

**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	2016 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	\$72,300																								
METROPOLITAN AREAS	\$73,600																								
NON-METROPOLITAN AREAS	\$58,900																								
<b>METROPOLITAN AREAS</b>																									
Albany-Schenectady-Troy, NY MSA	\$82,000	\$28,700	\$34,440	\$32,800	\$39,360	\$36,900	\$44,280	\$41,000	\$49,200	\$44,300	\$53,160	\$47,600	\$57,120												
Albany-Schenectady-Troy, NY MSA PIS on or before 3/27/2016	\$82,000	\$28,950	\$34,740	\$33,100	\$39,720	\$37,250	\$44,700	\$41,350	\$49,620	\$44,700	\$53,640	\$48,000	\$57,600												
Binghamton, NY MSA	\$63,900	\$22,400	\$26,880	\$25,600	\$30,720	\$28,800	\$34,560	\$31,950	\$38,340	\$34,550	\$41,460	\$37,100	\$44,520												
Special HERA Binghamton, NY MSA PIS on or before 12/31/2008	\$63,900	\$23,250	\$27,900	\$26,600	\$31,920	\$29,900	\$35,880	\$33,200	\$39,840	\$35,900	\$43,080	\$38,550	\$46,260												
Binghamton, NY MSA PIS between 1/1/2009 to 3/27/2016	\$63,900	\$22,900	\$27,480	\$26,150	\$31,380	\$29,400	\$35,280	\$32,650	\$39,180	\$35,300	\$42,360	\$37,900	\$45,480												
Buffalo-Niagara Falls, NY MSA	\$67,300	\$23,600	\$28,320	\$26,950	\$32,340	\$30,300	\$36,360	\$33,650	\$40,380	\$36,350	\$43,620	\$39,050	\$46,860												
Buffalo-Niagara Falls, NY MSA PIS on or before 3/27/2016	\$67,300	\$23,700	\$28,440	\$27,100	\$32,520	\$30,500	\$36,600	\$33,850	\$40,620	\$36,600	\$43,920	\$39,300	\$47,160												
Elmira, NY MSA	\$61,300	\$21,500	\$25,800	\$24,550	\$29,460	\$27,600	\$33,120	\$30,650	\$36,780	\$33,150	\$39,780	\$42,600	\$51,900												
Elmira, NY MSA PIS on or before 3/27/2016	\$61,300	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760												
Glens Falls, NY MSA	\$64,800	\$22,700	\$27,240	\$25,950	\$31,140	\$29,200	\$35,040	\$32,400	\$38,880	\$35,000	\$42,000	\$37,600	\$45,120												
Glens Falls, NY MSA PIS on or before 3/27/2016	\$64,800	\$22,900	\$27,480	\$26,200	\$31,440	\$29,450	\$35,340	\$32,700	\$39,240	\$35,350	\$42,420	\$37,950	\$45,540												
Ithaca, NY MSA	\$69,000	\$25,700	\$30,840	\$29,400	\$35,280	\$33,050	\$39,660	\$36,700	\$44,040	\$39,650	\$47,580	\$42,600	\$51,120												
Ithaca, NY MSA PIS between 12/18/2013 to 3/5/2015	\$69,000	\$27,600	\$33,120	\$31,550	\$37,860	\$35,950	\$42,600	\$39,400	\$47,280	\$42,600	\$51,120	\$45,750	\$54,900												
Ithaca, NY MSA PIS between 3/6/2015 to 3/27/2016	\$69,000	\$27,050	\$32,460	\$30,900	\$37,080	\$34,750	\$41,700	\$38,600	\$46,320	\$41,700	\$50,040	\$44,800	\$53,760												
Kingston, NY MSA	\$75,900	\$26,600	\$31,920	\$30,400	\$36,480	\$34,200	\$41,040	\$37,950	\$45,540	\$41,000	\$49,200	\$44,050	\$52,860												
Nassau-Suffolk, NY HUD Metro FMR Area	\$106,200	\$37,200	\$44,640	\$42,500	\$51,000	\$47,800	\$57,360	\$53,100	\$63,720	\$57,350	\$68,820	\$71,600	\$85,920												
Nassau-Suffolk, NY HUD Metro FMR Area PIS on or before 3/27/2016	\$106,200	\$38,150	\$45,780	\$43,600	\$52,320	\$49,050	\$58,860	\$64,500	\$77,400	\$81,650	\$97,980	\$116,250	\$139,500												
New York, NY HUD Metro FMR Area	\$65,200	\$31,750	\$38,100	\$36,250	\$43,500	\$40,800	\$48,960	\$45,300	\$54,360	\$48,950	\$58,740	\$62,550	\$75,060												
Poughkeepsie-Newburgh-Middletown, NY MSA	\$87,100	\$30,500	\$36,600	\$34,850	\$41,820	\$39,200	\$47,040	\$43,550	\$52,260	\$47,050	\$56,460	\$60,550	\$72,660												
Poughkeepsie-Newburgh-Middletown, NY MSA PIS on or before 12/10/2012	\$87,100	\$30,550	\$36,660	\$34,900	\$41,880	\$39,250	\$47,100	\$43,600	\$52,320	\$47,100	\$56,520	\$60,600	\$72,720												
Rochester, NY MSA	\$68,400	\$23,950	\$28,740	\$27,400	\$32,880	\$30,800	\$36,960	\$34,200	\$41,040	\$36,950	\$44,340	\$39,700	\$47,640												
Special HERA Rochester, NY MSA PIS on or before 12/31/2008	\$68,400	\$24,300	\$29,160	\$27,750	\$33,300	\$31,200	\$37,440	\$34,650	\$41,580	\$37,450	\$44,940	\$40,200	\$48,240												
Rochester, NY MSA PIS between 1/1/2009 and 12/10/2012	\$68,400	\$24,050	\$28,860	\$27,500	\$33,000	\$30,950	\$37,140	\$34,350	\$41,220	\$37,100	\$44,520	\$39,850	\$47,820												
Rockland County, NY HUD Metro FMR Area	\$100,600	\$35,250	\$42,300	\$40,250	\$48,300	\$45,300	\$54,360	\$50,300	\$60,360	\$64,350	\$77,220	\$83,350	\$100,020												
Rockland County, NY HUD Metro FMR Area PIS on or before 12/17/2013	\$100,600	\$36,900	\$44,280	\$42,200	\$50,640	\$47,450	\$56,940	\$62,700	\$75,240	\$80,350	\$96,840	\$118,150	\$141,780												
Syracuse, NY MSA	\$69,200	\$24,250	\$29,100	\$27,700	\$33,240	\$31,150	\$37,380	\$34,600	\$41,520	\$37,400	\$44,880	\$40,150	\$48,180												
Utica-Rome, NY MSA	\$59,600	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$41,700	\$50,040												
Special HERA Utica-Rome, NY MSA PIS on or before 12/31/2008	\$59,600	\$22,350	\$26,820	\$25,550	\$30,660	\$28,750	\$34,500	\$31,900	\$38,280	\$34,500	\$41,400	\$37,050	\$44,460												
Utica-Rome, NY MSA PIS between 1/1/2009 to 3/27/2016	\$59,600	\$22,050	\$26,460	\$25,200	\$30,240	\$28,350	\$34,020	\$31,500	\$37,800	\$34,050	\$40,860	\$36,550	\$43,860												
Westchester County, NY Statutory Exception Area	\$107,800	\$37,750	\$45,300	\$43,150	\$51,780	\$48,550	\$58,260	\$63,900	\$76,680	\$82,500	\$99,000	\$121,500	\$145,800												
Westchester County, NY Statutory Exception Area PIS on or before 12/3/2012	\$107,800	\$37,800	\$45,360	\$43,200	\$51,840	\$48,600	\$58,320	\$63,950	\$76,740	\$82,550	\$99,060	\$121,600	\$145,920												
<b>NON-METROPOLITAN AREAS</b>																									
Allegany County, NY	\$53,500	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Allegany County, NY PIS on or before 3/27/2016	\$53,500	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Cattaraugus County, NY	\$51,700	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Cattaraugus County, NY PIS on or before 3/27/2016	\$51,700	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Cayuga County, NY	\$68,400	\$23,350	\$28,020	\$26,650	\$31,980	\$30,000	\$36,000	\$33,300	\$39,960	\$36,000	\$43,200	\$38,650	\$46,380												
Special HERA Cayuga County, NY PIS on or before 12/31/2008	\$68,400	\$24,200	\$29,040	\$27,650	\$33,180	\$31,100	\$37,320	\$34,550	\$41,460	\$37,350	\$44,820	\$40,100	\$48,120												
Chautauque County, NY	\$52,000	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Chautauque County, NY PIS on or before 3/27/2016	\$52,000	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Chenango County, NY	\$55,800	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Chenango County, NY PIS on or before 3/27/2016	\$55,800	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Clinton County, NY	\$57,300	\$22,300	\$26,760	\$25,450	\$30,540	\$28,650	\$34,380	\$31,800	\$38,160	\$34,350	\$41,220	\$36,900	\$44,280												
Clinton County, NY PIS on or before 3/27/2016	\$57,300	\$23,450	\$28,140	\$26,800	\$32,160	\$30,150	\$36,180	\$33,450	\$40,140	\$36,150	\$43,380	\$38,850	\$46,620												
Columbia County, NY	\$74,600	\$26,150	\$31,380	\$29,850	\$35,820	\$33,600	\$40,320	\$37,300	\$44,760	\$40,300	\$48,360	\$43,300	\$51,960												
Columbia County, NY PIS on or before 3/27/2016	\$74,600	\$26,250	\$31,500	\$30,000	\$36,000	\$33,750	\$40,500	\$37,450	\$44,940	\$40,450	\$48,540	\$43,450	\$52,140												
Cortland County, NY	\$61,700	\$21,600	\$25,920	\$24,700	\$29,640	\$27,800	\$33,360	\$30,850	\$37,020	\$33,350	\$40,020	\$35,800	\$42,960												
Cortland County, NY PIS on or before 3/27/2016	\$61,700	\$21,800	\$26,160	\$24,900	\$29,880	\$28,000	\$33,600	\$31,100	\$37,320	\$33,600	\$40,320	\$36,100	\$43,320												
Delaware County, NY	\$57,900	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Delaware County, NY PIS on or before 3/27/2016	\$57,900	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$30,000	\$36,000	\$32,400	\$38,880	\$34,800	\$41,760												
Essex County, NY	\$62,500	\$21,900	\$26,280	\$25,000	\$30,000	\$28,150	\$33,780	\$31,250	\$37,500	\$33,750	\$40,500	\$36,250	\$43,500												
Franklin County, NY	\$55,800	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Franklin County, NY PIS on or before 3/27/2016	\$55,800	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Fulton County, NY	\$56,100	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040												
Fulton County, NY PIS on or before 3/27/2016	\$56,100	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700												
Genesee County, NY	\$64,500	\$22,600	\$27,120	\$25,800	\$30,960	\$29,050	\$34,860	\$32,250	\$38,700	\$34,850	\$41,820	\$37,450	\$44,940												

**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	MAXIMUM ANNUAL LOW-INCOME LEVEL													
	2016 INCOME		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	\$72,300													
METROPOLITAN AREAS	\$73,600													
NON-METROPOLITAN AREAS	\$58,900													
Special HERA Genesee County, NY PIS on or before 12/31/2008	\$64,500	\$24,650	\$29,580	\$28,200	\$33,840	\$31,700	\$38,040	\$35,200	\$42,240	\$38,050	\$45,660	\$40,850	\$49,020	
Genesee County, NY PIS between 1/1/2009 to 3/27/2016	\$64,500	\$23,700	\$28,440	\$27,100	\$32,520	\$30,500	\$36,600	\$33,850	\$40,620	\$36,600	\$43,920	\$39,300	\$47,160	
Greene County, NY	\$62,200	\$21,800	\$26,160	\$24,900	\$29,880	\$28,000	\$33,600	\$31,100	\$37,320	\$33,600	\$40,320	\$36,100	\$43,320	
Hamilton County, NY	\$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	
Hamilton County, NY PIS on or before 3/27/2016	\$61,800	\$22,550	\$27,060	\$25,800	\$30,960	\$29,000	\$34,800	\$32,200	\$38,640	\$34,800	\$41,760	\$37,400	\$44,880	
Jefferson County, NY	\$57,900	\$22,200	\$26,640	\$25,400	\$30,480	\$28,550	\$34,260	\$31,700	\$38,040	\$34,250	\$41,100	\$36,800	\$44,160	
Lewis County, NY	\$56,900	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040	
Lewis County, NY PIS on or before 3/27/2016	\$56,900	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700	
Montgomery County, NY	\$56,500	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040	
Special HERA Montgomery County, NY PIS on or before 12/31/2008	\$56,500	\$24,850	\$29,820	\$28,400	\$34,080	\$31,950	\$38,340	\$35,500	\$42,600	\$38,350	\$46,020	\$41,200	\$49,440	
Montgomery County, NY PIS between 1/1/2009 & 5/13/2010	\$56,500	\$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 5/14/2010 & 5/31/2011	\$56,500	\$21,150	\$25,380	\$24,200	\$29,040	\$27,200	\$32,640	\$30,200	\$36,240	\$32,650	\$39,180	\$35,050	\$42,060	
Montgomery County, NY PIS between 6/1/2011 to 3/27/2016	\$56,500	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$30,000	\$36,000	\$32,400	\$38,880	\$34,800	\$41,760	
Otsego County, NY	\$62,100	\$21,750	\$26,100	\$24,850	\$29,820	\$27,950	\$33,540	\$31,050	\$37,260	\$33,550	\$40,260	\$36,050	\$43,260	
Otsego County, NY PIS on or before 3/27/2016	\$62,100	\$21,850	\$26,220	\$24,950	\$29,940	\$28,050	\$33,660	\$31,150	\$37,380	\$33,650	\$40,380	\$36,150	\$43,380	
St. Lawrence County, NY	\$54,300	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040	
St. Lawrence County, NY PIS on or before 3/27/2016	\$54,300	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700	
Schuyler County, NY	\$60,400	\$21,150	\$25,380	\$24,200	\$29,040	\$27,200	\$32,640	\$30,200	\$36,240	\$32,650	\$39,180	\$35,050	\$42,060	
Schuyler County, NY PIS on or before 3/27/2016	\$60,400	\$21,250	\$25,500	\$24,300	\$29,160	\$27,350	\$32,820	\$30,350	\$36,420	\$32,800	\$39,360	\$35,250	\$42,300	
Seneca County, NY	\$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	
Steuben County, NY	\$59,500	\$20,850	\$25,020	\$23,800	\$28,560	\$26,800	\$32,160	\$29,750	\$35,700	\$32,150	\$38,580	\$34,550	\$41,460	
Special HERA Steuben County, NY PIS on or before 12/31/2008	\$59,500	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760	
Steuben County, NY PIS between 1/1/2009 to 3/27/2016	\$59,500	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700	
Sullivan County, NY	\$58,200	\$20,650	\$24,780	\$23,600	\$28,320	\$26,550	\$31,860	\$29,450	\$35,340	\$31,850	\$38,220	\$34,200	\$41,040	
Sullivan County, NY PIS on or before 3/27/2016	\$58,200	\$21,100	\$25,320	\$24,100	\$28,920	\$27,100	\$32,520	\$30,100	\$36,120	\$32,550	\$39,060	\$34,950	\$41,940	
Wyoming County, NY	\$64,100	\$22,450	\$26,940	\$25,650	\$30,780	\$28,850	\$34,620	\$32,050	\$38,460	\$34,650	\$41,580	\$37,200	\$44,640	
Wyoming County, NY PIS on or before 3/27/2016	\$64,100	\$22,700	\$27,240	\$25,950	\$31,140	\$29,200	\$35,040	\$32,400	\$38,880	\$35,000	\$42,000	\$37,600	\$45,120	
Yates County, NY	\$61,900	\$21,700	\$26,040	\$24,800	\$29,760	\$27,900	\$33,480	\$30,950	\$37,140	\$33,450	\$40,140	\$35,950	\$43,140	
Yates County, NY PIS on or before 3/27/2016	\$61,900	\$22,100	\$26,520	\$25,250	\$30,300	\$28,400	\$34,080	\$31,550	\$37,860	\$34,100	\$40,920	\$36,600	\$43,920	

Effective 3/28/2016

**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	2016 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	\$72,300												
METROPOLITAN AREAS	\$73,600												
NON-METROPOLITAN AREAS	\$58,900												

**METROPOLITAN AREAS**

Albany-Schenectady-Troy, NY MSA	\$82,000	\$717	\$861	\$768	\$922	\$922	\$1,107	\$1,066	\$1,279	\$1,190	\$1,428
Albany-Schenectady-Troy, NY MSA PIS on or before 3/27/2016	\$82,000	\$723	\$868	\$775	\$930	\$931	\$1,117	\$1,075	\$1,290	\$1,200	\$1,440
Binghamton, NY MSA	\$63,900	\$560	\$672	\$600	\$720	\$720	\$864	\$831	\$997	\$927	\$1,113
Special HERA Binghamton, NY MSA PIS on or before 12/31/2008	\$63,900	\$581	\$697	\$623	\$747	\$747	\$897	\$863	\$1,036	\$963	\$1,156
Binghamton, NY MSA PIS between 1/1/2009 to 3/27/2016	\$63,900	\$572	\$687	\$613	\$735	\$735	\$882	\$849	\$1,019	\$947	\$1,137
Buffalo-Niagara Falls, NY MSA	\$67,300	\$590	\$708	\$631	\$758	\$757	\$909	\$875	\$1,050	\$976	\$1,171
Buffalo-Niagara Falls, NY MSA PIS on or before 3/27/2016	\$67,300	\$592	\$711	\$635	\$762	\$762	\$915	\$880	\$1,056	\$982	\$1,179
Elmira, NY MSA	\$61,300	\$537	\$645	\$575	\$690	\$690	\$828	\$797	\$957	\$890	\$1,068
Elmira, NY MSA PIS on or before 3/27/2016	\$61,300	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Glens Falls, NY MSA	\$64,800	\$567	\$681	\$608	\$729	\$730	\$876	\$842	\$1,011	\$940	\$1,128
Glens Falls, NY MSA PIS on or before 3/27/2016	\$64,800	\$572	\$687	\$613	\$736	\$736	\$883	\$850	\$1,020	\$948	\$1,138
Ithaca, NY MSA	\$69,000	\$642	\$771	\$688	\$826	\$826	\$991	\$954	\$1,145	\$1,065	\$1,278
Ithaca, NY MSA PIS between 12/18/2013 to 3/5/2015	\$69,000	\$690	\$828	\$739	\$887	\$887	\$1,065	\$1,025	\$1,230	\$1,143	\$1,372
Ithaca, NY MSA PIS between 3/6/2015 to 3/27/2016	\$69,000	\$676	\$811	\$724	\$869	\$868	\$1,042	\$1,003	\$1,204	\$1,120	\$1,344
Kingston, NY MSA	\$75,900	\$665	\$798	\$712	\$855	\$855	\$1,026	\$986	\$1,184	\$1,101	\$1,321
Nassau-Suffolk, NY HUD Metro FMR Area	\$106,200	\$930	\$1,116	\$996	\$1,195	\$1,195	\$1,434	\$1,380	\$1,656	\$1,540	\$1,848
Nassau-Suffolk, NY HUD Metro FMR Area PIS on or before 3/27/2016	\$106,200	\$953	\$1,144	\$1,021	\$1,226	\$1,226	\$1,471	\$1,417	\$1,701	\$1,581	\$1,897
New York, NY HUD Metro FMR Area	\$65,200	\$793	\$952	\$850	\$1,020	\$1,020	\$1,224	\$1,178	\$1,413	\$1,313	\$1,576
Poughkeepsie-Newburgh-Middletown, NY MSA	\$87,100	\$762	\$915	\$816	\$980	\$980	\$1,176	\$1,132	\$1,359	\$1,263	\$1,516
Poughkeepsie-Newburgh-Middletown, NY MSA PIS on or before 12/10/2012	\$87,100	\$763	\$916	\$818	\$981	\$981	\$1,177	\$1,133	\$1,360	\$1,265	\$1,518
Rochester, NY MSA	\$68,400	\$598	\$718	\$641	\$770	\$770	\$924	\$889	\$1,067	\$992	\$1,191
Special HERA Rochester, NY MSA PIS on or before 12/31/2008	\$68,400	\$607	\$729	\$650	\$780	\$780	\$936	\$901	\$1,081	\$1,005	\$1,206
Rochester, NY MSA PIS between 1/1/2009 and 12/10/2012	\$68,400	\$601	\$721	\$644	\$773	\$773	\$928	\$893	\$1,071	\$996	\$1,195
Rockland County, NY HUD Metro FMR Area	\$100,600	\$881	\$1,057	\$943	\$1,132	\$1,132	\$1,359	\$1,308	\$1,569	\$1,458	\$1,750
Rockland County, NY HUD Metro FMR Area PIS on or before 12/17/2013	\$100,600	\$922	\$1,107	\$988	\$1,186	\$1,186	\$1,423	\$1,370	\$1,644	\$1,528	\$1,834
Syracuse, NY MSA	\$69,200	\$606	\$727	\$649	\$779	\$778	\$934	\$900	\$1,080	\$1,003	\$1,204
Utica-Rome, NY MSA	\$59,600	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042
Special HERA Utica-Rome, NY MSA PIS on or before 12/31/2008	\$59,600	\$558	\$670	\$598	\$718	\$718	\$862	\$830	\$996	\$926	\$1,111
Utica-Rome, NY MSA PIS between 1/1/2009 to 3/27/2016	\$59,600	\$551	\$661	\$590	\$708	\$708	\$850	\$819	\$983	\$913	\$1,086
Westchester County, NY Statutory Exception Area	\$107,800	\$943	\$1,132	\$1,011	\$1,213	\$1,213	\$1,456	\$1,401	\$1,682	\$1,563	\$1,876
Westchester County, NY Statutory Exception Area PIS on or before 12/3/2012	\$107,800	\$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	\$53,500	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026
Allegany County, NY PIS on or before 3/27/2016	\$53,500	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042
Cattaraugus County, NY	\$51,700	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026
Cattaraugus County, NY PIS on or before 3/27/2016	\$51,700	\$525	\$595	\$562	\$657	\$675	\$810	\$778	\$934	\$868	\$1,042
Cayuga County, NY	\$68,400	\$583	\$700	\$625	\$750	\$750	\$900	\$866	\$1,039	\$966	\$1,159
Special HERA Cayuga County, NY PIS on or before 12/31/2008	\$68,400	\$605	\$726	\$648	\$777	\$777	\$933	\$898	\$1,078	\$1,002	\$1,203
Chautauqua County, NY	\$52,000	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026
Chautauqua County, NY PIS on or before 3/27/2016	\$52,000	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042
Chenango County, NY	\$55,800	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026
Chenango County, NY PIS on or before 3/27/2016	\$55,800	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042
Clinton County, NY	\$57,300	\$557	\$669	\$596	\$716	\$716	\$859	\$826	\$992	\$922	\$1,107
Clinton County, NY PIS on or before 3/27/2016	\$57,300	\$586	\$703	\$628	\$753	\$753	\$904	\$870	\$1,044	\$971	\$1,165
Columbia County, NY	\$74,600	\$653	\$784	\$700	\$840	\$840	\$1,008	\$970	\$1,164	\$1,082	\$1,299
Columbia County, NY PIS on or before 3/27/2016	\$74,600	\$656	\$787	\$703	\$843	\$843	\$1,012	\$973	\$1,168	\$1,086	\$1,303
Cortland County, NY	\$61,700	\$540	\$648	\$578	\$694	\$695	\$834	\$802	\$963	\$895	\$1,074
Cortland County, NY PIS on or before 3/27/2016	\$61,700	\$545	\$654	\$583	\$700	\$700	\$840	\$808	\$970	\$902	\$1,083
Delaware County, NY	\$57,900	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026
Delaware County, NY PIS on or before 3/27/2016	\$57,900	\$525	\$630	\$562	\$675	\$675	\$810	\$780	\$936	\$870	\$1,044
Essex County, NY	\$62,500	\$547	\$657	\$586	\$703	\$703	\$844	\$812	\$975	\$906	\$1,087

**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	2016 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	\$72,300											
METROPOLITAN AREAS	\$73,600											
NON-METROPOLITAN AREAS	\$58,900											
Franklin County, NY	\$55,800	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
Franklin County, NY PIS on or before 3/27/2016	\$55,800	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042	
Fulton County, NY	\$56,100	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
Fulton County, NY PIS on or before 3/27/2016	\$56,100	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042	
Genesee County, NY	\$64,500	\$565	\$678	\$605	\$726	\$726	\$871	\$838	\$1,006	\$936	\$1,123	
Special HERA Genesee County, NY PIS on or before 12/31/2008	\$64,500	\$616	\$739	\$660	\$792	\$792	\$951	\$915	\$1,098	\$1,021	\$1,225	
Genesee County, NY PIS between 1/1/2009 to 3/27/2016	\$64,500	\$592	\$711	\$635	\$762	\$762	\$915	\$880	\$1,056	\$982	\$1,179	
Greene County, NY	\$62,200	\$545	\$654	\$583	\$700	\$700	\$840	\$808	\$970	\$902	\$1,083	
Hamilton County, NY	\$61,800	\$541	\$649	\$580	\$696	\$696	\$835	\$803	\$964	\$896	\$1,075	
Hamilton County, NY PIS on or before 3/27/2016	\$61,800	\$563	\$676	\$604	\$725	\$725	\$870	\$837	\$1,005	\$935	\$1,122	
Jefferson County, NY	\$57,900	\$555	\$666	\$595	\$714	\$713	\$856	\$824	\$989	\$920	\$1,104	
Lewis County, NY	\$56,900	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
Lewis County, NY PIS on or before 3/27/2016	\$56,900	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042	
Montgomery County, NY	\$56,500	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
Special HERA Montgomery County, NY PIS on or before 12/31/2008	\$56,500	\$621	\$745	\$665	\$798	\$798	\$958	\$923	\$1,107	\$1,030	\$1,236	
Montgomery County, NY PIS between 1/1/2009 & 5/13/2010	\$56,500	\$555	\$666	\$595	\$714	\$713	\$856	\$825	\$990	\$920	\$1,104	
Montgomery County, NY PIS between 5/14/2010 & 5/31/2011	\$56,500	\$528	\$634	\$566	\$680	\$680	\$816	\$785	\$942	\$876	\$1,051	
Montgomery County, NY PIS between 6/1/2011 to 3/27/2016	\$56,500	\$525	\$630	\$562	\$675	\$675	\$810	\$780	\$936	\$870	\$1,044	
Otsego County, NY	\$62,100	\$543	\$652	\$582	\$699	\$698	\$838	\$807	\$969	\$901	\$1,081	
Otsego County, NY PIS on or before 3/27/2016	\$62,100	\$546	\$655	\$585	\$702	\$701	\$841	\$810	\$972	\$903	\$1,084	
St. Lawrence County, NY	\$54,300	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
St. Lawrence County, NY PIS on or before 3/27/2016	\$54,300	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042	
Schuyler County, NY	\$60,400	\$528	\$634	\$566	\$680	\$680	\$816	\$785	\$942	\$876	\$1,051	
Schuyler County, NY PIS on or before 3/27/2016	\$60,400	\$531	\$637	\$569	\$683	\$683	\$820	\$789	\$947	\$881	\$1,057	
Seneca County, NY	\$62,600	\$548	\$658	\$587	\$705	\$705	\$846	\$814	\$977	\$908	\$1,090	
Steuben County, NY	\$59,500	\$521	\$625	\$558	\$669	\$670	\$804	\$773	\$928	\$863	\$1,036	
Special HERA Steuben County, NY PIS on or before 12/31/2008	\$59,500	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Steuben County, NY PIS between 1/1/2009 to 3/27/2016	\$59,500	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042	
Sullivan County, NY	\$58,200	\$516	\$619	\$553	\$663	\$663	\$796	\$766	\$919	\$855	\$1,026	
Sullivan County, NY PIS on or before 3/27/2016	\$58,200	\$527	\$633	\$565	\$678	\$677	\$813	\$783	\$939	\$873	\$1,048	
Wyoming County, NY	\$64,100	\$561	\$673	\$601	\$721	\$721	\$865	\$833	\$1,000	\$930	\$1,116	
Wyoming County, NY PIS on or before 3/27/2016	\$64,100	\$567	\$681	\$608	\$729	\$730	\$876	\$842	\$1,011	\$940	\$1,128	
Yates County, NY	\$61,900	\$542	\$651	\$581	\$697	\$697	\$837	\$805	\$966	\$898	\$1,078	
Yates County, NY PIS on or before 3/27/2016	\$61,900	\$552	\$663	\$591	\$710	\$710	\$852	\$820	\$984	\$915	\$1,098	

Effective 3/28/2016

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