

**STATEWIDE AND AREA INCOME LIMITS FOR FAMILIES EARNING AT 50% AND AT 60% OF THE AREA MEDIAN INCOME,
BY NUMBER OF PERSONS, IN THE METROPOLITAN AREAS AND NON-METROPOLITAN COUNTIES OF NEW YORK STATE**

AREA	2012 MEDIAN INCOME	MAXIMUM ANNUAL LOW-INCOME LEVEL											
		1 PERSON OPTION		2 PERSON OPTION		3 PERSON OPTION		4 PERSON OPTION		5 PERSON OPTION		6 PERSON OPTION	
		20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60
NEW YORK STATE	\$71,400												
METROPOLITAN AREAS	\$73,300												
NON-METROPOLITAN AREAS	\$56,900												
METROPOLITAN AREAS													
Albany-Schenectady-Troy, NY MSA	\$78,100	\$27,350	\$32,820	\$31,250	\$37,500	\$35,150	\$42,180	\$39,050	\$46,860	\$42,200	\$50,640	\$45,300	\$54,360
Binghamton, NY MSA	\$61,800	\$21,650	\$25,980	\$24,750	\$29,700	\$27,850	\$33,420	\$30,900	\$37,080	\$33,400	\$40,080	\$35,850	\$43,020
Buffalo-Niagara Falls, NY MSA	\$66,100	\$23,150	\$27,780	\$26,450	\$31,740	\$29,750	\$35,700	\$33,050	\$39,660	\$35,700	\$42,840	\$38,350	\$46,020
Elmira, NY MSA	\$56,900	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Special HERA Elmira, NY MSA	\$56,900	\$20,050	\$24,060	\$22,900	\$27,480	\$25,750	\$30,900	\$28,600	\$34,320	\$30,900	\$37,080	\$33,200	\$39,840
Elmira, NY MSA PIS between 1/1/2009 & 5/31/2011	\$56,900	\$20,050	\$24,060	\$22,900	\$27,480	\$25,750	\$30,900	\$28,600	\$34,320	\$30,900	\$37,080	\$33,200	\$39,840
Glens Falls, NY MSA	\$62,600	\$21,950	\$26,340	\$25,050	\$30,060	\$28,200	\$33,840	\$31,300	\$37,560	\$33,850	\$40,620	\$36,350	\$43,620
Ithaca, NY MSA	\$73,800	\$25,850	\$31,020	\$29,550	\$35,460	\$33,250	\$39,900	\$36,900	\$44,280	\$39,900	\$47,880	\$42,850	\$51,420
Kingston, NY MSA	\$73,900	\$25,900	\$31,080	\$29,600	\$35,520	\$33,300	\$39,960	\$36,950	\$44,340	\$39,950	\$47,940	\$42,900	\$51,480
Nassau-Suffolk, NY HUD Metro FMR Area	\$107,500	\$37,650	\$45,180	\$43,000	\$51,600	\$48,400	\$58,080	\$53,750	\$64,500	\$58,050	\$69,660	\$62,350	\$74,820
New York, NY HUD Metro FMR Area #	\$65,000	\$29,050	\$34,860	\$33,200	\$39,840	\$37,350	\$44,820	\$41,500	\$49,800	\$44,850	\$53,820	\$48,150	\$57,780
Special HERA New York, NY HUD Metro FMR Area	\$65,000	\$29,300	\$35,160	\$33,450	\$40,140	\$37,650	\$45,180	\$41,800	\$50,160	\$45,150	\$54,180	\$48,500	\$58,200
Poughkeepsie-Newburgh-Middletown, NY MSA	\$87,200	\$30,550	\$36,660	\$34,900	\$41,880	\$39,250	\$47,100	\$43,600	\$52,320	\$47,100	\$56,520	\$50,600	\$60,720
Rochester, NY MSA	\$68,700	\$24,050	\$28,860	\$27,500	\$33,000	\$30,950	\$37,140	\$34,350	\$41,220	\$37,100	\$44,520	\$39,850	\$47,820
Special HERA Rochester, NY MSA	\$68,700	\$24,300	\$29,160	\$27,750	\$33,300	\$31,200	\$37,440	\$34,650	\$41,580	\$37,450	\$44,940	\$40,200	\$48,240
Rockland County, NY HUD Metro FMR Area	\$103,100	\$36,100	\$43,320	\$41,250	\$49,500	\$46,400	\$55,680	\$51,550	\$61,860	\$55,700	\$66,840	\$59,800	\$71,760
Syracuse, NY MSA	\$66,600	\$23,350	\$28,020	\$26,650	\$31,980	\$30,000	\$36,000	\$33,300	\$39,960	\$36,000	\$43,200	\$38,650	\$46,380
Utica-Rome, NY MSA	\$58,800	\$20,600	\$24,720	\$23,550	\$28,260	\$26,500	\$31,800	\$29,400	\$35,280	\$31,800	\$38,160	\$34,150	\$40,980
Westchester County, NY Statutory Exception Area	\$107,900	\$37,800	\$45,360	\$43,200	\$51,840	\$48,600	\$58,320	\$53,950	\$64,740	\$58,300	\$69,960	\$62,600	\$75,120
NON-METROPOLITAN AREAS													
Allegany County, NY *	\$53,200	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Cattaraugus County, NY *	\$53,000	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Cayuga County, NY	\$62,000	\$21,700	\$26,040	\$24,800	\$29,760	\$27,900	\$33,480	\$31,000	\$37,200	\$33,500	\$40,200	\$36,000	\$43,200
Special HERA Cayuga County, NY	\$62,000	\$21,950	\$26,340	\$25,100	\$30,120	\$28,250	\$33,900	\$31,350	\$37,620	\$33,900	\$40,680	\$36,400	\$43,680
Chautauqua County, NY *	\$54,100	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Chenango County, NY *	\$56,600	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Clinton County, NY	\$63,300	\$22,200	\$26,640	\$25,350	\$30,420	\$28,500	\$34,200	\$31,650	\$37,980	\$34,200	\$41,040	\$36,750	\$44,100
Columbia County, NY	\$71,000	\$24,850	\$29,820	\$28,400	\$34,080	\$31,950	\$38,340	\$35,500	\$42,600	\$38,350	\$46,020	\$41,200	\$49,440
Cortland County, NY	\$59,800	\$20,950	\$25,140	\$23,950	\$28,740	\$26,950	\$32,340	\$29,900	\$35,880	\$32,300	\$38,760	\$34,700	\$41,640
Delaware County, NY *	\$54,400	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Essex County, NY	\$60,100	\$21,050	\$25,260	\$24,050	\$28,860	\$27,050	\$32,460	\$30,050	\$36,060	\$32,500	\$39,000	\$34,900	\$41,880
Franklin County, NY *	\$52,100	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Fulton County, NY *	\$51,500	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Genesee County, NY	\$60,800	\$21,300	\$25,560	\$24,350	\$29,220	\$27,400	\$32,880	\$30,400	\$36,480	\$32,850	\$39,420	\$35,300	\$42,360
Special HERA Genesee County, NY	\$60,800	\$22,300	\$26,760	\$25,500	\$30,600	\$28,700	\$34,440	\$31,850	\$38,220	\$34,400	\$41,280	\$36,950	\$44,340
Genesee County, NY PIS between 1/1/2009 & 5/13/2010	\$60,800	\$21,750	\$26,100	\$24,850	\$29,820	\$27,950	\$33,540	\$31,050	\$37,260	\$33,550	\$40,260	\$36,000	\$43,200
Genesee County, NY PIS between 5/13/2010 & 5/31/2011	\$60,800	\$21,450	\$25,740	\$24,500	\$29,400	\$27,550	\$33,060	\$30,600	\$36,720	\$33,050	\$39,660	\$35,500	\$42,600
Greene County, NY	\$59,000	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,500	\$35,400	\$31,900	\$38,280	\$34,250	\$41,100
Hamilton County, NY	\$59,800	\$20,950	\$25,140	\$23,950	\$28,740	\$26,950	\$32,340	\$29,900	\$35,880	\$32,300	\$38,760	\$34,700	\$41,640
Jefferson County, NY *	\$54,800	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Lewis County, NY *	\$51,200	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Montgomery County, NY *	\$56,800	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Special HERA Montgomery County, NY	\$56,800	\$24,750	\$29,700	\$28,300	\$33,960	\$31,850	\$38,220	\$35,350	\$42,420	\$38,200	\$45,840	\$41,050	\$49,260
Montgomery County, NY PIS between 1/1/2009 & 5/13/2010	\$56,800	\$22,200	\$26,640	\$25,400	\$30,480	\$28,550	\$34,260	\$31,750	\$38,100	\$34,250	\$41,100	\$36,800	\$44,160
Montgomery County, NY PIS between 5/13/2010 & 5/31/2011	\$56,800	\$21,150	\$25,380	\$24,200	\$29,040	\$27,200	\$32,640	\$30,200	\$36,240	\$32,650	\$39,180	\$35,050	\$42,060

**STATEWIDE AND AREA INCOME LIMITS FOR FAMILIES EARNING AT 50% AND AT 60% OF THE AREA MEDIAN INCOME,
BY NUMBER OF PERSONS, IN THE METROPOLITAN AREAS AND NON-METROPOLITAN COUNTIES OF NEW YORK STATE**

AREA	2012 MEDIAN INCOME	MAXIMUM ANNUAL LOW-INCOME LEVEL											
		1 PERSON OPTION		2 PERSON OPTION		3 PERSON OPTION		4 PERSON OPTION		5 PERSON OPTION		6 PERSON OPTION	
		20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60
NEW YORK STATE	\$71,400												
METROPOLITAN AREAS	\$73,300												
NON-METROPOLITAN AREAS	\$56,900												
Montgomery County, NY PIS between 5/31/2011 & 12/1/2011	\$56,800	\$20,100	\$24,120	\$23,000	\$27,600	\$25,850	\$31,020	\$28,700	\$34,440	\$31,000	\$37,200	\$33,300	\$39,960
Otsego County, NY	\$58,100	\$20,350	\$24,420	\$23,250	\$27,900	\$26,150	\$31,380	\$29,050	\$34,860	\$31,400	\$37,680	\$33,700	\$40,440
St. Lawrence County, NY *	\$52,600	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Schuyler County, NY *	\$55,200	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Seneca County, NY *	\$56,100	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Seneca County, NY PIS Prior to 5/13/2010	\$56,100	\$20,000	\$24,000	\$22,900	\$27,480	\$25,750	\$30,900	\$28,600	\$34,320	\$30,900	\$37,080	\$33,200	\$39,840
Steuben County, NY *	\$55,100	\$19,950	\$23,940	\$22,800	\$27,360	\$25,650	\$30,780	\$28,450	\$34,140	\$30,750	\$36,900	\$33,050	\$39,660
Special HERA Steuben County, NY	\$55,100	\$20,900	\$25,080	\$23,850	\$28,620	\$26,850	\$32,220	\$29,800	\$35,760	\$32,200	\$38,640	\$34,600	\$41,520
Steuben County, NY PIS between 1/1/2009 & 5/13/2010	\$55,100	\$20,700	\$24,840	\$23,650	\$28,380	\$26,600	\$31,920	\$29,550	\$35,460	\$31,900	\$38,280	\$34,300	\$41,160
Sullivan County, NY	\$61,500	\$21,550	\$25,860	\$24,600	\$29,520	\$27,700	\$33,240	\$30,750	\$36,900	\$33,250	\$39,900	\$35,700	\$42,840
Wyoming County, NY	\$60,800	\$21,300	\$25,560	\$24,350	\$29,220	\$27,400	\$32,880	\$30,400	\$36,480	\$32,850	\$39,420	\$35,300	\$42,360
Yates County, NY	\$58,900	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040

2012 Median incomes were issued by HUD, 12/1/2011

MSA: Metropolitan Statistical Area

* 50% and 60% limits adjusted upwards based on State Non-Metropolitan Area median income.

High Housing Cost Adjustment: The 4-Person VLIL is increased if it would otherwise be less than the amount at which 5 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (this adjusts income limits upward for areas where rental housing costs are unusually high in relation to median income)

Special HERA limits apply to projects with income limits "determined" under HUD's hold harmless policy in 2007 or 2008 in the NY, NY HUD Metro FMR Area ,Rochester MSA and Westchester County, NY Statutory Exception Area as well as Cayuga, Genesee, Montgomery and Steuben Counties projects. Please note the IRS has not formally defined "determined". Special HERA limits should not be used for projects that did not have their income limits "determined" in 2008 or 2007.

**Median Family Income, Maximum Gross Monthly Rent Allowable For Low-Income Housing Tax Credit
By Unit Size and by Low-Income Set Aside Option, In The Metropolitan Areas and Non-Metropolitan Counties of New York State**

AREA	2012 MEDIAN INCOME	MAXIMUM GROSS MONTHLY RENT									
		0 BR (1 PERSON) OPTION		1 BR (1.5 PERSONS) OPTION		2 BR (3 PERSONS) OPTION		3 BR (4.5 PERSONS) OPTION		4 BR (6 PERSONS) OPTION	
		20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60
NEW YORK STATE	\$71,400										
METROPOLITAN AREAS	\$73,300										
NON-METROPOLITAN AREAS	\$56,900										

METROPOLITAN AREAS

Albany-Schenectady-Troy, NY MSA	\$78,100	\$683	\$820	\$732	\$879	\$878	\$1,054	\$1,015	\$1,218	\$1,132	\$1,359
Binghamton, NY MSA	\$61,800	\$541	\$649	\$580	\$696	\$696	\$835	\$803	\$964	\$896	\$1,075
Buffalo-Niagara Falls, NY MSA	\$66,100	\$578	\$694	\$620	\$744	\$743	\$892	\$859	\$1,031	\$958	\$1,150
Elmira, NY MSA	\$56,900	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Special HERA Elmira, NY MSA	\$56,900	\$501	\$601	\$536	\$644	\$643	\$772	\$743	\$892	\$830	\$996
Elmira, NY MSA PIS between 1/1/2009 & 5/31/2011	\$56,900	\$501	\$601	\$536	\$644	\$643	\$772	\$743	\$892	\$830	\$996
Glens Falls, NY MSA	\$62,600	\$548	\$658	\$587	\$705	\$705	\$846	\$814	\$977	\$908	\$1,090
Ithaca, NY MSA	\$73,800	\$646	\$775	\$692	\$831	\$831	\$997	\$960	\$1,152	\$1,071	\$1,285
Kingston, NY MSA	\$73,900	\$647	\$777	\$693	\$832	\$832	\$999	\$961	\$1,153	\$1,072	\$1,287
Nassau-Suffolk, NY HUD Metro FMR Area	\$107,500	\$941	\$1,129	\$1,008	\$1,209	\$1,210	\$1,452	\$1,397	\$1,677	\$1,558	\$1,870
New York, NY HUD Metro FMR Area #	\$65,000	\$726	\$871	\$778	\$933	\$933	\$1,120	\$1,079	\$1,295	\$1,203	\$1,444
Special HERA New York, NY HUD Metro FMR Area	\$65,000	\$732	\$879	\$784	\$941	\$941	\$1,129	\$1,086	\$1,304	\$1,212	\$1,455
Poughkeepsie-Newburgh-Middletown, NY MSA	\$87,200	\$763	\$916	\$818	\$981	\$981	\$1,177	\$1,133	\$1,360	\$1,265	\$1,518
Rochester, NY MSA	\$68,700	\$601	\$721	\$644	\$773	\$773	\$928	\$893	\$1,071	\$996	\$1,195
Special HERA Rochester, NY MSA	\$68,700	\$607	\$729	\$650	\$780	\$780	\$936	\$901	\$1,081	\$1,005	\$1,206
Rockland County, NY HUD Metro FMR Area	\$103,100	\$902	\$1,083	\$966	\$1,160	\$1,160	\$1,392	\$1,340	\$1,608	\$1,495	\$1,794
Syracuse, NY MSA	\$66,600	\$583	\$700	\$625	\$750	\$750	\$900	\$866	\$1,039	\$966	\$1,159
Utica-Rome, NY MSA	\$58,800	\$515	\$618	\$551	\$662	\$662	\$795	\$765	\$918	\$853	\$1,024
Westchester County, NY Statutory Exception Area	\$107,900	\$945	\$1,134	\$1,012	\$1,215	\$1,215	\$1,458	\$1,403	\$1,683	\$1,565	\$1,878

NON-METROPOLITAN AREAS

Allegany County, NY *	\$53,200	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Cattaraugus County, NY *	\$53,000	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Cayuga County, NY	\$62,000	\$542	\$651	\$581	\$697	\$697	\$837	\$806	\$967	\$900	\$1,080
Special HERA Cayuga County, NY	\$62,000	\$548	\$658	\$588	\$705	\$706	\$847	\$815	\$978	\$910	\$1,092
Chautauqua County, NY *	\$54,100	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Chenango County, NY *	\$56,600	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Clinton County, NY	\$63,300	\$555	\$666	\$594	\$713	\$712	\$855	\$823	\$987	\$918	\$1,102
Columbia County, NY	\$71,000	\$621	\$745	\$665	\$798	\$798	\$958	\$923	\$1,107	\$1,030	\$1,236
Cortland County, NY	\$59,800	\$523	\$628	\$561	\$673	\$673	\$808	\$777	\$933	\$867	\$1,041
Delaware County, NY *	\$54,400	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Essex County, NY	\$60,100	\$526	\$631	\$563	\$676	\$676	\$811	\$781	\$938	\$872	\$1,047
Franklin County, NY *	\$52,100	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Fulton County, NY *	\$51,500	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Genesee County, NY	\$60,800	\$532	\$639	\$570	\$684	\$685	\$822	\$790	\$948	\$882	\$1,059
Special HERA Genesee County, NY	\$60,800	\$557	\$669	\$597	\$717	\$717	\$861	\$828	\$993	\$923	\$1,108
Genesee County, NY PIS between 1/1/2009 & 5/13/2010	\$60,800	\$543	\$652	\$582	\$699	\$698	\$838	\$807	\$969	\$900	\$1,080
Genesee County, NY PIS between 5/13/2010 & 5/31/2011	\$60,800	\$536	\$643	\$574	\$689	\$688	\$826	\$795	\$954	\$887	\$1,065
Greene County, NY	\$59,000	\$516	\$619	\$553	\$663	\$663	\$796	\$767	\$921	\$856	\$1,027
Hamilton County, NY	\$59,800	\$523	\$628	\$561	\$673	\$673	\$808	\$777	\$933	\$867	\$1,041
Jefferson County, NY *	\$54,800	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Lewis County, NY *	\$51,200	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991

**Median Family Income, Maximum Gross Monthly Rent Allowable For Low-Income Housing Tax Credit
By Unit Size and By Low-Income Set Aside Option, In The Metropolitan Areas and Non-Metropolitan Counties of New York State**

AREA	2012 MEDIAN INCOME	MAXIMUM GROSS MONTHLY RENT									
		0 BR (1 PERSON) OPTION		1 BR (1.5 PERSONS) OPTION		2 BR (3 PERSONS) OPTION		3 BR (4.5 PERSONS) OPTION		4 BR (6 PERSONS) OPTION	
		20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60	20/50	40/60
NEW YORK STATE	\$71,400										
METROPOLITAN AREAS	\$73,300										
NON-METROPOLITAN AREAS	\$56,900										
Montgomery County, NY *	\$56,800	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Special HERA Montgomery County, NY	\$56,800	\$618	\$742	\$663	\$795	\$796	\$955	\$919	\$1,103	\$1,026	\$1,231
Montgomery County, NY PIS between 1/1/2009 & 5/13/2	\$56,800	\$555	\$666	\$595	\$714	\$713	\$856	\$825	\$990	\$920	\$1,104
Montgomery County, NY PIS between 5/13/2010 & 5/31/	\$56,800	\$528	\$634	\$566	\$680	\$680	\$816	\$785	\$942	\$876	\$1,051
Montgomery County, NY PIS between 5/31/2011 & 12/1/	\$56,800	\$502	\$603	\$538	\$646	\$646	\$775	\$746	\$895	\$832	\$999
Otsego County, NY	\$58,100	\$508	\$610	\$545	\$654	\$653	\$784	\$755	\$906	\$842	\$1,011
St. Lawrence County, NY *	\$52,600	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Schuyler County, NY *	\$55,200	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Seneca County, NY *	\$56,100	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Seneca County, NY PIS Prior to 5/13/2010	\$56,100	\$500	\$600	\$536	\$643	\$643	\$772	\$743	\$892	\$830	\$996
Steuben County, NY *	\$55,100	\$498	\$598	\$534	\$641	\$641	\$769	\$740	\$888	\$826	\$991
Special HERA Steuben County, NY	\$55,100	\$522	\$627	\$559	\$671	\$671	\$805	\$775	\$930	\$865	\$1,038
Steuben County, NY PIS between 1/1/2009 & 5/13/2010	\$55,100	\$517	\$621	\$554	\$665	\$665	\$798	\$768	\$921	\$857	\$1,029
Sullivan County, NY	\$61,500	\$538	\$646	\$576	\$692	\$692	\$831	\$800	\$960	\$892	\$1,071
Wyoming County, NY	\$60,800	\$532	\$639	\$570	\$684	\$685	\$822	\$790	\$948	\$882	\$1,059
Yates County, NY	\$58,900	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026

2012 Median incomes were issued by HUD, 12/1/2011

MSA: Metropolitan Statistical Area

* 50% and 60% limits adjusted upwards based on State Non-Metropolitan Area median income.

High Housing Cost Adjustment: The 4-Person VLIL is increased if it would otherwise be less than the amount at which 5 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (this adjusts income limits upward for areas where rental housing costs are unusually high in relation to median income)

Special HERA limits apply to projects with income limits "determined" under HUD's hold harmless policy in 2007 or 2008 in the NY, NY HUD Metro FMR Area ,Rochester MSA and Westchester County, NY Statutory Exception Are as well as Cayuga, Genesee, Montgomery and Steuben Counties projects. Please note the IRS has not formally defined "determined". Special HERA limits should not be used for projects that did not have their income limits "determined" in 2008 or 2007.

New York Counties and the Associated Metropolitan Areas
For HUD Income Limits Effective 5/14/2010

County Name	Metropolitan Area Name
Albany County	Albany-Schenectady-Troy, NY MSA
Allegany County	Allegany County, NY
Bronx County	New York, NY HUD Metro FMR Area
Broome County	Binghamton, NY MSA
Cattaraugus County	Cattaraugus County, NY
Cayuga County	Cayuga County, NY
Chautauqua County	Chautauqua County, NY
Chemung County	Elmira, NY MSA
Chenango County	Chenango County, NY
Clinton County	Clinton County, NY
Columbia County	Columbia County, NY
Cortland County	Cortland County, NY
Delaware County	Delaware County, NY
Dutchess County	Poughkeepsie-Newburgh-Middletown, NY MSA
Erie County	Buffalo-Niagara Falls, NY MSA
Essex County	Essex County, NY
Franklin County	Franklin County, NY
Fulton County	Fulton County, NY
Genesee County	Genesee County, NY
Greene County	Greene County, NY
Hamilton County	Hamilton County, NY
Herkimer County	Utica-Rome, NY MSA
Jefferson County	Jefferson County, NY
Kings County	New York, NY HUD Metro FMR Area
Lewis County	Lewis County, NY
Livingston County	Rochester, NY MSA
Madison County	Syracuse, NY MSA
Monroe County	Rochester, NY MSA
Montgomery County	Montgomery County, NY
Nassau County	Nassau-Suffolk, NY HUD Metro FMR Area
New York County	New York, NY HUD Metro FMR Area
Niagara County	Buffalo-Niagara Falls, NY MSA
Oneida County	Utica-Rome, NY MSA
Onondaga County	Syracuse, NY MSA
Ontario County	Rochester, NY MSA
Orange County	Poughkeepsie-Newburgh-Middletown, NY MSA
Orleans County	Rochester, NY MSA
Oswego County	Syracuse, NY MSA
Otsego County	Otsego County, NY
Putnam County	New York, NY HUD Metro FMR Area
Queens County	New York, NY HUD Metro FMR Area
Rensselaer County	Albany-Schenectady-Troy, NY MSA
Richmond County	New York, NY HUD Metro FMR Area
Rockland County	Rockland County, NY HUD Metro FMR Area
Saratoga County	Albany-Schenectady-Troy, NY MSA
Schenectady County	Albany-Schenectady-Troy, NY MSA
Schoharie County	Albany-Schenectady-Troy, NY MSA
Schuyler County	Schuyler County, NY
Seneca County	Seneca County, NY
St. Lawrence County	St. Lawrence County, NY
Steuben County	Steuben County, NY
Suffolk County	Nassau-Suffolk, NY HUD Metro FMR Area
Sullivan County	Sullivan County, NY
Tioga County	Binghamton, NY MSA
Tompkins County	Ithaca, NY MSA
Ulster County	Kingston, NY MSA
Warren County	Glens Falls, NY MSA
Washington County	Glens Falls, NY MSA
Wayne County	Rochester, NY MSA
Westchester County	Westchester County, NY Statutory Exception Area
Wyoming County	Wyoming County, NY
Yates County	Yates County, NY