

Inclusionary Housing Program Maximum Income and Rent

The maximum rent and income guidelines listed below are subject to change.

LOW INCOME UNITS

For households with incomes up to 80% of AMI

# of Bdrms	Household Size	Maximum Income	Annual Rent Expense	gas & electric	gas is included but	gas and electric are
				included in rent	electric is <u>not</u> included	not included
				max gross monthly rent	rent less electricity	max net monthly rent
0	1	\$38,016	\$11,405	\$950	\$898	\$884
1	1.5	\$47,520	\$14,256	\$1,188	\$1,135	\$1,120
2	3	\$57,024	\$17,107	\$1,425	\$1,371	\$1,356
3	4.5	\$65,894	\$19,768	\$1,647	\$1,580	\$1,563

Figures based on 2010 FMR Derived NYC Area Median Income of \$79,200

MODERATE INCOME UNITS

For households with incomes at or below 125% of AMI

# of Bdrms	Household Size	Maximum Income	Annual Rent Expense	gas & electric	gas is included but	gas and electric are
				included in rent	electric is <u>not</u> included	not included
				max gross monthly rent	rent less electricity	max net monthly rent
0	1	\$59,400	\$17,820	\$1,485	\$1,433	\$1,419
1	1.5	\$74,250	\$22,275	\$1,856	\$1,803	\$1,788
2	3	\$89,100	\$26,730	\$2,228	\$2,174	\$2,159
3	4.5	\$102,960	\$30,888	\$2,574	\$2,507	\$2,490

Figures based on 2010 FMR Derived NYC Area Median Income of \$79,200

MIDDLE INCOME UNITS

For households with incomes at or below 175% of AMI

# of Bdrms	Household Size	Maximum Income	Annual Rent Expense	gas & electric	gas is included but	gas and electric are
				included in rent	electric is <u>not</u> included	not included
				max gross monthly rent	rent less electricity	max net monthly rent
0	1	\$83,160	\$24,948	\$2,079	\$2,027	\$2,013
1	1.5	\$103,950	\$31,185	\$2,599	\$2,546	\$2,531
2	3	\$124,740	\$37,422	\$3,119	\$3,065	\$3,050
3	4.5	\$144,144	\$43,243	\$3,604	\$3,537	\$3,520

Figures based on 2010 FMR Derived NYC Area Median Income of \$79,200

NOTE: Initial rents must not exceed 30% of the applicable income limit.

Rent and income limits for individual projects may be lower and subject to additional restrictions, depending on the particular project. For more specifics regarding individual projects please contact Inclusionary Housing Program staff. For additional information on the Inclusionary Housing Program please visit the following website: <http://www.nyc.gov/html/hpd/html/developers/inclusionary.shtml>