

**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	2010 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	\$68,500													
METROPOLITAN AREAS	\$70,100													
NON-METROPOLITAN AREAS	\$55,300													
METROPOLITAN AREAS														
Albany-Schenectady-Troy, NY MSA	\$75,500	\$26,450	\$31,740	\$30,200	\$36,240	\$34,000	\$40,800	\$37,750	\$45,300	\$40,800	\$48,960	\$43,800	\$52,560	
Binghamton, NY MSA	\$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	
Buffalo-Niagara Falls, NY MSA	\$63,700	\$22,300	\$26,760	\$25,500	\$30,600	\$28,700	\$34,440	\$31,850	\$38,220	\$34,400	\$41,280	\$36,950	\$44,340	
Elmira, NY MSA	\$57,200	\$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	\$59,600	\$20,900	\$25,080	\$23,850	\$28,620	\$26,850	\$32,220	\$29,800	\$35,760	\$32,200	\$38,640	\$34,600	\$41,520	
Ithaca, NY MSA	\$71,100	\$24,900	\$29,880	\$28,450	\$34,140	\$32,000	\$38,400	\$35,550	\$42,660	\$38,400	\$46,080	\$41,250	\$49,500	
Ithaca, NY MSA #	\$71,300	\$25,150	\$30,180	\$28,700	\$34,440	\$32,300	\$38,760	\$35,900	\$43,080	\$38,750	\$46,500	\$41,650	\$49,980	
Kingston, NY MSA	\$70,100	\$24,550	\$29,460	\$28,050	\$33,660	\$31,550	\$37,860	\$35,050	\$42,060	\$37,900	\$45,480	\$40,700	\$48,840	
Nassau-Suffolk, NY HUD Metro FMR Area	\$103,600	\$36,300	\$43,560	\$41,450	\$49,740	\$46,650	\$55,980	\$51,800	\$62,160	\$55,950	\$67,140	\$60,100	\$72,120	
New York, NY HUD Metro FMR Area #	\$62,300	\$27,750	\$33,300	\$31,700	\$38,040	\$35,650	\$42,780	\$39,600	\$47,520	\$42,800	\$51,360	\$45,950	\$55,140	
Special HERA New York, NY HUD Metro FMR Area	\$62,300	\$28,050	\$33,660	\$32,050	\$38,460	\$36,050	\$43,260	\$40,050	\$48,060	\$43,250	\$51,900	\$46,450	\$55,740	
Poughkeepsie-Newburgh-Middletown, NY MSA	\$83,400	\$29,200	\$35,040	\$33,400	\$40,080	\$37,550	\$45,060	\$41,700	\$50,040	\$45,050	\$54,060	\$48,400	\$58,080	
Rochester, 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	
Special HERA Rochester, NY MSA	\$66,600	\$23,500	\$28,200	\$26,900	\$32,280	\$30,250	\$36,300	\$33,600	\$40,320	\$36,300	\$43,560	\$39,000	\$46,800	
Rockland County, NY HUD Metro FMR Area	\$101,600	\$35,600	\$42,720	\$40,650	\$48,780	\$45,750	\$54,900	\$50,800	\$60,960	\$54,900	\$65,880	\$58,950	\$70,740	
Rockland County, NY HUD Metro FMR Area	\$102,000	\$35,700	\$42,840	\$40,800	\$48,960	\$45,900	\$55,080	\$51,000	\$61,200	\$55,100	\$66,120	\$59,150	\$70,980	
Syracuse, NY MSA	\$64,300	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760	
Utica-Rome, NY MSA	\$56,400	\$19,750	\$23,700	\$22,600	\$27,120	\$25,400	\$30,480	\$28,200	\$33,840	\$30,500	\$36,600	\$32,750	\$39,300	
Westchester County, NY Statutory Exception Area	\$104,700	\$36,650	\$43,980	\$41,900	\$50,280	\$47,150	\$56,580	\$52,350	\$62,820	\$56,550	\$67,860	\$60,750	\$72,900	
Westchester County, NY Statutory Exception Area	\$105,300	\$36,850	\$44,220	\$42,100	\$50,520	\$47,400	\$56,880	\$52,650	\$63,180	\$56,850	\$68,220	\$61,050	\$73,260	
Special HERA Westchester Cty Stat. Except. Area	\$104,700	\$36,850	\$44,220	\$42,100	\$50,520	\$47,400	\$56,880	\$52,650	\$63,180	\$56,850	\$68,220	\$61,050	\$73,260	
NON-METROPOLITAN AREAS														
Allegany County, NY *	\$49,800	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Cattaraugus County, NY *	\$51,100	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Cayuga County, NY	\$59,900	\$21,000	\$25,200	\$24,000	\$28,800	\$27,000	\$32,400	\$29,950	\$35,940	\$32,350	\$38,820	\$34,750	\$41,700	
Special HERA Cayuga County, NY	\$59,900	\$21,200	\$25,440	\$24,200	\$29,040	\$27,250	\$32,700	\$30,250	\$36,300	\$32,650	\$39,180	\$35,100	\$42,120	
Chautauque County, NY *	\$51,400	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Chenango County, NY *	\$53,000	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Clinton County, NY	\$60,600	\$21,250	\$25,500	\$24,250	\$29,100	\$27,300	\$32,760	\$30,300	\$36,360	\$32,750	\$39,300	\$35,150	\$42,180	
Clinton County, NY	\$60,900	\$21,300	\$25,560	\$24,350	\$29,220	\$27,400	\$32,880	\$30,450	\$36,540	\$32,900	\$39,480	\$35,300	\$42,360	
Columbia County, NY	\$65,700	\$23,000	\$27,600	\$26,300	\$31,560	\$29,600	\$35,520	\$32,850	\$39,420	\$35,500	\$42,600	\$38,150	\$45,780	
Cortland County, NY	\$57,800	\$20,250	\$24,300	\$23,150	\$27,780	\$26,050	\$31,260	\$28,900	\$34,680	\$31,250	\$37,500	\$33,550	\$40,260	
Delaware County, NY *	\$52,500	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Essex County, NY *	\$55,100	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Franklin County, NY *	\$49,900	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Fulton County, NY *	\$51,700	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Genesee County, NY	\$61,200	\$21,450	\$25,740	\$24,500	\$29,400	\$27,550	\$33,060	\$30,600	\$36,720	\$33,050	\$39,660	\$35,600	\$42,600	
Genesee County, NY	\$59,200	\$21,750	\$26,100	\$24,850	\$29,820	\$27,950	\$33,540	\$31,050	\$37,260	\$33,550	\$40,260	\$36,000	\$43,200	
Special HERA Genesee County, NY	\$61,200	\$22,300	\$26,760	\$25,500	\$30,600	\$28,650	\$34,380	\$31,850	\$38,220	\$34,400	\$41,280	\$36,950	\$44,340	
Greene County, NY	\$57,200	\$20,050	\$24,060	\$22,900	\$27,480	\$25,750	\$30,900	\$28,600	\$34,320	\$30,900	\$37,080	\$33,200	\$39,840	
Greene County, NY	\$57,500	\$20,150	\$24,180	\$23,000	\$27,600	\$25,900	\$31,080	\$28,750	\$34,500	\$31,050	\$37,260	\$33,350	\$40,020	
Hamilton County, NY *	\$52,600	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Jefferson County, NY *	\$51,600	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Lewis County, NY *	\$51,400	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Montgomery County, NY -	\$54,100	\$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 -	\$54,400	\$22,200	\$26,640	\$25,400	\$30,480	\$28,550	\$34,260	\$31,750	\$38,100	\$34,250	\$41,100	\$36,800	\$44,160	
Special HERA Montgomery County, NY	\$54,100	\$23,700	\$28,440	\$27,100	\$32,520	\$30,450	\$36,540	\$33,850	\$40,620	\$36,550	\$43,860	\$39,250	\$47,100	
Otsego County, NY *	\$55,100	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
St. Lawrence County, NY *	\$50,500	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Schuyler County, NY *	\$54,900	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Seneca County, NY *	\$54,600	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Seneca County, NY	\$57,200	\$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 *	\$54,400	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	
Steuben County, NY #	\$53,800	\$20,050	\$24,060	\$22,900	\$27,480	\$25,800	\$30,960	\$28,650	\$34,380	\$30,950	\$37,140	\$33,250	\$39,900	
Special HERA Steuben County, NY	\$54,400	\$20,600	\$24,720	\$23,500	\$28,200	\$26,450	\$31,740	\$29,400	\$35,280	\$31,750	\$38,100	\$34,100	\$40,920	
Sullivan County, NY	\$57,500	\$20,150	\$24,180	\$23,000	\$27,600	\$25,900	\$31,080	\$28,750	\$34,500	\$31,050	\$37,260	\$33,350	\$40,020	
Sullivan County, NY	\$59,100	\$20,700	\$24,840	\$23,650	\$28,380	\$26,600	\$31,920	\$29,550	\$35,460	\$31,900	\$38,280	\$34,300	\$41,160	
Wyoming County, NY	\$59,200	\$20,750	\$24,900	\$23,700	\$28,440	\$26,650	\$31,980	\$29,600	\$35,520	\$32,000	\$38,400	\$34,350	\$41,220	
Yates County, NY *	\$53,100	\$19,400	\$23,280	\$22,150	\$26,580	\$24,900	\$29,880	\$27,650	\$33,180	\$29,900	\$35,880	\$32,100	\$38,520	

2010 Median incomes were issued by HUD and effective on 5/14/10.

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 35 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)

- Affected by HUD rule limiting the maximum change in income limit upward or downwards to 5%.

NOTE: Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2010 income limits.

Special HERA limits apply to projects with income limits placed in service 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.

**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	2010 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	\$68,500										
METROPOLITAN AREAS	\$70,100										
NON-METROPOLITAN AREAS	\$55,300										
METROPOLITAN AREAS											
Albany-Schenectady-Troy, NY MSA	\$75,500	\$661	\$793	\$708	\$849	\$850	\$1,020	\$981	\$1,178	\$1,095	\$1,314
Binghamton, NY MSA	\$60,400	\$528	\$634	\$566	\$680	\$680	\$816	\$785	\$942	\$876	\$1,051
Buffalo-Niagara Falls, NY MSA	\$63,700	\$557	\$669	\$597	\$717	\$717	\$861	\$828	\$993	\$923	\$1,108
Elmira, NY MSA	\$57,200	\$501	\$601	\$536	\$644	\$643	\$772	\$743	\$892	\$830	\$996
Glens Falls, NY MSA	\$59,600	\$522	\$627	\$559	\$671	\$671	\$805	\$775	\$930	\$865	\$1,038
Ithaca, NY MSA	\$71,100	\$622	\$747	\$666	\$800	\$800	\$960	\$924	\$1,109	\$1,031	\$1,237
Ithaca, NY MSA #	\$71,300	\$628	\$754	\$673	\$807	\$807	\$969	\$933	\$1,119	\$1,041	\$1,249
Kingston, NY MSA	\$70,100	\$613	\$736	\$657	\$789	\$788	\$946	\$911	\$1,094	\$1,017	\$1,221
Nassau-Suffolk, NY HUD Metro FMR Area	\$103,600	\$907	\$1,089	\$971	\$1,166	\$1,166	\$1,399	\$1,346	\$1,616	\$1,502	\$1,803
New York, NY HUD Metro FMR Area #	\$62,300	\$693	\$832	\$743	\$891	\$891	\$1,069	\$1,030	\$1,236	\$1,148	\$1,378
Special HERA New York, NY HUD Metro FMR Area	\$62,300	\$701	\$841	\$751	\$901	\$901	\$1,081	\$1,041	\$1,249	\$1,161	\$1,393
Poughkeepsie-Newburgh-Middletown, NY MSA	\$83,400	\$730	\$876	\$782	\$939	\$938	\$1,126	\$1,084	\$1,301	\$1,210	\$1,452
Rochester, NY MSA	\$66,600	\$583	\$700	\$625	\$750	\$750	\$900	\$866	\$1,039	\$966	\$1,159
Special HERA Rochester, NY MSA	\$66,600	\$587	\$705	\$630	\$756	\$756	\$907	\$873	\$1,048	\$975	\$1,170
Rockland County, NY HUD Metro FMR Area	\$101,600	\$890	\$1,068	\$953	\$1,143	\$1,143	\$1,372	\$1,321	\$1,585	\$1,473	\$1,768
Rockland County, NY HUD Metro FMR Area	\$102,000	\$892	\$1,071	\$956	\$1,147	\$1,147	\$1,377	\$1,326	\$1,591	\$1,478	\$1,774
Syracuse, NY MSA	\$64,300	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Utica-Rome, NY MSA	\$56,400	\$493	\$592	\$529	\$635	\$635	\$762	\$733	\$880	\$818	\$982
Westchester County, NY Statutory Exception Area	\$104,700	\$916	\$1,099	\$981	\$1,178	\$1,178	\$1,414	\$1,361	\$1,633	\$1,518	\$1,822
Westchester County, NY Statutory Exception Area	\$105,300	\$921	\$1,105	\$986	\$1,184	\$1,185	\$1,422	\$1,368	\$1,642	\$1,526	\$1,831
Special HERA Westchester Cty Stat. Except. Area	\$104,700	\$921	\$1,105	\$986	\$1,184	\$1,185	\$1,422	\$1,368	\$1,642	\$1,526	\$1,831
NON-METROPOLITAN AREAS											
Allegany County, NY *	\$49,800	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Cattaraugus County, NY *	\$51,100	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Cayuga County, NY	\$59,900	\$525	\$630	\$562	\$675	\$675	\$810	\$778	\$934	\$868	\$1,042
Special HERA Cayuga County, NY	\$59,900	\$530	\$636	\$567	\$681	\$681	\$817	\$786	\$943	\$877	\$1,053
Chautauqua County, NY *	\$51,400	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Chenango County, NY *	\$53,000	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Clinton County, NY	\$60,600	\$531	\$637	\$568	\$682	\$682	\$819	\$788	\$945	\$878	\$1,054
Clinton County, NY	\$60,900	\$532	\$639	\$570	\$684	\$685	\$822	\$791	\$950	\$882	\$1,059
Columbia County, NY	\$65,700	\$575	\$690	\$616	\$739	\$740	\$888	\$854	\$1,025	\$953	\$1,144
Cortland County, NY	\$57,800	\$506	\$607	\$542	\$651	\$651	\$781	\$751	\$902	\$838	\$1,006
Delaware County, NY *	\$52,500	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Essex County, NY *	\$55,100	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Franklin County, NY *	\$49,900	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Fulton County, NY *	\$51,700	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Genesee County, NY	\$61,200	\$536	\$643	\$574	\$689	\$688	\$826	\$795	\$954	\$887	\$1,065
Genesee County, NY #	\$59,200	\$543	\$652	\$582	\$699	\$698	\$838	\$807	\$969	\$900	\$1,080
Special HERA Genesee County, NY	\$61,200	\$557	\$669	\$597	\$717	\$716	\$859	\$828	\$993	\$923	\$1,108
Greene County, NY	\$57,200	\$501	\$601	\$536	\$644	\$643	\$772	\$743	\$892	\$830	\$996
Greene County, NY	\$57,500	\$503	\$604	\$539	\$647	\$647	\$777	\$747	\$897	\$833	\$1,000
Hamilton County, NY *	\$52,600	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Jefferson County, NY *	\$51,600	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Lewis County, NY *	\$51,400	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Montgomery County, NY ~	\$54,100	\$528	\$634	\$566	\$680	\$680	\$816	\$785	\$942	\$876	\$1,051
Montgomery County, NY #	\$54,400	\$555	\$666	\$595	\$714	\$713	\$856	\$825	\$990	\$920	\$1,104
Special HERA Montgomery County, NY	\$54,100	\$592	\$711	\$635	\$762	\$761	\$913	\$880	\$1,056	\$981	\$1,177
Otsego County, NY *	\$55,100	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
St. Lawrence County, NY *	\$50,500	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Schuyler County, NY *	\$54,900	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Seneca County, NY *	\$54,600	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Seneca County, NY	\$57,200	\$500	\$600	\$536	\$643	\$643	\$772	\$743	\$892	\$830	\$996
Steuben County, NY *	\$54,400	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963
Steuben County, NY #	\$53,800	\$501	\$601	\$536	\$644	\$645	\$774	\$745	\$894	\$831	\$997
Special HERA Steuben County, NY	\$54,400	\$515	\$618	\$551	\$661	\$661	\$793	\$764	\$917	\$852	\$1,023
Sullivan County, NY	\$57,500	\$503	\$604	\$539	\$647	\$647	\$777	\$747	\$897	\$833	\$1,000
Sullivan County, NY	\$59,100	\$517	\$621	\$554	\$665	\$665	\$798	\$768	\$921	\$857	\$1,029
Wyoming County, NY	\$59,200	\$518	\$622	\$555	\$666	\$666	\$799	\$770	\$924	\$858	\$1,030
Yates County, NY *	\$53,100	\$485	\$582	\$519	\$623	\$622	\$747	\$719	\$863	\$802	\$963

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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 35 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 placed in service 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.

Limits in BOLD should be used for projects in those area that were placed in service before 5/14/2010 and which do not benefit from Special HERA limits

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