



**NYS Division of Housing and  
Community Renewal**

**NYS Housing Trust Fund  
Corporation**

**Unified Funding 2014  
Capital Programs**

**Reference Materials**

# Unified Funding 2014 Capital Programs Reference Materials

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# **HUD Fair Market/HOME Rents**

----- 2014 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	675	735	881	1018	1136	1253	1370
HIGH HOME RENT LIMIT	675*	750	929	1157	1242	1428	1615
For Information Only:							
FAIR MARKET RENT	662	750	929	1157	1242	1428	1615
50% RENT LIMIT	686	735	881	1018	1136	1253	1370
65% RENT LIMIT	871	935	1124	1290	1419	1547	1676
<b>Binghamton, NY MSA</b>							
LOW HOME RENT LIMIT	541	573	692	803	896	989	1081
HIGH HOME RENT LIMIT	552*	573*	692	987	1108	1203	1299
For Information Only:							
FAIR MARKET RENT	512	542	692	987	1119	1287	1455
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	573	574*	710	859	958	1058	1156
HIGH HOME RENT LIMIT	573*	574*	710	908	1027	1181	1335
For Information Only:							
FAIR MARKET RENT	537	570	710	908	1027	1181	1335
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	521	576	692	800	892	984	1076
HIGH HOME RENT LIMIT	521*	600	787	1006	1103	1198	1294
For Information Only:							
FAIR MARKET RENT	500	600	787	1009	1130	1300	1469
50% RENT LIMIT	538	576	692	800	892	984	1076
65% RENT LIMIT	680	730	878	1006	1103	1198	1294
<b>Glens Falls, NY MSA</b>							
LOW HOME RENT LIMIT	570	610	732	846	945	1042	1139
HIGH HOME RENT LIMIT	652	774	931	1066	1170	1272	1375
For Information Only:							
FAIR MARKET RENT	652	835	1015	1364	1557	1791	2024
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	690	739	887	1025	1143	1261	1379
HIGH HOME RENT LIMIT	769	941	1130	1297	1428	1557	1686
For Information Only:							
FAIR MARKET RENT	769	943	1130	1565	1571	1807	2042
50% RENT LIMIT	690	739	887	1025	1143	1261	1379
65% RENT LIMIT	876	941	1131	1297	1428	1557	1686

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

----- 2014 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	659	819	1059	1215	1336	1456	1576
For Information Only:							
FAIR MARKET RENT	659	819	1062	1392	1613	1855	2097
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	1033	1199	1441	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	1033	1309	1613	2097	2415	2777	3140
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	1163	1215	1440	1852	2075	2386	2698
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	886	1023	1254	1440	1588	1733	1879
For Information Only:							
FAIR MARKET RENT	886	1023	1258	1576	1681	1933	2185
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	563	644	773	893	996	1099	1202
HIGH HOME RENT LIMIT	563	685	834	1051	1123	1291	1457
For Information Only:							
FAIR MARKET RENT	563	685	834	1051	1123	1291	1460
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	1440	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	1163	1215	1440	1852	2075	2386	2698
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 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2014 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	577	626	762	880	982	1083	1184
HIGH HOME RENT LIMIT	577*	626	801	1051	1153	1326	1434
For Information Only:							
FAIR MARKET RENT	561	626	801	1051	1153	1326	1499
50% RENT LIMIT	592	635	762	880	982	1083	1184
65% RENT LIMIT	750	805	968	1110	1219	1327	1434
<b>Utica-Rome, NY MSA</b>							
LOW HOME RENT LIMIT	540	578	695	802	895	988	1079
HIGH HOME RENT LIMIT	601	612	779	1009	1106	1202	1298
For Information Only:							
FAIR MARKET RENT	601	612	779	1032	1159	1333	1507
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	967	1177	1441	1656	1828	1998	2169
For Information Only:							
FAIR MARKET RENT	967	1177	1449	1853	2152	2475	2798
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	510	637	750	837	923	1009
HIGH HOME RENT LIMIT	507	510	637	833	937	1078	1207
For Information Only:							
FAIR MARKET RENT	507	510	637	833	937	1078	1218
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	479	525	650	750	837	923	1009
HIGH HOME RENT LIMIT	479	525	662	879	940	1081	1207
For Information Only:							
FAIR MARKET RENT	479	525	662	879	940	1081	1222
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	547	586	703	812	906	1000	1093
HIGH HOME RENT LIMIT	564*	586	746	978	1123	1220	1317
For Information Only:							
FAIR MARKET RENT	551	586	746	978	1168	1343	1518
50% RENT LIMIT	547	586	703	812	906	1000	1093
65% RENT LIMIT	693	743	893	1024	1123	1220	1317

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

----- 2014 HOME PROGRAM RENTS -----

PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Chautauqua County, NY							
LOW HOME RENT LIMIT	485	489	637	750	837	923	1009
HIGH HOME RENT LIMIT	485	489	637	904	928	1067	1206
For Information Only:							
FAIR MARKET RENT	485	489	637	904	928	1067	1206
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
Chenango County, NY							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	549*	552*	682*	903	933	1073	1207
For Information Only:							
FAIR MARKET RENT	505	508	637	903	933	1073	1213
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207
Clinton County, NY							
LOW HOME RENT LIMIT	567	618	742	858	957	1056	1155
HIGH HOME RENT LIMIT	567	638	814	1082	1178	1291	1396
For Information Only:							
FAIR MARKET RENT	567	638	814	1092	1178	1355	1531
50% RENT LIMIT	577	618	742	858	957	1056	1155
65% RENT LIMIT	731	785	944	1082	1188	1291	1396
Columbia County, NY							
LOW HOME RENT LIMIT	647	693	832	962	1073	1184	1295
HIGH HOME RENT LIMIT	717	721	896	1161	1338	1457	1578
For Information Only:							
FAIR MARKET RENT	717	721	896	1161	1490	1714	1937
50% RENT LIMIT	647	693	832	962	1073	1184	1295
65% RENT LIMIT	823	883	1061	1217	1338	1457	1578
Cortland County, NY							
LOW HOME RENT LIMIT	537	576	691	798	891	983	1074
HIGH HOME RENT LIMIT	593*	601	749	967	1001	1151	1291
For Information Only:							
FAIR MARKET RENT	592	601	749	967	1001	1151	1301
50% RENT LIMIT	537	576	691	798	891	983	1074
65% RENT LIMIT	679	729	877	1004	1100	1196	1291
Delaware County, NY							
LOW HOME RENT LIMIT	505	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	555*	558*	692*	863*	959	1103	1207
For Information Only:							
FAIR MARKET RENT	525	529	667	836	959	1103	1247
50% RENT LIMIT	505	541	650	750	837	923	1009
65% RENT LIMIT	636	683	822	941	1030	1118	1207

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

----- 2014 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	526	563	676	781	872	962	1051
HIGH HOME RENT LIMIT	542	636	817	982	1075	1168	1261
For Information Only:							
FAIR MARKET RENT	542	636	817	1018	1261	1450	1639
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	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	553	556	716	941	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	553	556	716	1029	1139	1310	1481
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	548	558*	713*	935	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	548	551	708	935	1071	1232	1392
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	538	613	735	849	947	1045	1142
HIGH HOME RENT LIMIT	538*	632*	781*	981	1088*	1244	1380
For Information Only:							
FAIR MARKET RENT	471	610	765	981	1082	1244	1407
50% RENT LIMIT	572	613	735	849	947	1045	1142
65% RENT LIMIT	724	777	934	1070	1174	1277	1380
<b>Greene County, NY</b>							
LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
HIGH HOME RENT LIMIT	601*	659	796*	964	1055	1146	1236
For Information Only:							
FAIR MARKET RENT	582	659	781	1045	1154	1327	1500
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	561	601	721	833	930	1026	1121
HIGH HOME RENT LIMIT	564*	605*	721*	895*	935	1075	1216
For Information Only:							
FAIR MARKET RENT	495	548	650	810	935	1075	1216
50% RENT LIMIT	561	601	721	833	930	1026	1121
65% RENT LIMIT	710	762	916	1049	1151	1251	1352

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

----- 2014 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	676	779	1012	1287	1453	1671	1889
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	521*	549*	665	941	1028	1118	1207
For Information Only:							
FAIR MARKET RENT	506	548	665	980	1028	1182	1336
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	521*	559*	660*	775*	864*	953*	1043*
HIGH HOME RENT LIMIT	583	587	740	922	1030	1118	1219*
For Information Only:							
FAIR MARKET RENT	583	587	740	922	1044	1201	1357
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	531	568	682	788	878	970	1060
HIGH HOME RENT LIMIT	628	680	844	991	1086	1180	1273
For Information Only:							
FAIR MARKET RENT	628	680	844	1134	1205	1386	1567
50% RENT LIMIT	531	568	682	788	878	970	1060
65% RENT LIMIT	670	719	866	991	1086	1180	1273
<b>St. Lawrence County, NY</b>							
LOW HOME RENT LIMIT	503	541	650	750	837	923	1009
HIGH HOME RENT LIMIT	503	570	724	941	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	503	570	724	972	1052	1210	1368
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	527*	563*	676*	927	1030	1118	1207
For Information Only:							
FAIR MARKET RENT	489	535	643	927	1099	1264	1429
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 2010-2012 incorrect hold harmless rent.  
 For all HOME projects, the maximum allowable rent is the HUD calculated High HOME Rent Limit and/or Low HOME Rent Limit.

----- 2014 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	538*	626*	746*	941	1017	1118	1207
For Information Only:							
FAIR MARKET RENT	484	599	710	1013	1017	1170	1322
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	520*	579*	705*	897*	986	1134	1238
For Information Only:							
FAIR MARKET RENT	468	553	677	876	986	1134	1282
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	551	590	708	819	913	1008	1102
HIGH HOME RENT LIMIT	698	731	901	1031	1131	1229	1327
For Information Only:							
FAIR MARKET RENT	727	731	907	1180	1606	1847	2088
50% RENT LIMIT	551	590	708	819	913	1008	1102
65% RENT LIMIT	698	749	901	1031	1131	1229	1327
<b>Wyoming County, NY</b>							
LOW HOME RENT LIMIT	445	500	677	814	905	1002	1095
HIGH HOME RENT LIMIT	445	500	677	883	905	1041	1177
For Information Only:							
FAIR MARKET RENT	445	500	677	883	905	1041	1177
50% RENT LIMIT	548	587	705	814	908	1002	1095
65% RENT LIMIT	693	744	894	1025	1124	1221	1319
<b>Yates County, NY</b>							
LOW HOME RENT LIMIT	533	546	686	791	883	975	1065
HIGH HOME RENT LIMIT	539*	546*	687*	917*	1091	1186	1280
For Information Only:							
FAIR MARKET RENT	501	506	659	899	1167	1342	1517
50% RENT LIMIT	533	571	686	791	883	975	1065
65% RENT LIMIT	674	723	869	996	1091	1186	1280

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

# HUD Income Limits

----- 2014 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	16450	18800	21150	23500	25400	27300	29150	31050
VERY LOW INCOME	27450	31350	35250	39150	42300	45450	48550	51700
60% LIMITS	32940	37620	42300	46980	50760	54540	58260	62040
LOW INCOME	43900	50150	56400	62650	67700	72700	77700	82700
<b>Binghamton, 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
<b>Buffalo-Niagara Falls, NY MSA</b>								
30% LIMITS	13450	15350	17250	19150	20700	22250	23750	25300
VERY LOW INCOME	22400	25600	28800	31950	34550	37100	39650	42200
60% LIMITS	26880	30720	34560	38340	41460	44520	47580	50640
LOW INCOME	35800	40900	46000	51100	55200	59300	63400	67500
<b>Elmira, NY MSA</b>								
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
<b>Glens Falls, NY MSA</b>								
30% LIMITS	13200	15100	17000	18850	20400	21900	23400	24900
VERY LOW INCOME	22050	25200	28350	31450	34000	36500	39000	41550
60% LIMITS	26460	30240	34020	37740	40800	43800	46800	49860
LOW INCOME	35250	40250	45300	50300	54350	58350	62400	66400
<b>Ithaca, NY MSA</b>								
30% LIMITS	16600	18950	21300	23650	25550	27450	29350	31250
VERY LOW INCOME	27600	31550	35500	39400	42600	45750	48900	52050
60% LIMITS	33120	37860	42600	47280	51120	54900	58680	62460
LOW INCOME	44150	50450	56750	63050	68100	73150	78200	83250
<b>Kingston, NY MSA</b>								
30% LIMITS	15000	17150	19300	21400	23150	24850	26550	28250
VERY LOW INCOME	25000	28550	32100	35650	38550	41400	44250	47100
60% LIMITS	30000	34260	38520	42780	46260	49680	53100	56520
LOW INCOME	39950	45650	51350	57050	61650	66200	70750	75350

----- 2014 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	22100	25250	28400	31550	34100	36600	39150	41650
VERY LOW INCOME	36800	42050	47300	52550	56800	61000	65200	69400
60% LIMITS	44160	50460	56760	63060	68160	73200	78240	83280
LOW INCOME	52650	60200	67700	75200	81250	87250	93250	99300
<b>New York, NY HUD Metro FMR Area</b>								
30% LIMITS	17650	20150	22650	25150	27200	29200	31200	33200
VERY LOW INCOME	29400	33600	37800	41950	45350	48700	52050	55400
60% LIMITS	35280	40320	45360	50340	54420	58440	62460	66480
LOW INCOME	47000	53700	60400	67100	72500	77850	83250	88600
<b>Poughkeepsie-Newburgh-Middletown, NY MSA</b>								
30% LIMITS	17500	20000	22500	24950	26950	28950	30950	32950
VERY LOW INCOME	29100	33250	37400	41550	44900	48200	51550	54850
60% LIMITS	34920	39900	44880	49860	53880	57840	61860	65820
LOW INCOME	44750	51150	57550	63900	69050	74150	79250	84350
<b>Rochester, NY MSA</b>								
30% LIMITS	14100	16100	18100	20100	21750	23350	24950	26550
VERY LOW INCOME	23450	26800	30150	33500	36200	38900	41550	44250
60% LIMITS	28140	32160	36180	40200	43440	46680	49860	53100
LOW INCOME	37550	42900	48250	53600	57900	62200	66500	70800
<b>Rockland County, NY HUD Metro FMR Area</b>								
30% LIMITS	21050	24050	27050	30050	32500	34900	37300	39700
VERY LOW INCOME	35100	40100	45100	50100	54150	58150	62150	66150
60% LIMITS	42120	48120	54120	60120	64980	69780	74580	79380
LOW INCOME	47000	53700	60400	67100	72500	77850	83250	88600
<b>Syracuse, NY MSA</b>								
30% LIMITS	14250	16250	18300	20300	21950	23550	25200	26800
VERY LOW INCOME	23700	27100	30500	33850	36600	39300	42000	44700
60% LIMITS	28440	32520	36600	40620	43920	47160	50400	53640
LOW INCOME	37950	43350	48750	54150	58500	62850	67150	71500
<b>Utica-Rome, NY MSA</b>								
30% LIMITS	12500	14300	16100	17850	19300	20750	22150	23600
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
60% LIMITS	25020	28560	32160	35700	38580	41460	44280	47160
LOW INCOME	33350	38100	42850	47600	51450	55250	59050	62850

----- 2014 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	21800	24900	28000	31100	33600	36100	38600	41100
VERY LOW INCOME	36300	41500	46700	51850	56000	60150	64300	68450
60% LIMITS	43560	49800	56040	62220	67200	72180	77160	82140
LOW INCOME	47350	54100	60850	67600	73050	78450	83850	89250
<b>Allegany County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Cattaraugus County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Cayuga County, NY</b>								
30% LIMITS	13150	15000	16900	18750	20250	21750	23250	24750
VERY LOW INCOME	21900	25000	28150	31250	33750	36250	38750	41250
60% LIMITS	26280	30000	33780	37500	40500	43500	46500	49500
LOW INCOME	35000	40000	45000	50000	54000	58000	62000	66000
<b>Chautauqua County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Chenango County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Clinton County, NY</b>								
30% LIMITS	13900	15850	17850	19800	21400	23000	24600	26150
VERY LOW INCOME	23100	26400	29700	33000	35650	38300	40950	43600
60% LIMITS	27720	31680	35640	39600	42780	45960	49140	52320
LOW INCOME	37000	42250	47550	52800	57050	61250	65500	69700

----- 2014 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	15550	17800	20000	22200	24000	25800	27550	29350
VERY LOW INCOME	25900	29600	33300	37000	40000	42950	45900	48850
60% LIMITS	31080	35520	39960	44400	48000	51540	55080	58620
LOW INCOME	41450	47400	53300	59200	63950	68700	73450	78150
<b>Cortland 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
<b>Delaware County, NY</b>								
30% LIMITS	12100	13800	15550	17250	18650	20050	21400	22800
VERY LOW INCOME	20150	23000	25900	28750	31050	33350	35650	37950
60% LIMITS	24180	27600	31080	34500	37260	40020	42780	45540
LOW INCOME	32200	36800	41400	46000	49700	53400	57050	60750
<b>Essex County, NY</b>								
30% LIMITS	12500	14300	16100	17850	19300	20750	22150	23600
VERY LOW INCOME	20850	23800	26800	29750	32150	34550	36900	39300
60% LIMITS	25020	28560	32160	35700	38580	41460	44280	47160
LOW INCOME	33350	38100	42850	47600	51450	55250	59050	62850
<b>Franklin County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Fulton County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Genesee County, NY</b>								
30% LIMITS	13750	15700	17650	19600	21200	22750	24350	25900
VERY LOW INCOME	22900	26150	29400	32650	35300	37900	40500	43100
60% LIMITS	27480	31380	35280	39180	42360	45480	48600	51720
LOW INCOME	36600	41800	47050	52250	56450	60650	64800	69000

----- 2014 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	12250	14000	15750	17500	18900	20300	21700	23100
VERY LOW INCOME	20450	23400	26300	29200	31550	33900	36250	38550
60% LIMITS	24540	28080	31560	35040	37860	40680	43500	46260
LOW INCOME	32700	37400	42050	46700	50450	54200	57950	61650
<b>Hamilton County, NY</b>								
30% LIMITS	13500	15400	17350	19250	20800	22350	23900	25450
VERY LOW INCOME	22450	25650	28850	32050	34650	37200	39750	42350
60% LIMITS	26940	30780	34620	38460	41580	44640	47700	50820
LOW INCOME	35950	41050	46200	51300	55450	59550	63650	67750
<b>Jefferson County, NY</b>								
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
<b>Lewis County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Montgomery County, NY</b>								
30% LIMITS	12000	13700	15400	17100	18500	19850	21250	22600
VERY LOW INCOME	19950	22800	25650	28500	30800	33100	35350	37650
60% LIMITS	23940	27360	30780	34200	36960	39720	42420	45180
LOW INCOME	31950	36500	41050	45600	49250	52900	56550	60200
<b>Otsego County, NY</b>								
30% LIMITS	12750	14600	16400	18200	19700	21150	22600	24050
VERY LOW INCOME	21250	24250	27300	30300	32750	35150	37600	40000
60% LIMITS	25500	29100	32760	36360	39300	42180	45120	48000
LOW INCOME	33950	38800	43650	48500	52400	56300	60150	64050
<b>St. Lawrence County, NY</b>								
30% LIMITS	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800

----- 2014 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	12050	13800	15500	17200	18600	20000	21350	22750
VERY LOW INCOME	20100	22950	25800	28650	30950	33250	35550	37850
60% LIMITS	24120	27540	30960	34380	37140	39900	42660	45420
LOW INCOME	32100	36700	41300	45850	49550	53200	56900	60550
<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	11900	13600	15300	17000	18400	19750	21100	22450
VERY LOW INCOME	19850	22650	25500	28300	30600	32850	35100	37400
60% LIMITS	23820	27180	30600	33960	36720	39420	42120	44880
LOW INCOME	31750	36250	40800	45300	48950	52550	56200	59800
<b>Sullivan County, NY</b>								
30% LIMITS	13250	15150	17050	18900	20450	21950	23450	24950
VERY LOW INCOME	22050	25200	28350	31500	34050	36550	39100	41600
60% LIMITS	26460	30240	34020	37800	40860	43860	46920	49920
LOW INCOME	35300	40350	45400	50400	54450	58500	62500	66550
<b>Wyoming County, NY</b>								
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
<b>Yates County, NY</b>								
30% LIMITS	12800	14600	16450	18250	19750	21200	22650	24100
VERY LOW INCOME	21350	24400	27450	30450	32900	35350	37800	40200
60% LIMITS	25620	29280	32940	36540	39480	42420	45360	48240
LOW INCOME	34100	39000	43850	48700	52600	56500	60400	64300

# **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 12/18/2013**

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Albany-Schenectady-Troy, NY MSA	Albany	\$54,900	\$58,800	\$70,500	\$81,450	\$90,900	\$100,250
Allegany County, NY	Allegany	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
New York, NY HUD Metro FMR Area	Bronx	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
Binghamton, NY MSA	Broome	\$43,200	\$46,300	\$55,600	\$64,200	\$71,600	\$79,050
Cattaraugus County, NY	Cattaraugus	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Cayuga County, NY	Cayuga	\$43,800	\$46,900	\$56,300	\$65,000	\$72,500	\$80,000
Chautauqua County, NY	Chautauqua	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Elmira, NY MSA	Chemung	\$43,100	\$46,150	\$55,400	\$64,000	\$71,400	\$78,750
Chenango County, NY	Chenango	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Clinton County, NY	Clinton	\$46,200	\$49,500	\$59,400	\$68,650	\$76,600	\$84,550
Columbia County, NY	Columbia	\$51,800	\$55,500	\$66,600	\$77,000	\$85,900	\$94,750
Cortland County, NY	Cortland	\$42,100	\$45,100	\$54,100	\$62,550	\$69,800	\$77,000
Delaware County, NY	Delaware	\$40,300	\$43,150	\$51,800	\$59,800	\$66,700	\$73,600
Poughkeepsie-Newburgh-Middletown, NY MSA	Dutchess	\$58,200	\$62,350	\$74,800	\$86,450	\$96,400	\$106,400
Buffalo-Niagara Falls, NY MSA	Erie	\$44,800	\$48,000	\$57,600	\$66,500	\$74,200	\$81,850
Essex County, NY	Essex	\$41,700	\$44,650	\$53,600	\$61,900	\$69,100	\$76,200
Franklin County, NY	Franklin	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Fulton County, NY	Fulton	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Genesee County, NY	Genesee	\$45,800	\$49,050	\$58,800	\$67,950	\$75,800	\$83,600
Greene County, NY	Greene	\$40,900	\$43,850	\$52,600	\$60,750	\$67,800	\$74,800
Hamilton County, NY	Hamilton	\$44,900	\$48,100	\$57,700	\$66,700	\$74,400	\$82,100
Utica-Rome, NY MSA	Herkimer	\$41,700	\$44,650	\$53,600	\$61,900	\$69,100	\$76,200
Jefferson County, NY	Jefferson	\$41,300	\$44,250	\$53,100	\$61,400	\$68,500	\$75,550
New York, NY HUD Metro FMR Area	Kings	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
Lewis County, NY	Lewis	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Rochester, NY MSA	Livingston	\$46,900	\$50,250	\$60,300	\$69,700	\$77,800	\$85,800
Syracuse, NY MSA	Madison	\$47,400	\$50,800	\$61,000	\$70,450	\$78,600	\$86,700
Rochester, NY MSA	Monroe	\$46,900	\$50,250	\$60,300	\$69,700	\$77,800	\$85,800
Montgomery County, NY	Montgomery	\$39,900	\$42,750	\$51,300	\$59,300	\$66,200	\$73,000

Metro Statistical Area	County	Number of Bedrooms					
		0	1	2	3	4	5
Nassau-Suffolk, NY HUD Metro FMR Area	Nassau	\$73,600	\$78,850	\$94,600	\$109,350	\$122,000	\$134,600
New York, NY HUD Metro FMR Area	New York	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
Buffalo-Niagara Falls, NY MSA	Niagara	\$44,800	\$48,000	\$57,600	\$66,500	\$74,200	\$81,850
Utica-Rome, NY MSA	Oneida	\$41,700	\$44,650	\$53,600	\$61,900	\$69,100	\$76,200
Syracuse, NY MSA	Onondaga	\$47,400	\$50,800	\$61,000	\$70,450	\$78,600	\$86,700
Rochester, NY MSA	Ontario	\$46,900	\$50,250	\$60,300	\$69,700	\$77,800	\$85,800
Poughkeepsie-Newburgh-Middletown, NY MSA	Orange	\$58,200	\$62,350	\$74,800	\$86,450	\$96,400	\$106,400
Rochester, NY MSA	Orleans	\$46,900	\$50,250	\$60,300	\$69,700	\$77,800	\$85,800
Syracuse, NY MSA	Oswego	\$47,400	\$50,800	\$61,000	\$70,450	\$78,600	\$86,700
Otsego County, NY	Otsego	\$42,500	\$45,500	\$54,600	\$63,050	\$70,300	\$77,600
New York, NY HUD Metro FMR Area	Putnam	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
New York, NY HUD Metro FMR Area	Queens	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
Albany-Schenectady-Troy, NY MSA	Rensselaer	\$54,900	\$58,800	\$70,500	\$81,450	\$90,900	\$100,250
New York, NY HUD Metro FMR Area	Richmond	\$58,800	\$63,000	\$75,600	\$87,300	\$97,400	\$107,450
Rockland County, NY HUD Metro FMR Area	Rockland	\$70,200	\$75,200	\$90,200	\$104,250	\$116,300	\$128,300
Albany-Schenectady-Troy, NY MSA	Saratoga	\$54,900	\$58,800	\$70,500	\$81,450	\$90,900	\$100,250
Albany-Schenectady-Troy, NY MSA	Schenectady	\$54,900	\$58,800	\$70,500	\$81,450	\$90,900	\$100,250
Albany-Schenectady-Troy, NY MSA	Schoharie	\$54,900	\$58,800	\$70,500	\$81,450	\$90,900	\$100,250
Schuyler County, NY	Schuyler	\$40,200	\$43,050	\$51,600	\$59,600	\$66,500	\$73,400
Seneca County, NY	Seneca	\$40,400	\$43,300	\$52,000	\$60,050	\$67,000	\$73,900
St. Lawrence County, NY	St Lawrence	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Steuben County, NY	Steuben	\$39,700	\$42,500	\$51,000	\$58,900	\$65,700	\$72,500
Nassau-Suffolk, NY HUD Metro FMR Area	Suffolk	\$73,600	\$78,850	\$94,600	\$109,350	\$122,000	\$134,600
Sullivan County, NY	Sullivan	\$44,100	\$47,250	\$56,700	\$65,550	\$73,100	\$80,700
Binghamton, NY MSA	Tioga	\$43,200	\$46,300	\$55,600	\$64,200	\$71,600	\$79,050
Ithaca, NY MSA	Tompkins	\$55,200	\$59,150	\$71,000	\$82,000	\$91,500	\$100,950
Kingston, NY MSA	Ulster	\$50,000	\$53,550	\$64,200	\$74,200	\$82,800	\$91,350
Glens Falls, NY MSA	Warren	\$44,100	\$47,250	\$56,700	\$65,450	\$73,000	\$80,550
Glens Falls, NY MSA	Washington	\$44,100	\$47,250	\$56,700	\$65,450	\$73,000	\$80,550
Rochester, NY MSA	Wayne	\$46,900	\$50,250	\$60,300	\$69,700	\$77,800	\$85,800
Westchester County, NY Statutory Exception Area	Westchester	\$72,600	\$77,800	\$93,400	\$107,850	\$120,300	\$132,750
Wyoming County, NY	Wyoming	\$43,900	\$47,000	\$56,400	\$65,150	\$72,700	\$80,200
Yates County, NY	Yates	\$42,700	\$45,750	\$54,900	\$63,350	\$70,700	\$78,000

# HOME Program Subsidy Limits

## 2014 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 CHDO requirements please see the 2013 HOME final rule at:

[www.onecpd.info/home/home-laws-and-regulations](http://www.onecpd.info/home/home-laws-and-regulations)

**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.nysdhcr.gov/Programs/NYSHome>

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

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

to locate municipalities in an Urban County or Consortium.

## **CITIES**

ALBANY

BINGHAMTON

BUFFALO

ELMIRA

ITHACA

JAMESTOWN

MOUNT VERNON

NEW ROCHELLE

NEW YORK CITY

NIAGARA FALLS

ROCHESTER

SYRACUSE

UTICA

YONKERS

## **TOWNS**

BABYLON TOWN

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	\$49,400	\$56,450	\$63,450	\$70,450	\$76,150	\$81,800	\$87,400	\$93,050
Allegany	Allegany County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Bronx	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Broome	Binghamton, NY MSA	\$38,900	\$44,450	\$50,050	\$55,550	\$60,050	\$64,450	\$68,950	\$73,350
Cattaraugus	Cattaraugus County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Cayuga	Cayuga County, NY	\$39,400	\$45,000	\$50,650	\$56,250	\$60,750	\$65,250	\$69,750	\$74,250
Chautauqua	Chautauqua County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Chemung	Elmira, NY MSA	\$38,800	\$44,300	\$49,850	\$55,350	\$59,850	\$64,250	\$68,650	\$73,100
Chenango	Chenango County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Clinton	Clinton County, NY	\$41,600	\$47,500	\$52,900	\$59,400	\$64,150	\$68,950	\$73,700	\$78,500
Columbia	Columbia County, NY	\$46,600	\$53,300	\$59,950	\$66,600	\$72,000	\$77,300	\$82,600	\$87,950
Cortland	Cortland County, NY	\$37,900	\$43,300	\$48,700	\$54,100	\$58,500	\$62,800	\$67,150	\$71,450
Delaware	Delaware County, NY	\$36,250	\$41,400	\$46,600	\$51,750	\$55,900	\$60,050	\$64,150	\$68,300
Dutchess	Poughkeepsie-Newburgh-Middletown, NY MSA	\$52,400	\$59,850	\$67,300	\$74,800	\$80,800	\$86,750	\$92,800	\$98,750
Erie	Buffalo-Niagara Falls, NY MSA	\$40,300	\$46,100	\$51,850	\$57,500	\$62,200	\$66,800	\$71,350	\$75,950
Essex	Essex County, NY	\$37,550	\$42,850	\$48,250	\$53,550	\$57,850	\$62,200	\$66,400	\$70,750
Franklin	Franklin County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Fulton	Fulton County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Genesee	Genesee County, NY	\$41,200	\$47,050	\$52,900	\$58,750	\$63,550	\$68,200	\$72,900	\$77,600
Greene	Greene County, NY	\$36,800	\$42,100	\$47,350	\$52,550	\$56,800	\$61,000	\$65,250	\$69,400
Hamilton	Hamilton County, NY	\$40,400	\$46,150	\$51,950	\$57,700	\$62,350	\$66,950	\$71,550	\$76,250
Herkimer	Utica-Rome, NY MSA	\$37,550	\$42,850	\$48,250	\$53,550	\$57,850	\$62,200	\$66,400	\$70,750
Jefferson	Jefferson County, NY	\$37,150	\$42,500	\$47,800	\$53,100	\$57,400	\$61,650	\$65,900	\$70,100
Kings	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Lewis	Lewis County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Livingston	Rochester, NY MSA	\$42,200	\$48,250	\$54,250	\$60,300	\$65,150	\$70,000	\$74,800	\$79,650
Madison	Syracuse, NY MSA	\$42,650	\$48,800	\$54,900	\$60,950	\$66,000	\$70,750	\$75,600	\$80,450
Monroe	Rochester, NY MSA	\$42,200	\$48,250	\$54,250	\$60,300	\$65,150	\$70,000	\$74,800	\$79,650
Montgomery	Montgomery County, NY	\$35,900	\$41,050	\$46,150	\$51,300	\$55,450	\$59,600	\$63,650	\$67,750
Nassau	Nassau-Suffolk, NY HUD Metro FMR Area	\$66,250	\$75,700	\$85,150	\$94,600	\$102,250	\$109,800	\$117,350	\$124,900
New York	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Niagara	Buffalo-Niagara Falls, NY MSA	\$40,300	\$46,100	\$51,850	\$57,500	\$62,200	\$66,800	\$71,350	\$75,950
Oneida	Utica-Rome, NY MSA	\$37,550	\$42,850	\$48,250	\$53,550	\$57,850	\$62,200	\$66,400	\$70,750
Onondaga	Syracuse, NY MSA	\$42,650	\$48,800	\$54,900	\$60,950	\$66,000	\$70,750	\$75,600	\$80,450
Ontario	Rochester, NY MSA	\$42,200	\$48,250	\$54,250	\$60,300	\$65,150	\$70,000	\$74,800	\$79,650
Orange	Poughkeepsie-Newburgh-Middletown, NY MSA	\$52,400	\$59,850	\$67,300	\$74,800	\$80,800	\$86,750	\$92,800	\$98,750
Orleans	Rochester, NY MSA	\$42,200	\$48,250	\$54,250	\$60,300	\$65,150	\$70,000	\$74,800	\$79,650
Oswego	Syracuse, NY MSA	\$42,650	\$48,800	\$54,900	\$60,950	\$66,000	\$70,750	\$75,600	\$80,450
Otsego	Otsego County, NY	\$38,250	\$43,650	\$49,150	\$54,550	\$58,950	\$63,250	\$67,700	\$72,000
Putnam	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Queens	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Rensselaer	Albany-Schenectady-Troy, NY MSA	\$49,400	\$56,450	\$63,450	\$70,450	\$76,150	\$81,800	\$87,400	\$93,050
Richmond	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Rockland	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Rockland	Rockland County, NY HUD Metro FMR Area	\$63,200	\$72,200	\$81,200	\$90,200	\$97,450	\$104,650	\$111,850	\$119,050
St. Lawrence	St. Lawrence County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Saratoga	Albany-Schenectady-Troy, NY MSA	\$49,400	\$56,450	\$63,450	\$70,450	\$76,150	\$81,800	\$87,400	\$93,050
Schenectady	Albany-Schenectady-Troy, NY MSA	\$49,400	\$56,450	\$63,450	\$70,450	\$76,150	\$81,800	\$87,400	\$93,050
Schoharie	Albany-Schenectady-Troy, NY MSA	\$49,400	\$56,450	\$63,450	\$70,450	\$76,150	\$81,800	\$87,400	\$93,050
Schuyler	Schuyler County, NY	\$36,200	\$41,300	\$46,450	\$51,550	\$55,700	\$59,850	\$64,000	\$68,150
Seneca	Seneca County, NY	\$36,350	\$41,600	\$46,800	\$51,950	\$56,150	\$60,300	\$64,450	\$68,600
Steuben	Steuben County, NY	\$35,750	\$40,750	\$45,900	\$50,950	\$55,100	\$59,150	\$63,200	\$67,300
Suffolk	Nassau-Suffolk, NY HUD Metro FMR Area	\$66,250	\$75,700	\$85,150	\$94,600	\$102,250	\$109,800	\$117,350	\$124,900
Sullivan	Sullivan County, NY	\$39,700	\$45,350	\$50,850	\$56,700	\$61,300	\$65,800	\$70,400	\$74,900
Tioga	Binghamton, NY MSA	\$38,900	\$44,450	\$50,050	\$55,550	\$60,050	\$64,450	\$68,950	\$73,350
Tompkins	Ithaca, NY MSA	\$49,700	\$56,800	\$64,000	\$70,900	\$76,700	\$82,350	\$88,000	\$90,100
Ulster	Kingston, NY MSA	\$45,000	\$51,400	\$57,800	\$64,150	\$69,400	\$74,500	\$79,650	\$84,800
Warren	Glens Falls, NY MSA	\$39,700	\$45,350	\$51,050	\$56,600	\$61,200	\$65,700	\$70,200	\$74,800
Washington	Glens Falls, NY MSA	\$39,700	\$45,350	\$51,050	\$56,600	\$61,200	\$65,700	\$70,200	\$74,800
Wayne	Rochester, NY MSA	\$42,200	\$48,250	\$54,250	\$60,300	\$65,150	\$70,000	\$74,800	\$79,650
Westchester	New York, NY HUD Metro FMR Area	\$52,900	\$60,500	\$68,050	\$75,500	\$81,650	\$87,650	\$93,700	\$99,700
Westchester	Westchester County, NY Statutory Exception Area	\$65,350	\$74,700	\$84,050	\$93,350	\$100,800	\$108,250	\$115,750	\$123,200
Wyoming	Wyoming County, NY	\$39,500	\$45,100	\$50,750	\$56,350	\$60,950	\$65,450	\$69,950	\$74,450
Yates	Yates County, NY	\$38,450	\$43,900	\$49,400	\$54,800	\$59,200	\$63,650	\$68,050	\$72,350

**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	\$52,925	\$63,450	\$73,300	\$81,800	\$90,225
Allegany	Allegany County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Bronx	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Broome	Binghamton, NY MSA	\$41,675	\$50,050	\$57,800	\$64,450	\$71,150
Cattaraugus	Cattaraugus County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Cayuga	Cayuga County, NY	\$42,200	\$50,650	\$58,500	\$65,250	\$72,000
Chautauqua	Chautauqua County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Chemung	Elmira, NY MSA	\$41,550	\$49,850	\$57,600	\$64,250	\$70,875
Chenango	Chenango County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Clinton	Clinton County, NY	\$44,550	\$52,900	\$61,775	\$68,950	\$76,100
Columbia	Columbia County, NY	\$49,950	\$59,950	\$69,300	\$77,300	\$85,275
Cortland	Cortland County, NY	\$40,600	\$48,700	\$56,300	\$62,800	\$69,300
Delaware	Delaware County, NY	\$38,825	\$46,600	\$53,825	\$60,050	\$66,225
Dutchess	Poughkeepsie-Newburgh-Middletown, NY MSA	\$56,125	\$67,300	\$77,800	\$86,750	\$95,775
Erie	Buffalo-Niagara Falls, NY MSA	\$43,200	\$51,850	\$59,850	\$66,800	\$73,650
Essex	Essex County, NY	\$40,200	\$48,250	\$55,700	\$62,200	\$68,575
Franklin	Franklin County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Fulton	Fulton County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Genesee	Genesee County, NY	\$44,125	\$52,900	\$61,150	\$68,200	\$75,250
Greene	Greene County, NY	\$39,450	\$47,350	\$54,675	\$61,000	\$67,325
Hamilton	Hamilton County, NY	\$43,275	\$51,950	\$60,025	\$66,950	\$73,900
Herkimer	Utica-Rome, NY MSA	\$40,200	\$48,250	\$55,700	\$62,200	\$68,575
Jefferson	Jefferson County, NY	\$39,825	\$47,800	\$55,250	\$61,650	\$68,000
Kings	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Lewis	Lewis County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Livingston	Rochester, NY MSA	\$45,225	\$54,250	\$62,725	\$70,000	\$77,225
Madison	Syracuse, NY MSA	\$45,725	\$54,900	\$63,475	\$70,750	\$78,025
Monroe	Rochester, NY MSA	\$45,225	\$54,250	\$62,725	\$70,000	\$77,225
Montgomery	Montgomery County, NY	\$38,475	\$46,150	\$53,375	\$59,600	\$65,700
Nassau	Nassau-Suffolk, NY HUD Metro FMR Area	\$70,975	\$85,150	\$98,425	\$109,800	\$121,125
New York	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Niagara	Buffalo-Niagara Falls, NY MSA	\$43,200	\$51,850	\$59,850	\$66,800	\$73,650
Oneida	Utica-Rome, NY MSA	\$40,200	\$48,250	\$55,700	\$62,200	\$68,575
Onondaga	Syracuse, NY MSA	\$45,725	\$54,900	\$63,475	\$70,750	\$78,025
Ontario	Rochester, NY MSA	\$45,225	\$54,250	\$62,725	\$70,000	\$77,225
Orange	Poughkeepsie-Newburgh-Middletown, NY MSA	\$56,125	\$67,300	\$77,800	\$86,750	\$95,775
Orleans	Rochester, NY MSA	\$45,225	\$54,250	\$62,725	\$70,000	\$77,225
Oswego	Syracuse, NY MSA	\$45,725	\$54,900	\$63,475	\$70,750	\$78,025
Otsego	Otsego County, NY	\$40,950	\$49,150	\$56,750	\$63,250	\$69,850
Putnam	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Queens	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Rensselaer	Albany-Schenectady-Troy, NY MSA	\$52,925	\$63,450	\$73,300	\$81,800	\$90,225
Richmond	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Rockland	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Rockland	Rockland County, NY HUD Metro FMR Area	\$67,700	\$81,200	\$93,825	\$104,650	\$115,450
St. Lawrence	St. Lawrence County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Saratoga	Albany-Schenectady-Troy, NY MSA	\$52,925	\$63,450	\$73,300	\$81,800	\$90,225
Schenectady	Albany-Schenectady-Troy, NY MSA	\$52,925	\$63,450	\$73,300	\$81,800	\$90,225
Schoharie	Albany-Schenectady-Troy, NY MSA	\$52,925	\$63,450	\$73,300	\$81,800	\$90,225
Schuyler	Schuyler County, NY	\$38,750	\$46,450	\$53,625	\$59,850	\$66,075
Seneca	Seneca County, NY	\$38,975	\$46,800	\$54,050	\$60,300	\$66,525
Steuben	Steuben County, NY	\$38,250	\$45,900	\$53,025	\$59,150	\$65,250
Suffolk	Nassau-Suffolk, NY HUD Metro FMR Area	\$70,975	\$85,150	\$98,425	\$109,800	\$121,125
Sullivan	Sullivan County, NY	\$42,525	\$50,850	\$59,000	\$65,800	\$72,650
Tioga	Binghamton, NY MSA	\$41,675	\$50,050	\$57,800	\$64,450	\$71,150
Tompkins	Ithaca, NY MSA	\$53,250	\$64,000	\$73,800	\$82,350	\$89,050
Ulster	Kingston, NY MSA	\$48,200	\$57,800	\$66,775	\$74,500	\$82,225
Warren	Glens Falls, NY MSA	\$42,525	\$51,050	\$58,900	\$65,700	\$72,500
Washington	Glens Falls, NY MSA	\$42,525	\$51,050	\$58,900	\$65,700	\$72,500
Wayne	Rochester, NY MSA	\$45,225	\$54,250	\$62,725	\$70,000	\$77,225
Westchester	New York, NY HUD Metro FMR Area	\$56,700	\$68,050	\$78,575	\$87,650	\$96,700
Westchester	Westchester County, NY Statutory Exception Area	\$70,025	\$84,050	\$97,075	\$108,250	\$119,475
Wyoming	Wyoming County, NY	\$42,300	\$50,750	\$58,650	\$65,450	\$72,200
Yates	Yates County, NY	\$41,175	\$49,400	\$57,000	\$63,650	\$70,200

# **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

**Construction Related Minority and Women-Owned Business Participation Goals**

<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%

*Effective: 12/1/2011*

# **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 Intellectual/Developmental Disabilities	Office for People with Developmental Disabilities (OPWDD)	Persons with a substantial impairment of general intellectual functioning or adaptive behavior which manifested before the individual reached twenty-two (22) years of age.
Persons who are Frail Elderly	New York State Office For 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: 8/2014\_\_

# **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**

Applicants should be aware that Federal Labor Standards may be required for the construction of projects funded by HCR. Information regarding the Labor Standards is available in the US Department of Labor (US DOL) Prevailing Wage Resource Book on Tab 3; “Introduction to the Labor Standards Statutes Coverage”: [www.dol.gov/whd/recovery/pwr/Tab3.pdf](http://www.dol.gov/whd/recovery/pwr/Tab3.pdf)

As explained in the US DOL document referenced above, under the Davis-Bacon Related Acts, the requirements of the Davis-Bacon Act can be triggered by funding under certain Federal programs to projects which meet specific threshold requirements. In nearly all instances where these requirements are triggered on HCR funded projects, they are tied to assistance provided to the project from HUD programs. This includes assistance directly administered by HUD, by HCR, or any other State, County, or Local entity. For detailed information regarding when Davis-Bacon requirements apply due to assistance by HUD programs, please review the “Factors of Labor Standards Applicability” on HUD’s website:

<http://portal.hud.gov/hudportal/documents/huddoc?id=13441aII-6SECH.pdf>

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](http://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](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/handbooks/sech/13441)

HUD Office of Office of Labor Standards and Enforcement Library –

[http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/labor\\_standards\\_enforcement/OLRLibrary](http://portal.hud.gov/hudportal/HUD?src=/program_offices/labor_standards_enforcement/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)

<http://portal.hud.gov/hudportal/documents/huddoc?id=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 Van Wormer (Gary.VanWormer@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: [www.ecfr.gov](http://www.ecfr.gov) (Title 24, Part 983).

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.

No demolition or construction can begin until an Agreement to enter into a Housing Assistance Payments (AHAP) contract is signed; therefore, projects that are already in construction cannot receive PBV assistance.

An environmental review (NEPA Review) performed in accordance with 24 CFR 58 **MUST** also be completed and approved by HUD prior to construction.

Prior to AHAP, a subsidy layering review for projects with any form of federal, state or local housing assistance, including tax credits will be performed by HCR staff. 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:

[www.federalregister.gov/articles/2010/07/09/2010-16827/administrative-guidelines-subsidy-layeringreviews-for-proposed-section-8-projectbased-voucher](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. A complete listing of those local program areas can be found on the HCR website at:

[www.nyshcr.org/Programs/Section8HCV/sec8admins.htm](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. PBV funds will be used to pay the owner a portion of the monthly rent on behalf of eligible households whose incomes must generally be at or below 30% of the area median income (AMI), and in no case can exceed 50% of AMI. 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.

The maximum request for PBVs is 25% of a project's total units. Exceptions to the 25% limit are permitted for units that will house: 1) the elderly (62 years or older); 2) the disabled; or 3) those where one or more members will participate in a program of supportive services generally equivalent to HUD "Family Self-Sufficiency" programming throughout the term of the PBV Housing Assistance Payments (HAP) contract.

**Davis-Bacon wage requirements are applicable to construction of all projects receiving nine (9) or more PBVs.**

In the event the project is awarded PBV's, the AHAP contract documents may be downloaded from the HCR website at:

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

Additional information on the Section 8 Housing Choice Voucher Program can be found at: [www.nyshcr.org/Programs/section8hcv](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.*