

Low Income Housing Tax Credit - Rent and Income Limits for New York City for 2011
For Projects Awarded Credits in 1990 or Later (effective 06/01/11)

For Buildings Placed In Service On Or Before December 31, 2008

Buildings Placed In Service After December 31, 2008 Must Use Different Limits

2011 Maximum Household Income

	40%	50%	60%	140% of 60%
<u>HH Size</u>		Very-low	Low	
1	\$23,160	\$28,950	\$ 34,740	\$ 48,636
2	\$26,440	\$33,050	\$ 39,660	\$ 55,524
3	\$29,760	\$37,200	\$ 44,640	\$ 62,496
4	\$33,040	\$41,300	\$ 49,560	\$ 69,384
5	\$35,720	\$44,650	\$ 53,580	\$ 75,012
6	\$38,360	\$47,950	\$ 57,540	\$ 80,556
7	\$41,000	\$51,250	\$ 61,500	\$ 86,100
8	\$43,640	\$54,550	\$ 65,460	\$ 91,644

In accordance with Section 3009 of the 2008 Housing and Economic Recovery Act, projects with income limits "determined" under HUD's hold harmless policy in 2007 or 2008 are eligible to have their income and rent limits calculated with the greater of: 1) the "HERA special" income limit (2008 very low-income limit plus any increase in AMGI from 2008 to the current year), or 2) HUD's very low-income limit. The IRS has not formally defined "determined." Until guidance is issued, HPD considers projects that were placed in service on or before December 31, 2008 as "determined" projects.

Notes

- 40% - calculated as 0.8 times HUD very-low limits
- 50% - as published by HUD
- 60% - calculated as 1.2 times HUD published very-low limits
- 140% for purposes of next available unit rule only
 - calculated as 60% x 1.4

2011 Maximum Rent by Apt. Size

30% of 60%

<u>Apt. Size</u>	<u>Max</u>	<u>Max</u>	<u>Max</u>	<u>Avg. HH</u>	<u>60%</u>
	<u>Gross</u>	<u>Contract</u>	<u>Contract</u>		
	<u>Tenant</u>	<u>Tenant</u>	<u>Tenant Pays</u>		
	<u>Pays No</u>	<u>Pays</u>	<u>Gas & Electric</u>	<u>Size</u>	
	<u>Utilities</u>	<u>Electric</u>			
0 BR	868	\$816	\$801	1	\$ 34,740
1 BR	930	\$876	\$859	1.5	\$ 37,200
2 BR	1,116	\$1,060	\$1,043	3	\$ 44,640
3 BR	1,289	\$1,219	\$1,201	4.5	\$ 51,570
4 BR	1,438	\$1,366	\$1,346	6	\$ 57,540
5 BR	1,587	\$1,505	\$1,484	7.5	\$ 63,480

Utility Allowance

<u>Apt. Size</u>	<u>Electric</u>	<u>Gas</u>
0 BR	\$52	\$15
1 BR	\$54	\$17
2 BR	\$56	\$17
3 BR	\$70	\$18
4 BR	\$72	\$20
5 BR	\$82	\$21

Utility allowances generally change each October. These figures were established on October 1, 2010. Detailed utility allowances on the next page.

NOTE: HPD posts the rent and income limits as a courtesy. However, it is the owner's responsibility to use the correct income limit and to not charge more than the maximum allowed by the tax credit program.

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2011 Maximum Rent by Apt. Size

30% of 40%

Apt. Size	Max	Max	Max	Avg. HH Size	40%
	Gross Tenant Pays No Utilities	Contract Tenant Pays Electric	Contract Tenant Pays Gas & Electric		
0 BR	579	\$527	\$512	1	\$ 23,160
1 BR	620	\$566	\$549	1.5	\$ 24,800
2 BR	744	\$688	\$671	3	\$ 29,760
3 BR	859	\$789	\$771	4.5	\$ 34,380
4 BR	959	\$887	\$867	6	\$ 38,360
5 BR	1,058	\$976	\$955	7.5	\$ 42,320

2011 Maximum Rent by Apt. Size

30% of 50%

Apt. Size	Max	Max	Max	Avg. HH Size	50%
	Gross Tenant Pays No Utilities	Contract Tenant Pays Electric	Contract Tenant Pays Gas & Electric		
0 BR	723	\$671	\$656	1	\$ 28,950
1 BR	775	\$721	\$704	1.5	\$ 31,000
2 BR	930	\$874	\$857	3	\$ 37,200
3 BR	1,074	\$1,004	\$986	4.5	\$ 42,975
4 BR	1,198	\$1,126	\$1,106	6	\$ 47,950
5 BR	1,322	\$1,240	\$1,219	7.5	\$ 52,900

HPD LIHTC Utility Allowances

Utility allowances generally change each October. These figures were established on October 1, 2010.

# of Bedrooms	Gas	Electric	Gas & Electric	Gas heat only	Gas Hot Water Only	Gas Heat	Oil heat only	Oil Hot Water Only	Oil heat &	Electric Heat Only	Electric Hot Water Only	Electric
						and & Gas Hot Water			Oil Hot Water			Heat and & Electric Hot Water
SRO	\$15	\$52	\$67	\$34	\$20	\$54	\$42	\$23	\$65	\$105	\$59	\$164
Studio	\$15	\$52	\$67	\$34	\$20	\$54	\$42	\$23	\$65	\$105	\$59	\$164
1	\$17	\$54	\$71	\$47	\$26	\$73	\$60	\$33	\$93	\$145	\$81	\$226
2	\$17	\$56	\$73	\$55	\$31	\$86	\$71	\$40	\$111	\$172	\$96	\$268
3	\$18	\$70	\$88	\$63	\$35	\$98	\$83	\$47	\$130	\$198	\$111	\$309
4	\$20	\$72	\$92	\$71	\$40	\$111	\$95	\$54	\$149	\$225	\$126	\$351
5	\$21	\$82	\$103	\$79	\$44	\$123	\$107	\$60	\$167	\$251	\$141	\$392
6 or more	\$21	\$82	\$103	\$79	\$44	\$123	\$107	\$60	\$167	\$251	\$141	\$392

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HH Size	40%	50%	60%	140%
		Very-low	Low	of 60%
1	\$22,920	\$28,650	\$ 34,380	\$ 48,132
2	\$26,200	\$32,750	\$ 39,300	\$ 55,020
3	\$29,480	\$36,850	\$ 44,220	\$ 61,908
4	\$32,720	\$40,900	\$ 49,080	\$ 68,712
5	\$35,360	\$44,200	\$ 53,040	\$ 74,256
6	\$37,960	\$47,450	\$ 56,940	\$ 79,716
7	\$40,600	\$50,750	\$ 60,900	\$ 85,260
8	\$43,200	\$54,000	\$ 64,800	\$ 90,720

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2011 Maximum Rent by Apt. Size

30% of 60%

Apt. Size	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric	Avg. HH Size	60%
	0 BR	859	\$807		
1 BR	921	\$867	\$850	1.5	\$ 36,840
2 BR	1,105	\$1,049	\$1,032	3	\$ 44,220
3 BR	1,276	\$1,206	\$1,188	4.5	\$ 51,060
4 BR	1,423	\$1,351	\$1,331	6	\$ 56,940
5 BR	1,571	\$1,489	\$1,468	7.5	\$ 62,850

Utility Allowance

Apt. Size	Electric	Gas
0 BR	\$52	\$15
1 BR	\$54	\$17
2 BR	\$56	\$17
3 BR	\$70	\$18
4 BR	\$72	\$20
5 BR	\$82	\$21

Utility allowances generally change each October. These figures were established on October 1, 2010. Detailed utility allowances on the next page.

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30% of 40%

Apt. Size	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric	Avg. HH Size	40%
0 BR	573	\$521	\$506	1	\$ 22,920
1 BR	614	\$560	\$543	1.5	\$ 24,560
2 BR	737	\$681	\$664	3	\$ 29,480
3 BR	851	\$781	\$763	4.5	\$ 34,040
4 BR	949	\$877	\$857	6	\$ 37,960
5 BR	1,047	\$965	\$944	7.5	\$ 41,900

2011 Maximum Rent by Apt. Size

30% of 50%

Apt. Size	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric	Avg. HH Size	50%
0 BR	716	\$664	\$649	1	\$ 28,650
1 BR	767	\$713	\$696	1.5	\$ 30,700
2 BR	921	\$865	\$848	3	\$ 36,850
3 BR	1,063	\$993	\$975	4.5	\$ 42,550
4 BR	1,186	\$1,114	\$1,094	6	\$ 47,450
5 BR	1,309	\$1,227	\$1,206	7.5	\$ 52,375

HPD LIHTC Utility Allowances

Utility allowances generally change each October. These figures were established on October 1, 2010.

# of Bedrooms	Gas	Electric	Gas & Electric	Gas heat only	Gas Hot Water Only	Gas Heat and Gas Hot Water	Oil heat only	Oil Hot Water Only	Oil heat & Oil Hot Water	Electric Heat Only	Electric Hot Water Only	Electric Heat and Electric Hot Water
SRO	\$15	\$52	\$67	\$34	\$20	\$54	\$42	\$23	\$65	\$105	\$59	\$164
Studio	\$15	\$52	\$67	\$34	\$20	\$54	\$42	\$23	\$65	\$105	\$59	\$164
1	\$17	\$54	\$71	\$47	\$26	\$73	\$60	\$33	\$93	\$145	\$81	\$226
2	\$17	\$56	\$73	\$55	\$31	\$86	\$71	\$40	\$111	\$172	\$96	\$268
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