

**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	2018 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	\$77,800												
METROPOLITAN AREAS	\$79,600												
NON-METROPOLITAN AREAS	\$64,300												

METROPOLITAN AREAS

Albany-Schenectady-Troy, NY MSA	\$86,400	\$30,250	\$36,300	\$34,600	\$41,520	\$38,900	\$46,680	\$43,200	\$51,840	\$46,700	\$56,040	\$50,150	\$60,180
Binghamton, NY MSA	\$66,900	\$23,450	\$28,140	\$26,800	\$32,160	\$30,150	\$36,180	\$33,450	\$40,140	\$36,150	\$43,380	\$38,850	\$46,620
Buffalo-Niagara Falls, NY MSA	\$74,700	\$26,150	\$31,380	\$29,900	\$35,880	\$33,650	\$40,380	\$37,350	\$44,820	\$40,350	\$48,420	\$43,350	\$52,020
Elmira, NY MSA	\$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
Glens Falls, NY MSA	\$72,500	\$25,000	\$30,000	\$28,600	\$34,320	\$32,150	\$38,580	\$35,700	\$42,840	\$38,600	\$46,320	\$41,450	\$49,740
Ithaca, NY MSA	\$89,000	\$29,500	\$35,400	\$33,700	\$40,440	\$37,900	\$45,480	\$42,100	\$50,520	\$45,500	\$54,600	\$48,850	\$58,620
Kingston, NY MSA	\$79,200	\$27,750	\$33,300	\$31,700	\$38,040	\$35,650	\$42,780	\$39,600	\$47,520	\$42,800	\$51,360	\$45,950	\$55,140
Nassau-Suffolk, NY HUD Metro FMR Area	\$116,700	\$40,850	\$49,020	\$46,700	\$56,040	\$52,550	\$63,060	\$58,350	\$70,020	\$63,050	\$75,660	\$67,700	\$81,240
New York, NY HUD Metro FMR Area	\$70,300	\$36,550	\$43,860	\$41,750	\$50,100	\$46,950	\$56,340	\$52,150	\$62,580	\$56,350	\$67,620	\$60,500	\$72,600
Poughkeepsie-Newburgh-Middletown, NY MSA	\$94,600	\$33,150	\$39,780	\$37,850	\$45,420	\$42,600	\$51,120	\$47,300	\$56,760	\$51,100	\$61,320	\$54,900	\$65,880
Rochester, NY MSA	\$74,000	\$25,900	\$31,080	\$29,600	\$35,520	\$33,300	\$39,960	\$37,000	\$44,400	\$40,000	\$48,000	\$42,950	\$51,540
Special HERA Rochester, NY MSA PIS on or before 12/31/2008	\$74,000	\$26,150	\$31,380	\$29,900	\$35,880	\$33,650	\$40,380	\$37,350	\$44,820	\$40,350	\$48,420	\$43,350	\$52,020
Rockland County, NY HUD Metro FMR Area	\$105,000	\$36,750	\$44,100	\$42,000	\$50,400	\$47,250	\$56,700	\$52,500	\$63,000	\$56,700	\$68,040	\$60,900	\$73,080
Rockland County, NY MSA PIS on or before 12/17/2013	\$105,000	\$36,900	\$44,280	\$42,200	\$50,640	\$47,450	\$56,940	\$52,700	\$63,240	\$56,950	\$68,340	\$61,150	\$73,380
Syracuse, NY MSA	\$74,100	\$25,950	\$31,140	\$29,650	\$35,580	\$33,350	\$40,020	\$37,050	\$44,460	\$40,050	\$48,060	\$43,000	\$51,600
Utica-Rome, NY MSA	\$65,000	\$22,750	\$27,300	\$26,000	\$31,200	\$29,250	\$35,100	\$32,500	\$39,000	\$35,100	\$42,120	\$37,700	\$45,240
Westchester County, NY Statutory Exception Area	\$117,100	\$41,000	\$49,200	\$46,850	\$56,220	\$52,700	\$63,240	\$58,550	\$70,260	\$63,250	\$75,900	\$67,950	\$81,540

NON-METROPOLITAN AREAS

Allegany County, NY	\$55,800	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Cattaraugus County, NY	\$54,800	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Cayuga County, NY	\$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 Cayuga County, NY PIS on or before 12/31/2008	\$68,700	\$24,300	\$29,160	\$27,800	\$33,360	\$31,250	\$37,500	\$34,700	\$41,640	\$37,500	\$45,000	\$40,300	\$48,360
Chautauqua County, NY	\$63,500	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Chenango County, NY	\$60,200	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Clinton County, NY	\$63,500	\$22,650	\$27,180	\$25,850	\$31,020	\$29,100	\$34,920	\$32,300	\$38,760	\$34,900	\$41,880	\$37,500	\$45,000
Clinton County, NY, PIS on or before 3/31/2018	\$63,500	\$23,800	\$28,560	\$27,200	\$32,640	\$30,600	\$36,720	\$34,000	\$40,800	\$36,750	\$44,100	\$39,450	\$47,340
Columbia County, NY	\$76,100	\$26,650	\$31,980	\$30,450	\$36,540	\$34,250	\$41,100	\$38,050	\$45,660	\$41,100	\$49,320	\$44,150	\$52,980
Cortland County, NY	\$68,500	\$24,000	\$28,800	\$27,400	\$32,880	\$30,850	\$37,020	\$34,250	\$41,100	\$37,000	\$44,400	\$39,750	\$47,700
Delaware County, NY	\$58,800	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Essex County, NY	\$69,500	\$24,350	\$29,220	\$27,800	\$33,360	\$31,300	\$37,560	\$34,750	\$41,700	\$37,550	\$45,060	\$40,350	\$48,420
Franklin County, NY	\$60,900	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Fulton County, NY	\$58,900	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Genesee County, NY	\$68,000	\$23,800	\$28,560	\$27,200	\$32,640	\$30,600	\$36,720	\$34,000	\$40,800	\$36,750	\$44,100	\$39,450	\$47,340
Special HERA Genesee County, NY PIS on or before 12/31/2008	\$68,000	\$24,750	\$29,700	\$28,300	\$33,960	\$31,850	\$38,220	\$35,350	\$42,420	\$38,200	\$45,840	\$41,050	\$49,260
Greene County, NY	\$67,500	\$23,650	\$28,380	\$27,000	\$32,400	\$30,400	\$36,480	\$33,750	\$40,500	\$36,450	\$43,740	\$39,150	\$46,980
Hamilton County, NY	\$63,900	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760

AREA	2018 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	\$77,800												
METROPOLITAN AREAS	\$79,600												
NON-METROPOLITAN AREAS	\$64,300												
Hamilton County, NY, PIS on or before 3/27/2016	\$63,900	\$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	\$62,100	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Lewis County, NY	\$63,100	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Montgomery County, NY	\$58,000	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Special HERA Montgomery County, NY PIS on or before 12/31/2008	\$58,000	\$25,350	\$30,420	\$28,950	\$34,740	\$32,550	\$39,060	\$36,150	\$43,380	\$39,050	\$46,860	\$41,950	\$50,340
Otsego County, NY	\$63,800	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
St. Lawrence County, NY	\$57,300	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Schuyler 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
Seneca County, NY	\$67,400	\$23,600	\$28,320	\$27,000	\$32,400	\$30,350	\$36,420	\$33,700	\$40,440	\$36,400	\$43,680	\$39,100	\$46,920
Steuben County, NY	\$61,800	\$22,550	\$27,060	\$25,750	\$30,900	\$28,950	\$34,740	\$32,150	\$38,580	\$34,750	\$41,700	\$37,300	\$44,760
Special HERA Steuben County, NY PIS on or before 12/31/2008	\$61,800	\$23,400	\$28,080	\$26,750	\$32,100	\$30,100	\$36,120	\$33,400	\$40,080	\$36,100	\$43,320	\$38,750	\$46,500
Sullivan County, NY	\$71,300	\$24,600	\$29,520	\$28,100	\$33,720	\$31,600	\$37,920	\$35,100	\$42,120	\$37,950	\$45,540	\$40,750	\$48,900
Wyoming County, NY	\$67,600	\$23,700	\$28,440	\$27,050	\$32,460	\$30,450	\$36,540	\$33,800	\$40,560	\$36,550	\$43,860	\$39,250	\$47,100
Yates County, NY	\$64,900	\$22,750	\$27,300	\$26,000	\$31,200	\$29,250	\$35,100	\$32,450	\$38,940	\$35,050	\$42,060	\$37,650	\$45,180

Effective 4/1/2018

**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	2018 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	\$77,800											
METROPOLITAN AREAS	\$79,600											
NON-METROPOLITAN AREAS	\$64,300											

METROPOLITAN AREAS

Albany-Schenectady-Troy, NY MSA	\$86,400	\$756	\$907	\$810	\$972	\$972	\$1,167	\$1,123	\$1,348	\$1,253	\$1,504
Binghamton, NY MSA	\$66,900	\$586	\$703	\$628	\$753	\$753	\$904	\$870	\$1,044	\$971	\$1,165
Buffalo-Niagara Falls, NY MSA	\$74,700	\$653	\$784	\$700	\$840	\$841	\$1,009	\$971	\$1,165	\$1,083	\$1,300
Elmira, NY MSA	\$71,000	\$621	\$745	\$665	\$798	\$798	\$958	\$923	\$1,107	\$1,030	\$1,236
Glens Falls, NY MSA	\$72,500	\$625	\$750	\$670	\$804	\$803	\$964	\$928	\$1,114	\$1,036	\$1,243
Ithaca, NY MSA	\$89,000	\$737	\$885	\$790	\$948	\$947	\$1,137	\$1,095	\$1,314	\$1,221	\$1,465
Kingston, NY MSA	\$79,200	\$693	\$832	\$743	\$891	\$891	\$1,069	\$1,030	\$1,236	\$1,148	\$1,378
Nassau-Suffolk, NY HUD Metro FMR Area	\$116,700	\$1,021	\$1,225	\$1,094	\$1,313	\$1,313	\$1,576	\$1,517	\$1,821	\$1,692	\$2,031
New York, NY HUD Metro FMR Area	\$70,300	\$913	\$1,096	\$978	\$1,174	\$1,173	\$1,408	\$1,356	\$1,627	\$1,512	\$1,815
Poughkeepsie-Newburgh-Middletown, NY MSA	\$94,600	\$828	\$994	\$887	\$1,065	\$1,065	\$1,278	\$1,230	\$1,476	\$1,372	\$1,647
Rochester, NY MSA	\$74,000	\$647	\$777	\$693	\$832	\$832	\$999	\$962	\$1,155	\$1,073	\$1,288
Special HERA Rochester, NY MSA PIS on or before 12/31/2008	\$74,000	\$653	\$784	\$700	\$840	\$841	\$1,009	\$971	\$1,165	\$1,083	\$1,300
Rockland County, NY HUD Metro FMR Area	\$105,000	\$918	\$1,102	\$984	\$1,181	\$1,181	\$1,417	\$1,365	\$1,638	\$1,522	\$1,827
Rockland County, NY MSA PIS on or before 12/17/2013	\$105,000	\$922	\$1,107	\$988	\$1,186	\$1,186	\$1,423	\$1,370	\$1,644	\$1,528	\$1,834
Syracuse, NY MSA	\$74,100	\$648	\$778	\$695	\$834	\$833	\$1,000	\$963	\$1,156	\$1,075	\$1,290
Utica-Rome, NY MSA	\$65,000	\$568	\$682	\$609	\$731	\$731	\$877	\$845	\$1,014	\$942	\$1,131
Westchester County, NY Statutory Exception Area	\$117,100	\$1,025	\$1,230	\$1,098	\$1,317	\$1,317	\$1,581	\$1,522	\$1,827	\$1,698	\$2,038

NON-METROPOLITAN AREAS

Allegany County, NY	\$55,800	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Cattaraugus County, NY	\$54,800	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Cayuga County, NY	\$68,700	\$601	\$721	\$644	\$773	\$773	\$928	\$893	\$1,071	\$996	\$1,195
Special HERA Cayuga County, NY PIS on or before 12/31/2008	\$68,700	\$607	\$729	\$651	\$781	\$781	\$937	\$902	\$1,083	\$1,007	\$1,209
Chautauqua County, NY	\$63,500	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Chenango County, NY	\$60,200	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Clinton County, NY	\$63,500	\$566	\$679	\$606	\$727	\$727	\$873	\$840	\$1,008	\$937	\$1,125
Clinton County, NY, PIS on or before 3/31/2018	\$63,500	\$595	\$714	\$637	\$765	\$765	\$918	\$884	\$1,061	\$986	\$1,183
Columbia County, NY	\$76,100	\$666	\$799	\$713	\$856	\$856	\$1,027	\$989	\$1,187	\$1,103	\$1,324
Cortland County, NY	\$68,500	\$600	\$720	\$642	\$771	\$771	\$925	\$890	\$1,068	\$993	\$1,192
Delaware County, NY	\$58,800	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Essex County, NY	\$69,500	\$608	\$730	\$651	\$782	\$782	\$939	\$903	\$1,084	\$1,008	\$1,210
Franklin County, NY	\$60,900	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Fulton County, NY	\$58,900	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119
Genesee County, NY	\$68,000	\$595	\$714	\$637	\$765	\$765	\$918	\$884	\$1,061	\$986	\$1,183

**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	2018 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	\$77,800											
METROPOLITAN AREAS	\$79,600											
NON-METROPOLITAN AREAS	\$64,300											
Special HERA Genesee County, NY PIS on or before 12/31/2008	\$68,000	\$618	\$742	\$663	\$795	\$796	\$955	\$919	\$1,103	\$1,026	\$1,231	
Greene County, NY	\$67,500	\$591	\$709	\$633	\$759	\$760	\$912	\$877	\$1,053	\$978	\$1,174	
Hamilton County, NY	\$63,900	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Hamilton County, NY, PIS on or before 3/27/2016	\$63,900	\$563	\$676	\$604	\$725	\$725	\$870	\$837	\$1,005	\$935	\$1,122	
Jefferson County, NY	\$62,100	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Lewis County, NY	\$63,100	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Montgomery County, NY	\$58,000	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Special HERA Montgomery County, NY PIS on or before 12/31/2008	\$58,000	\$633	\$760	\$678	\$814	\$813	\$976	\$940	\$1,128	\$1,048	\$1,258	
Otsego County, NY	\$63,800	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
St. Lawrence County, NY	\$57,300	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Schuyler County, NY	\$64,500	\$565	\$678	\$605	\$726	\$726	\$871	\$838	\$1,006	\$936	\$1,123	
Seneca County, NY	\$67,400	\$590	\$708	\$632	\$759	\$758	\$910	\$876	\$1,051	\$977	\$1,173	
Steuben County, NY	\$61,800	\$563	\$676	\$603	\$724	\$723	\$868	\$836	\$1,003	\$932	\$1,119	
Special HERA Steuben County, NY PIS on or before 12/31/2008	\$61,800	\$585	\$702	\$626	\$752	\$752	\$903	\$868	\$1,042	\$968	\$1,162	
Sullivan County, NY	\$71,300	\$615	\$738	\$658	\$790	\$790	\$948	\$913	\$1,095	\$1,018	\$1,222	
Wyoming County, NY	\$67,600	\$592	\$711	\$634	\$761	\$761	\$913	\$879	\$1,055	\$981	\$1,177	
Yates County, NY	\$64,900	\$568	\$682	\$609	\$731	\$731	\$877	\$843	\$1,012	\$941	\$1,129	