

**Low Income Housing Tax Credit - Rent and Income Limits for New York City for 2009**  
**For Projects Awarded Credits in 1990 or Later (effective 03/19/09)**

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

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

**2009 Maximum Household Income**

	40%	50%	60%	140% of 60%
<u>HH Size</u>		Very-low	Low	
1	\$22,160	\$27,700	33,240	46,536
2	\$25,360	\$31,700	38,040	53,256
3	\$28,520	\$35,650	42,780	59,892
4	\$31,680	\$39,600	47,520	66,528
5	\$34,200	\$42,750	51,300	71,820
6	\$36,760	\$45,950	55,140	77,196
7	\$39,280	\$49,100	58,920	82,488
8	\$41,800	\$52,250	62,700	87,780

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

**2009 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 &amp; Electric</u>	<u>Size</u>	
	<u>Utilities</u>	<u>Electric</u>			
0 BR	831	\$782	\$761	1	33,240
1 BR	891	\$837	\$813	1.5	35,640
2 BR	1,069	\$1,009	\$983	3	42,780
3 BR	1,235	\$1,165	\$1,139	4.5	49,410
4 BR	1,378	\$1,301	\$1,274	6	55,140
5 BR	1,520	\$1,430	\$1,403	7.5	60,810

**Utility Allowance**

<u>Apt. Size</u>	<u>Electric</u>	<u>Gas</u>
0 BR	\$49	\$21
1 BR	\$54	\$24
2 BR	\$60	\$26
3 BR	\$70	\$26
4 BR	\$77	\$27
5 BR	\$90	\$27

Utility allowances generally change each October. These figures were established on October 1, 2008. 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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**2009 Maximum Rent by Apt. Size**

**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	554	\$505	\$484	1	22,160
1 BR	594	\$540	\$516	1.5	23,760
2 BR	713	\$653	\$627	3	28,520
3 BR	823	\$753	\$727	4.5	32,940
4 BR	919	\$842	\$815	6	36,760
5 BR	1,013	\$923	\$896	7.5	40,540

**2009 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	692	\$643	\$622	1	27,700
1 BR	742	\$688	\$664	1.5	29,700
2 BR	891	\$831	\$805	3	35,650
3 BR	1,029	\$959	\$933	4.5	41,175
4 BR	1,148	\$1,071	\$1,044	6	45,950
5 BR	1,266	\$1,176	\$1,149	7.5	50,675

**HPD LIHTC Utility Allowances**

Utility allowances generally change each October. These figures were established on October 1, 2008.

# 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	\$21	\$49	\$70	\$57	\$21	\$78	\$131	\$79	\$210	\$95	\$58	\$153
Studio	\$21	\$49	\$70	\$57	\$21	\$78	\$131	\$79	\$210	\$95	\$58	\$153
1	\$24	\$54	\$78	\$63	\$24	\$87	\$147	\$89	\$236	\$107	\$65	\$172
2	\$26	\$60	\$86	\$71	\$26	\$97	\$163	\$99	\$262	\$118	\$73	\$191
3	\$26	\$70	\$96	\$74	\$28	\$102	\$171	\$104	\$275	\$124	\$76	\$200
4	\$27	\$77	\$104	\$78	\$29	\$107	\$179	\$109	\$288	\$130	\$80	\$210
5	\$27	\$90	\$117	\$82	\$30	\$112	\$188	\$114	\$302	\$136	\$83	\$219
6 or more	\$27	\$102	\$129	\$84	\$32	\$116	\$196	\$119	\$315	\$141	\$87	\$228

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**2009 Maximum Household Income**

HH Size	40%	50%	60%	140% of 60%
		Very-low	Low	
1	\$21,520	\$26,900	32,280	45,192
2	\$24,560	\$30,700	36,840	51,576
3	\$27,640	\$34,550	41,460	58,044
4	\$30,720	\$38,400	46,080	64,512
5	\$33,160	\$41,450	49,740	69,636
6	\$35,640	\$44,550	53,460	74,844
7	\$38,080	\$47,600	57,120	79,968
8	\$40,560	\$50,700	60,840	85,176

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**2009 Maximum Rent by Apt. Size**

Apt. Size	30% of 60%			Avg. HH Size	60%
	Max Gross Tenant Pays No Utilities	Max Contract Tenant Pays Electric	Max Contract Tenant Pays Gas & Electric		
0 BR	807	\$758	\$737	1	32,280
1 BR	864	\$810	\$786	1.5	34,560
2 BR	1,036	\$976	\$950	3	41,460
3 BR	1,197	\$1,127	\$1,101	4.5	47,910
4 BR	1,336	\$1,259	\$1,232	6	53,460
5 BR	1,474	\$1,384	\$1,357	7.5	58,980

**Utility Allowance**

Apt. Size	Electric	Gas
0 BR	\$49	\$21
1 BR	\$54	\$24
2 BR	\$60	\$26
3 BR	\$70	\$26
4 BR	\$77	\$27
5 BR	\$90	\$27

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**2009 Maximum Rent by Apt. Size**

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	538	\$489	\$468	1	21,520
1 BR	576	\$522	\$498	1.5	23,040
2 BR	691	\$631	\$605	3	27,640
3 BR	798	\$728	\$702	4.5	31,940
4 BR	891	\$814	\$787	6	35,640
5 BR	983	\$893	\$866	7.5	39,320

**2009 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	672	\$623	\$602	1	26,900
1 BR	720	\$666	\$642	1.5	28,800
2 BR	863	\$803	\$777	3	34,550
3 BR	998	\$928	\$902	4.5	39,925
4 BR	1,113	\$1,036	\$1,009	6	44,550
5 BR	1,228	\$1,138	\$1,111	7.5	49,150

**HPD LIHTC Utility Allowances**

Utility allowances generally change each October. These figures were established on October 1, 2008.

# 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	\$21	\$49	\$70	\$57	\$21	\$78	\$131	\$79	\$210	\$95	\$58	\$153
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3	\$26	\$70	\$96	\$74	\$28	\$102	\$171	\$104	\$275	\$124	\$76	\$200
4	\$27	\$77	\$104	\$78	\$29	\$107	\$179	\$109	\$288	\$130	\$80	\$210
5	\$27	\$90	\$117	\$82	\$30	\$112	\$188	\$114	\$302	\$136	\$83	\$219
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