	719*	913	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	482	527	633	913	1082	1244	1407
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

----- 2013 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Seneca County, NY</b>							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	585*	645*	772*	941	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	492	608	721	1029	1033	1188	1343
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
<b>Steuben County, NY</b>							
LOW HOME RENT LIMIT	517	554	665	768	857	946	1034
HIGH HOME RENT LIMIT	566*	599*	725*	908*	1004*	1147	1238
For Information Only:							
FAIR MARKET RENT	474	560	686	887	999	1149	1299
50% RENT LIMIT	517	554	665	768	857	946	1034
65% RENT LIMIT	653	701	843	965	1056	1147	1238
<b>Sullivan County, NY</b>							
LOW HOME RENT LIMIT	538	576	692	800	892	984	1076
HIGH HOME RENT LIMIT	680	691	857	1006	1103	1198	1294
For Information Only:							
FAIR MARKET RENT	686	691	857	1115	1518	1746	1973
50% RENT LIMIT	538	576	692	800	892	984	1076
65% RENT LIMIT	680	730	878	1006	1103	1198	1294
<b>Wyoming County, NY</b>							
LOW HOME RENT LIMIT	478	538	695	802	895	988	1079
HIGH HOME RENT LIMIT	478	538	728	950	973	1119	1265
For Information Only:							
FAIR MARKET RENT	478	538	728	950	973	1119	1265
50% RENT LIMIT	540	578	695	802	895	988	1079
65% RENT LIMIT	683	733	881	1009	1106	1202	1298
<b>Yates County, NY</b>							
LOW HOME RENT LIMIT	526	563	676	781	872	962	1051
HIGH HOME RENT LIMIT	575*	585*	714*	932*	1075	1168	1261
For Information Only:							
FAIR MARKET RENT	503	508	661	902	1171	1347	1522
50% RENT LIMIT	526	563	676	781	872	962	1051
65% RENT LIMIT	664	713	857	982	1075	1168	1261

\* Adjusted Low HOME Rent or High HOME Rent corrects for last year's 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.

# HUD Income Limits

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Albany-Schenectady-Troy, NY MSA</b>								
30% LIMITS	16350	18650	21000	23300	25200	27050	28900	30800
VERY LOW INCOME	27200	31100	35000	38850	42000	45100	48200	51300
60% LIMITS	32640	37320	42000	46620	50400	54120	57840	61560
LOW INCOME	43550	49750	55950	62150	67150	72100	77100	82050
<b>Binghamton, NY MSA</b>								
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
<b>Buffalo-Niagara Falls, NY MSA</b>								
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
<b>Elmira, NY MSA</b>								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23450	26400	29300	31650	34000	36350	38700
60% LIMITS	24660	28140	31680	35160	37980	40800	43620	46440
LOW INCOME	32850	37550	42250	46900	50700	54450	58200	61950
<b>Glens Falls, NY MSA</b>								
30% LIMITS	13700	15650	17600	19550	21150	22700	24250	25850
VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
60% LIMITS	27360	31260	35160	39060	42240	45360	48480	51600
LOW INCOME	36500	41700	46900	52100	56300	60450	64650	68800
<b>Ithaca, NY MSA</b>								
30% LIMITS	16250	18600	20900	23200	25100	26950	28800	30650
VERY LOW INCOME	27100	31000	34850	38700	41800	44900	48000	51100
60% LIMITS	32520	37200	41820	46440	50160	53880	57600	61320
LOW INCOME	43350	49550	55750	61900	66900	71850	76800	81750
<b>Kingston, NY MSA</b>								
30% LIMITS	14800	16900	19000	21100	22800	24500	26200	27900
VERY LOW INCOME	24650	28150	31650	35150	38000	40800	43600	46400
60% LIMITS	29580	33780	37980	42180	45600	48960	52320	55680
LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250

U.S. DEPARTMENT OF HUD 12/11/2012  
 STATE:NEW YORK

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Nassau-Suffolk, NY HUD Metro FMR Area</b>								
30% LIMITS	22250	25400	28600	31750	34300	36850	39400	41950
VERY LOW INCOME	37100	42400	47700	52950	57200	61450	65700	69900
60% LIMITS	44520	50880	57240	63540	68640	73740	78840	83880
LOW INCOME	52150	59600	67050	74500	80500	86450	92400	98350
<b>New York, NY HUD Metro FMR Area</b>								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30100	34400	38700	42950	46400	49850	53300	56700
60% LIMITS	36120	41280	46440	51540	55680	59820	63960	68040
LOW INCOME	48100	55000	61850	68700	74200	79700	85200	90700
<b>Poughkeepsie-Newburgh-Middletown, NY MSA</b>								
30% LIMITS	18050	20600	23200	25750	27850	29900	31950	34000
VERY LOW INCOME	30050	34350	38650	42900	46350	49800	53200	56650
60% LIMITS	36060	41220	46380	51480	55620	59760	63840	67980
LOW INCOME	45100	51550	58000	64400	69600	74750	79900	85050
<b>Rochester, NY MSA</b>								
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
<b>Rockland County, NY HUD Metro FMR Area</b>								
30% LIMITS	22150	25300	28450	31600	34150	36700	39200	41750
VERY LOW INCOME	36900	42200	47450	52700	56950	61150	65350	69600
60% LIMITS	44280	50640	56940	63240	68340	73380	78420	83520
LOW INCOME	48100	55000	61850	68700	74200	79700	85200	90700
<b>Syracuse, NY MSA</b>								
30% LIMITS	13850	15800	17800	19750	21350	22950	24500	26100
VERY LOW INCOME	23050	26350	29650	32900	35550	38200	40800	43450
60% LIMITS	27660	31620	35580	39480	42660	45840	48960	52140
LOW INCOME	36900	42150	47400	52650	56900	61100	65300	69500
<b>Utica-Rome, NY MSA</b>								
30% LIMITS	12950	14800	16650	18500	20000	21500	22950	24450
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
60% LIMITS	25920	29640	33360	37020	40020	42960	45960	48900
LOW INCOME	34550	39500	44450	49350	53300	57250	61200	65150

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Westchester County, NY Statutory Exception Area</b>								
30% LIMITS	21900	25000	28150	31250	33750	36250	38750	41250
VERY LOW INCOME	36500	41700	46900	52100	56300	60450	64650	68800
60% LIMITS	43800	50040	56280	62520	67560	72540	77580	82560
LOW INCOME	49050	56050	63050	70050	75700	81300	86900	92500
<b>Allegany County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Cattaraugus County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Cayuga County, NY</b>								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23850	26850	29800	32200	34600	37000	39350
60% LIMITS	25080	28620	32220	35760	38640	41520	44400	47220
LOW INCOME	33400	38200	42950	47700	51550	55350	59150	63000
<b>Chautauqua County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Chenango County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Clinton County, NY</b>								
30% LIMITS	13700	15650	17600	19550	21150	22700	24250	25850
VERY LOW INCOME	22800	26050	29300	32550	35200	37800	40400	43000
60% LIMITS	27360	31260	35160	39060	42240	45360	48480	51600
LOW INCOME	36500	41700	46900	52100	56300	60450	64650	68800

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Columbia County, NY</b>								
30% LIMITS	15450	17650	19850	22050	23850	25600	27350	29150
VERY LOW INCOME	25750	29400	33100	36750	39700	42650	45600	48550
60% LIMITS	30900	35280	39720	44100	47640	51180	54720	58260
LOW INCOME	41200	47050	52950	58800	63550	68250	72950	77650
<b>Cortland County, NY</b>								
30% LIMITS	12900	14750	16600	18400	19900	21350	22850	24300
VERY LOW INCOME	21500	24600	27650	30700	33200	35650	38100	40550
60% LIMITS	25800	29520	33180	36840	39840	42780	45720	48660
LOW INCOME	34400	39300	44200	49100	53050	57000	60900	64850
<b>Delaware County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Essex County, NY</b>								
30% LIMITS	12500	14250	16050	17800	19250	20650	22100	23500
VERY LOW INCOME	20800	23750	26700	29650	32050	34400	36800	39150
60% LIMITS	24960	28500	32040	35580	38460	41280	44160	46980
LOW INCOME	33250	38000	42750	47450	51250	55050	58850	62650
<b>Franklin County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Fulton County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Genesee County, NY</b>								
30% LIMITS	13450	15350	17250	19150	20700	22250	23750	25300
VERY LOW INCOME	22350	25550	28750	31900	34500	37050	39600	42150
60% LIMITS	26820	30660	34500	38280	41400	44460	47520	50580
LOW INCOME	35750	40850	45950	51050	55150	59250	63350	67400

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Greene County, NY</b>								
30% LIMITS	12350	14100	15850	17600	19050	20450	21850	23250
VERY LOW INCOME	20550	23500	26450	29350	31700	34050	36400	38750
60% LIMITS	24660	28200	31740	35220	38040	40860	43680	46500
LOW INCOME	32900	37600	42300	46950	50750	54500	58250	62000
<b>Hamilton County, NY</b>								
30% LIMITS	13200	15050	16950	18800	20350	21850	23350	24850
VERY LOW INCOME	21950	25100	28250	31350	33900	36400	38900	41400
60% LIMITS	26340	30120	33900	37620	40680	43680	46680	49680
LOW INCOME	35150	40150	45150	50150	54200	58200	62200	66200
<b>Jefferson County, NY</b>								
30% LIMITS	12550	14350	16150	17900	19350	20800	22200	23650
VERY LOW INCOME	20900	23900	26900	29850	32250	34650	37050	39450
60% LIMITS	25080	28680	32280	35820	38700	41580	44460	47340
LOW INCOME	33450	38200	43000	47750	51600	55400	59250	63050
<b>Lewis County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Montgomery County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Otsego County, NY</b>								
30% LIMITS	12700	14500	16300	18100	19550	21000	22450	23900
VERY LOW INCOME	21150	24200	27200	30200	32650	35050	37450	39900
60% LIMITS	25380	29040	32640	36240	39180	42060	44940	47880
LOW INCOME	33850	38650	43500	48300	52200	56050	59900	63800
<b>St. Lawrence County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950

----- 2013 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Schuyler County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Seneca County, NY</b>								
30% LIMITS	12150	13850	15600	17300	18700	20100	21500	22850
VERY LOW INCOME	20200	23100	26000	28850	31200	33500	35800	38100
60% LIMITS	24240	27720	31200	34620	37440	40200	42960	45720
LOW INCOME	32350	36950	41550	46150	49850	53550	57250	60950
<b>Steuben County, NY</b>								
30% LIMITS	12450	14200	16000	17750	19200	20600	22050	23450
VERY LOW INCOME	20700	23650	26600	29550	31950	34300	36650	39050
60% LIMITS	24840	28380	31920	35460	38340	41160	43980	46860
LOW INCOME	33150	37850	42600	47300	51100	54900	58700	62450
<b>Sullivan County, NY</b>								
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
<b>Wyoming County, NY</b>								
30% LIMITS	12950	14800	16650	18500	20000	21500	22950	24450
VERY LOW INCOME	21600	24700	27800	30850	33350	35800	38300	40750
60% LIMITS	25920	29640	33360	37020	40020	42960	45960	48900
LOW INCOME	34550	39500	44450	49350	53300	57250	61200	65150
<b>Yates County, NY</b>								
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

# **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 12/11/2012**

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Albany-Schenectady-Troy, NY MSA	Albany	\$54,400	\$58,300	\$70,000	\$80,850	\$90,200	\$99,500
Allegany County, NY	Allegany	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
New York, NY HUD Metro FMR Area	Bronx	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
Binghamton, NY MSA	Broome	\$41,200	\$44,150	\$53,000	\$61,200	\$68,300	\$75,350
Cattaraugus County, NY	Cattaraugus	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Cayuga County, NY	Cayuga	\$41,800	\$44,750	\$53,700	\$62,000	\$69,200	\$76,350
Chautauqua County, NY	Chautauqua	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Elmira, NY MSA	Chemung	\$41,100	\$44,000	\$52,800	\$60,950	\$68,000	\$75,050
Chenango County, NY	Chenango	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Clinton County, NY	Clinton	\$45,600	\$48,850	\$58,600	\$67,750	\$75,600	\$83,400
Columbia County, NY	Columbia	\$51,500	\$55,150	\$66,200	\$76,450	\$85,300	\$94,150
Cortland County, NY	Cortland	\$43,000	\$46,100	\$55,300	\$63,900	\$71,300	\$78,650
Delaware County, NY	Delaware	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Poughkeepsie-Newburgh-Middletown, NY MSA	Dutchess	\$60,100	\$64,400	\$77,300	\$89,250	\$99,600	\$109,850
Buffalo-Niagara Falls, NY MSA	Erie	\$44,500	\$47,650	\$57,200	\$66,050	\$73,700	\$81,350
Essex County, NY	Essex	\$41,600	\$44,550	\$53,400	\$61,700	\$68,800	\$75,950
Franklin County, NY	Franklin	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Fulton County, NY	Fulton	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Genesee County, NY	Genesee	\$44,700	\$47,900	\$57,500	\$66,400	\$74,100	\$81,750
Greene County, NY	Greene	\$41,100	\$44,050	\$52,900	\$61,050	\$68,100	\$75,150
Hamilton County, NY	Hamilton	\$43,900	\$47,050	\$56,500	\$65,250	\$72,800	\$80,300
Utica-Rome, NY MSA	Herkimer	\$43,200	\$46,300	\$55,600	\$64,200	\$71,600	\$79,050
Jefferson County, NY	Jefferson	\$41,800	\$44,800	\$53,800	\$62,100	\$69,300	\$76,500
New York, NY HUD Metro FMR Area	Kings	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
Lewis County, NY	Lewis	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Rochester, NY MSA	Livingston	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Syracuse, NY MSA	Madison	\$46,100	\$49,400	\$59,300	\$68,450	\$76,400	\$84,250
Rochester, NY MSA	Monroe	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Montgomery County, NY	Montgomery	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Nassau-Suffolk, NY HUD Metro FMR Area	Nassau	\$74,200	\$79,500	\$95,400	\$110,150	\$122,900	\$135,600
New York, NY HUD Metro FMR Area	New York	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
Buffalo-Niagara Falls, NY MSA	Niagara	\$44,500	\$47,650	\$57,200	\$66,050	\$73,700	\$81,350
Utica-Rome, NY MSA	Oneida	\$43,200	\$46,300	\$55,600	\$64,200	\$71,600	\$79,050
Syracuse, NY MSA	Onondaga	\$46,100	\$49,400	\$59,300	\$68,450	\$76,400	\$84,250
Rochester, NY MSA	Ontario	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Poughkeepsie-Newburgh-Middletown, NY MSA	Orange	\$60,100	\$64,400	\$77,300	\$89,250	\$99,600	\$109,850
Rochester, NY MSA	Orleans	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Syracuse, NY MSA	Oswego	\$46,100	\$49,400	\$59,300	\$68,450	\$76,400	\$84,250
Otsego County, NY	Otsego	\$42,300	\$45,350	\$54,400	\$62,850	\$70,100	\$77,350
New York, NY HUD Metro FMR Area	Putnam	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
New York, NY HUD Metro FMR Area	Queens	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
Albany-Schenectady-Troy, NY MSA	Rensselaer	\$54,400	\$58,300	\$70,000	\$80,850	\$90,200	\$99,500
New York, NY HUD Metro FMR Area	Richmond	\$60,200	\$64,500	\$77,400	\$89,350	\$99,700	\$110,000
Rockland County, NY HUD Metro FMR Area	Rockland	\$73,800	\$79,100	\$94,900	\$109,650	\$122,300	\$134,950
Albany-Schenectady-Troy, NY MSA	Saratoga	\$54,400	\$58,300	\$70,000	\$80,850	\$90,200	\$99,500
Albany-Schenectady-Troy, NY MSA	Schenectady	\$54,400	\$58,300	\$70,000	\$80,850	\$90,200	\$99,500
Albany-Schenectady-Troy, NY MSA	Schoharie	\$54,400	\$58,300	\$70,000	\$80,850	\$90,200	\$99,500
Schuyler County, NY	Schuyler	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Seneca County, NY	Seneca	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
St. Lawrence County, NY	St. Lawrence	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
Steuben County, NY	Steuben	\$41,400	\$44,350	\$53,200	\$61,500	\$68,600	\$75,700
Nassau-Suffolk, NY HUD Metro FMR Area	Suffolk	\$74,200	\$79,500	\$95,400	\$110,150	\$122,900	\$135,600
Sullivan County, NY	Sullivan	\$42,000	\$45,000	\$54,000	\$62,400	\$69,600	\$76,800
Binghamton, NY MSA	Tioga	\$41,200	\$44,150	\$53,000	\$61,200	\$68,300	\$75,350
Ithaca, NY MSA	Tompkins	\$54,200	\$58,100	\$69,700	\$80,500	\$89,800	\$99,100
Kingston, NY MSA	Ulster	\$49,300	\$52,800	\$63,300	\$73,150	\$81,600	\$90,000
Glens Falls, NY MSA	Warren	\$45,600	\$48,850	\$58,600	\$67,750	\$75,600	\$83,400
Glens Falls, NY MSA	Washington	\$45,600	\$48,850	\$58,600	\$67,750	\$75,600	\$83,400
Rochester, NY MSA	Wayne	\$46,700	\$50,000	\$60,000	\$69,300	\$77,300	\$85,300
Westchester County, NY Statutory Exception Area	Westchester	\$73,000	\$78,200	\$93,800	\$108,400	\$120,900	\$133,450
Wyoming County, NY	Wyoming	\$43,200	\$46,300	\$55,600	\$64,200	\$71,600	\$79,050
Yates County, NY	Yates	\$42,100	\$45,100	\$54,100	\$62,550	\$69,800	\$77,000

# **HOME Program Subsidy Limits**

## 2013 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**

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](http://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](http://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?

# **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

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](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](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](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

County	Metro Area Name	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Albany	Albany-Schenectady-Troy, NY MSA	\$48,950	\$56,000	\$63,000	\$69,950	\$75,600	\$81,200	\$86,750	\$92,350
Allegany	Allegany County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Bronx	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Broome	Binghamton, NY MSA	\$37,100	\$42,400	\$47,700	\$52,900	\$57,250	\$61,450	\$65,700	\$69,950
Cattaraugus	Cattaraugus County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Cayuga	Cayuga County, NY	\$37,600	\$42,950	\$48,350	\$53,650	\$57,950	\$62,300	\$66,600	\$70,850
Chautauqua	Chautauqua County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Chemung	Elmira, NY MSA	\$37,000	\$42,200	\$47,500	\$52,750	\$56,950	\$61,200	\$65,450	\$69,650
Chenango	Chenango County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Clinton	Clinton County, NY	\$41,050	\$46,900	\$52,750	\$58,600	\$63,350	\$68,050	\$72,700	\$77,400
Columbia	Columbia County, NY	\$46,350	\$52,900	\$59,600	\$66,150	\$71,450	\$76,750	\$82,100	\$87,400
Cortland	Cortland County, NY	\$38,700	\$44,300	\$49,750	\$55,250	\$59,750	\$64,150	\$68,600	\$73,000
Delaware	Delaware County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Dutchess	Poughkeepsie-Newburgh-Middletown, NY MSA	\$54,100	\$61,850	\$69,550	\$77,200	\$83,450	\$89,650	\$95,750	\$101,950
Erie	Buffalo-Niagara Falls, NY MSA	\$40,050	\$45,700	\$51,500	\$57,150	\$61,750	\$66,350	\$70,900	\$75,500
Essex	Essex County, NY	\$37,450	\$42,750	\$48,050	\$53,350	\$57,700	\$61,900	\$66,250	\$70,450
Franklin	Franklin County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Fulton	Fulton County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Genesee	Genesee County, NY	\$40,250	\$46,000	\$51,750	\$57,400	\$62,100	\$66,700	\$71,300	\$75,850
Greene	Greene County, NY	\$37,000	\$42,300	\$47,600	\$52,850	\$57,050	\$61,300	\$65,500	\$69,750
Hamilton	Hamilton County, NY	\$39,500	\$45,200	\$50,850	\$56,450	\$61,000	\$65,500	\$70,000	\$74,500
Herkimer	Utica-Rome, NY MSA	\$38,900	\$44,450	\$50,050	\$55,550	\$60,050	\$64,450	\$68,950	\$73,350
Jefferson	Jefferson County, NY	\$37,600	\$43,000	\$48,400	\$53,750	\$58,050	\$62,350	\$66,700	\$71,000
Kings	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Lewis	Lewis County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Livingston	Rochester, NY MSA	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
Madison	Syracuse, NY MSA	\$41,500	\$47,450	\$53,350	\$59,200	\$64,000	\$68,750	\$73,450	\$78,200
Monroe	Rochester, NY MSA	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
Montgomery	Montgomery County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Nassau	Nassau-Suffolk, NY HUD Metro FMR Area	\$66,800	\$76,300	\$85,850	\$95,300	\$102,950	\$110,600	\$118,250	\$125,800
New York	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Niagara	Buffalo-Niagara Falls, NY MSA	\$40,050	\$45,700	\$51,500	\$57,150	\$61,750	\$66,350	\$70,900	\$75,500
Oneida	Utica-Rome, NY MSA	\$38,900	\$44,450	\$50,050	\$55,550	\$60,050	\$64,450	\$68,950	\$73,350
Onondaga	Syracuse, NY MSA	\$41,500	\$47,450	\$53,350	\$59,200	\$64,000	\$68,750	\$73,450	\$78,200
Ontario	Rochester, NY MSA	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
Orange	Poughkeepsie-Newburgh-Middletown, NY MSA	\$54,100	\$61,850	\$69,550	\$77,200	\$83,450	\$89,650	\$95,750	\$101,950
Orleans	Rochester, NY MSA	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
Oswego	Syracuse, NY MSA	\$41,500	\$47,450	\$53,350	\$59,200	\$64,000	\$68,750	\$73,450	\$78,200
Otsego	Otsego County, NY	\$38,050	\$43,550	\$48,950	\$54,350	\$58,750	\$63,100	\$67,400	\$71,800
Putnam	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Queens	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Rensselaer	Albany-Schenectady-Troy, NY MSA	\$48,950	\$56,000	\$63,000	\$69,950	\$75,600	\$81,200	\$86,750	\$92,350
Richmond	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Rockland	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Rockland	Rockland County, NY HUD Metro FMR Area	\$66,400	\$75,950	\$85,400	\$94,850	\$102,500	\$110,050	\$117,650	\$125,300
St. Lawrence	St. Lawrence County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Saratoga	Albany-Schenectady-Troy, NY MSA	\$48,950	\$56,000	\$63,000	\$69,950	\$75,600	\$81,200	\$86,750	\$92,350
Schenectady	Albany-Schenectady-Troy, NY MSA	\$48,950	\$56,000	\$63,000	\$69,950	\$75,600	\$81,200	\$86,750	\$92,350
Schoharie	Albany-Schenectady-Troy, NY MSA	\$48,950	\$56,000	\$63,000	\$69,950	\$75,600	\$81,200	\$86,750	\$92,350
Schuyler	Schuyler County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Seneca	Seneca County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Steuben	Steuben County, NY	\$37,250	\$42,550	\$47,900	\$53,200	\$57,500	\$61,750	\$65,950	\$70,300
Suffolk	Nassau-Suffolk, NY HUD Metro FMR Area	\$66,800	\$76,300	\$85,850	\$95,300	\$102,950	\$110,600	\$118,250	\$125,800
Sullivan	Sullivan County, NY	\$37,800	\$43,200	\$48,600	\$54,000	\$58,300	\$62,650	\$66,950	\$71,300
Tioga	Binghamton, NY MSA	\$37,100	\$42,400	\$47,700	\$52,900	\$57,250	\$61,450	\$65,700	\$69,950
Tompkins	Ithaca, NY MSA	\$48,800	\$55,800	\$62,750	\$69,650	\$75,250	\$80,800	\$86,400	\$92,000
Ulster	Kingston, NY MSA	\$44,350	\$50,650	\$56,950	\$63,250	\$68,400	\$73,450	\$78,500	\$83,500
Warren	Glens Falls, NY MSA	\$41,050	\$46,900	\$52,750	\$58,600	\$63,350	\$68,050	\$72,700	\$77,400
Washington	Glens Falls, NY MSA	\$41,050	\$46,900	\$52,750	\$58,600	\$63,350	\$68,050	\$72,700	\$77,400
Wayne	Rochester, NY MSA	\$42,050	\$47,950	\$54,000	\$59,950	\$64,800	\$69,550	\$74,350	\$79,200
Westchester	New York, NY HUD Metro FMR Area	\$54,200	\$61,900	\$69,650	\$77,300	\$83,500	\$89,750	\$95,950	\$102,050
Westchester	Westchester County, NY Statutory Exception Area	\$65,700	\$75,050	\$84,400	\$93,800	\$101,350	\$108,800	\$116,350	\$123,850
Wyoming	Wyoming County, NY	\$38,900	\$44,450	\$50,050	\$55,550	\$60,050	\$64,450	\$68,950	\$73,350
Yates	Yates County, NY	\$37,900	\$43,300	\$48,700	\$54,100	\$58,500	\$62,800	\$67,150	\$71,450

**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

County	Metro Area Name	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
Albany	Albany-Schenectady-Troy, NY MSA	\$52,475	\$63,000	\$72,775	\$81,200	\$89,550
Allegany	Allegany County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Bronx	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Broome	Binghamton, NY MSA	\$39,750	\$47,700	\$55,075	\$61,450	\$67,825
Cattaraugus	Cattaraugus County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Cayuga	Cayuga County, NY	\$40,275	\$48,350	\$55,800	\$62,300	\$68,725
Chautauqua	Chautauqua County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Chemung	Elmira, NY MSA	\$39,600	\$47,500	\$54,850	\$61,200	\$67,550
Chenango	Chenango County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Clinton	Clinton County, NY	\$43,975	\$52,750	\$60,975	\$68,050	\$75,050
Columbia	Columbia County, NY	\$49,625	\$59,600	\$68,800	\$76,750	\$84,750
Cortland	Cortland County, NY	\$41,500	\$49,750	\$57,500	\$64,150	\$70,800
Delaware	Delaware County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Dutchess	Poughkeepsie-Newburgh-Middletown, NY MSA	\$57,975	\$69,550	\$80,325	\$89,650	\$98,850
Erie	Buffalo-Niagara Falls, NY MSA	\$42,875	\$51,500	\$59,450	\$66,350	\$73,200
Essex	Essex County, NY	\$40,100	\$48,050	\$55,525	\$61,900	\$68,350
Franklin	Franklin County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Fulton	Fulton County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Genesee	Genesee County, NY	\$43,125	\$51,750	\$59,750	\$66,700	\$73,575
Greene	Greene County, NY	\$39,650	\$47,600	\$54,950	\$61,300	\$67,625
Hamilton	Hamilton County, NY	\$42,350	\$50,850	\$58,725	\$65,500	\$72,250
Herkimer	Utica-Rome, NY MSA	\$41,675	\$50,050	\$57,800	\$64,450	\$71,150
Jefferson	Jefferson County, NY	\$40,300	\$48,400	\$55,900	\$62,350	\$68,850
Kings	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Lewis	Lewis County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Livingston	Rochester, NY MSA	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
Madison	Syracuse, NY MSA	\$44,475	\$53,350	\$61,600	\$68,750	\$75,825
Monroe	Rochester, NY MSA	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
Montgomery	Montgomery County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Nassau	Nassau-Suffolk, NY HUD Metro FMR Area	\$71,550	\$85,850	\$99,125	\$110,600	\$122,025
New York	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Niagara	Buffalo-Niagara Falls, NY MSA	\$42,875	\$51,500	\$59,450	\$66,350	\$73,200
Oneida	Utica-Rome, NY MSA	\$41,675	\$50,050	\$57,800	\$64,450	\$71,150
Onondaga	Syracuse, NY MSA	\$44,475	\$53,350	\$61,600	\$68,750	\$75,825
Ontario	Rochester, NY MSA	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
Orange	Poughkeepsie-Newburgh-Middletown, NY MSA	\$57,975	\$69,550	\$80,325	\$89,650	\$98,850
Orleans	Rochester, NY MSA	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
Oswego	Syracuse, NY MSA	\$44,475	\$53,350	\$61,600	\$68,750	\$75,825
Otsego	Otsego County, NY	\$40,800	\$48,950	\$56,550	\$63,100	\$69,600
Putnam	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Queens	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Rensselaer	Albany-Schenectady-Troy, NY MSA	\$52,475	\$63,000	\$72,775	\$81,200	\$89,550
Richmond	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Rockland	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Rockland	Rockland County, NY HUD Metro FMR Area	\$71,175	\$85,400	\$98,675	\$110,050	\$121,475
St. Lawrence	St. Lawrence County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Saratoga	Albany-Schenectady-Troy, NY MSA	\$52,475	\$63,000	\$72,775	\$81,200	\$89,550
Schenectady	Albany-Schenectady-Troy, NY MSA	\$52,475	\$63,000	\$72,775	\$81,200	\$89,550
Schoharie	Albany-Schenectady-Troy, NY MSA	\$52,475	\$63,000	\$72,775	\$81,200	\$89,550
Schuyler	Schuyler County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Seneca	Seneca County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Steuben	Steuben County, NY	\$39,900	\$47,900	\$55,350	\$61,750	\$68,125
Suffolk	Nassau-Suffolk, NY HUD Metro FMR Area	\$71,550	\$85,850	\$99,125	\$110,600	\$122,025
Sullivan	Sullivan County, NY	\$40,500	\$48,600	\$56,150	\$62,650	\$69,125
Tioga	Binghamton, NY MSA	\$39,750	\$47,700	\$55,075	\$61,450	\$67,825
Tompkins	Ithaca, NY MSA	\$52,300	\$62,750	\$72,450	\$80,800	\$89,200
Ulster	Kingston, NY MSA	\$47,500	\$56,950	\$65,825	\$73,450	\$81,000
Warren	Glens Falls, NY MSA	\$43,975	\$52,750	\$60,975	\$68,050	\$75,050
Washington	Glens Falls, NY MSA	\$43,975	\$52,750	\$60,975	\$68,050	\$75,050
Wayne	Rochester, NY MSA	\$45,000	\$54,000	\$62,375	\$69,550	\$76,775
Westchester	New York, NY HUD Metro FMR Area	\$58,050	\$69,650	\$80,400	\$89,750	\$99,000
Westchester	Westchester County, NY Statutory Exception Area	\$70,375	\$84,400	\$97,575	\$108,800	\$120,100
Wyoming	Wyoming County, NY	\$41,675	\$50,050	\$57,800	\$64,450	\$71,150
Yates	Yates County, NY	\$40,600	\$48,700	\$56,300	\$62,800	\$69,300

# **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**

<b>County</b>	<b>% Minority</b>	<b>% Female</b>	<b>County</b>	<b>% Minority</b>	<b>% Female</b>
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**

<b>Counties</b>			<b>MBE</b>	<b>WBE</b>
<ul style="list-style-type: none"> <li>▪ Nassau</li> <li>▪ Bronx</li> <li>▪ Kings</li> <li>▪ New York</li> </ul>	<ul style="list-style-type: none"> <li>▪ Orange</li> <li>▪ Putnam</li> <li>▪ Queens</li> <li>▪ Richmond</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rockland</li> <li>▪ Suffolk</li> <li>▪ Westchester</li> </ul>	22%	10%
<ul style="list-style-type: none"> <li>▪ Erie</li> <li>▪ Genessee</li> <li>▪ Livingston</li> </ul>	<ul style="list-style-type: none"> <li>▪ Monroe</li> <li>▪ Niagara</li> <li>▪ Orleans</li> </ul>	<ul style="list-style-type: none"> <li>▪ Ontario</li> <li>▪ Wayne</li> </ul>	15%	10%
<ul style="list-style-type: none"> <li>▪ Albany</li> <li>▪ Broome</li> <li>▪ Cayuga</li> <li>▪ Dutchess</li> <li>▪ Herkimer</li> </ul>	<ul style="list-style-type: none"> <li>▪ Montgomery</li> <li>▪ Madison</li> <li>▪ Oneida</li> <li>▪ Onondaga</li> <li>▪ Oswego</li> </ul>	<ul style="list-style-type: none"> <li>▪ Rensselaer</li> <li>▪ Saratoga</li> <li>▪ Schenectady</li> <li>▪ Schoharie</li> <li>▪ Tioga</li> </ul>	13%	10%
<ul style="list-style-type: none"> <li>▪ Allegany</li> <li>▪ Cattaraugus</li> <li>▪ Chautauqua</li> <li>▪ Chemung</li> <li>▪ Chenango</li> <li>▪ Clinton</li> <li>▪ Columbia</li> <li>▪ Cortland</li> <li>▪ Delaware</li> <li>▪ Essex</li> </ul>	<ul style="list-style-type: none"> <li>▪ Franklin</li> <li>▪ Fulton</li> <li>▪ Greene</li> <li>▪ Hamilton</li> <li>▪ Jefferson</li> <li>▪ Lewis</li> <li>▪ Otsego</li> <li>▪ Schuyler</li> <li>▪ Seneca</li> </ul>	<ul style="list-style-type: none"> <li>▪ St. Lawrence</li> <li>▪ Steuben</li> <li>▪ Sullivan</li> <li>▪ Tompkins</li> <li>▪ Ulster</li> <li>▪ Warren</li> <li>▪ Washington</li> <li>▪ Wyoming</li> <li>▪ Yates</li> </ul>	10%	10%

# **Persons with Special Needs - Definitions**



**New York State**  
**Homes and Community Renewal**  
**Multifamily Programs**

<b>Population</b>	<b>State Agency Responsible</b>	<b>Population Profile</b>
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: Tab 16 (DBA/DBRA Compliance Principles) [www.dol.gov/whd/recovery/pwr/Tab16DBCompliance.pdf](http://www.dol.gov/whd/recovery/pwr/Tab16DBCompliance.pdf)

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](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](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](http://www.dol.gov/whd/govcontracts/dbra.htm)

Wage Determinations OnLine (source for current and previous Davis-Bacon Wage Determinations) - [www.WDOL.gov](http://www.WDOL.gov)

HUD: 4010 - Federal Labor Standards Provisions  
(Must be included in all construction contracts on projects twelve or more HOME-assisted units)  
[www.hud.gov/offices/adm/hudclips/forms/files/4010.pdf](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)  
[www.hud.gov/offices/adm/hudclips/forms/files/52531b.pdf](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-layeringreviews-for-proposed-section-8-projectbased-voucher>. Please note, 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 2013 Unified Funding Materials webpage below.

[www.nyshcr.org/Funding/UnifiedFundingMaterials/2013/](http://www.nyshcr.org/Funding/UnifiedFundingMaterials/2013/)

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 Primary Prevention Program  
High-Risk Zip Codes**

## NYS Dept. of Health Lead Primary Prevention Program High-Risk Zip Codes\* by County

Albany: 12202, 12206, 12208, 12209, 12210

Broome: 13901, 13905

Chautauqua: 14701

Dutchess: 12601

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

Monroe: 14605, 14606, 14607, 14608, 14609, 14611, 14613, 14619, 14620, 14621

Niagara: 14301

Oneida: 13501, 13502

Onondaga: 13203, 13204, 13205, 13207, 13208, 13210

Orange: 10940, 12550

Rensselaer: 12180

Schenectady: 12304, 12307

Ulster: 12401

Westchester: 10550, 10606, 10701, 10705, 10801

### New York City

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

Kings (Brooklyn): Every zip code except: 11222, 11224, 11228, 11231, 11239, 11251

New York (Manhattan): 10002, 10025, 10026, 10027, 10029, 10031, 10032, 10033, 10034, 10035, 10040

Queens: 11102, 11103, 11106, 11355, 11368, 11369, 11370, 11372, 11373, 11377, 11385, 11412, 11413, 11415, 11416, 11417, 11418, 11619, 11420, 11421, 11432, 11433, 11434, 11435, 11691

Richmond (Staten Island): 10302, 10303, 10304

*\* ZIP codes that had an annual average of 7 or more incident cases of childhood lead poisoning between 2005-2007.*