

2021 HOME & LIHTC - INCOME & RENT LIMITS

	HOME	LIHTC	Utilities
Effective Dates	6/1/2021	4/1/2021	1/1/2021

HOME INCOME LIMITS by HOUSEHOLD SIZE

% of MEDIAN INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
50% Very Low Income (VLI)	\$41,800	\$47,750	\$53,700	\$59,650	\$64,450	\$69,200	\$74,000	\$78,750
60% Low Income (LI)	\$50,160	\$57,300	\$64,440	\$71,580	\$77,340	\$83,040	\$88,800	\$94,500
80%	\$66,850	\$76,400	\$85,950	\$95,450	\$103,100	\$110,750	\$118,400	\$126,000

50% - as published by HUD  
60% - calculated as 1.2 times HUD published very-low limits  
80% - as published by HUD

LOW HOME RENTS - VERY LOW INCOME (VLI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$1,045	\$981	\$972	\$959
1	\$1,119	\$1,047	\$1,036	\$1,022
2	\$1,342	\$1,249	\$1,233	\$1,221
3	\$1,551	\$1,436	\$1,415	\$1,405
4	\$1,730	\$1,594	\$1,568	\$1,559
5	\$1,909	\$1,752	\$1,721	\$1,714
6	\$2,087	\$1,930	\$1,899	\$1,892

Rents are based on 30% of 50% of median income.

HIGH HOME RENTS - LOW INCOME (LI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$1,338	\$1,274	\$1,265	\$1,252
1	\$1,434	\$1,362	\$1,351	\$1,337
2	\$1,723	\$1,630	\$1,614	\$1,602
3	\$1,983	\$1,868	\$1,847	\$1,837
4	\$2,193	\$2,057	\$2,031	\$2,022
5	\$2,401	\$2,244	\$2,213	\$2,206
6	\$2,605	\$2,448	\$2,417	\$2,410

Rents are based on 30% of 65% of median income adjusted by HUD.

HPD HOME & LIHTC Utility Allowances

# of Bedrooms	Cooking Gas	Electric & No Electric Stove	Electric with Electric Stove	Electric & Cooking Gas	Electric Heat	Gas Heat & Gas Hot Water	Oil heat & Oil Hot Water	Electric Heat & Electric Hot Water
SRO	\$22	\$64	\$73	\$86	\$58	\$62	\$107	\$88
Studio	\$22	\$64	\$73	\$86	\$58	\$62	\$107	\$88
1	\$25	\$72	\$83	\$97	\$68	\$72	\$125	\$129
2	\$28	\$93	\$109	\$121	\$94	\$83	\$152	\$215
3	\$31	\$115	\$136	\$146	\$119	\$94	\$179	\$301
4	\$35	\$136	\$162	\$171	\$141	\$103	\$205	\$384
5	\$38	\$157	\$188	\$195	\$163	\$114	\$232	\$467
6 or more	\$38	\$157	\$188	\$195	\$163	\$114	\$232	\$467

LIHTC INCOME LIMITS by HOUSEHOLD SIZE

% of MEDIAN INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8+ Person
40%	\$33,440	\$38,200	\$42,960	\$47,720	\$51,560	\$55,360	\$59,200	\$63,000
50%	\$41,800	\$47,750	\$53,700	\$59,650	\$64,450	\$69,200	\$74,000	\$78,750
60%	\$50,160	\$57,300	\$64,440	\$71,580	\$77,340	\$83,040	\$88,800	\$94,500
140% of 60% for NAU rule	\$70,224	\$80,220	\$90,216	\$100,212	\$108,276	\$116,256	\$124,320	\$132,300

40% - calculated as 0.8 times 50% limit published by HUD  
50% - as published by HUD  
60% - calculated as 1.2 times 50% limit published by HUD  
140% for purposes of Next Available Unit (NAU) rule only - calculated as 60% x 1.4

\*\* LIHTC Maximum Rent by Apt. Size - 30% of 40%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	40%
0 BR	\$836	\$772	\$763	\$750	1	\$33,440
1 BR	\$895	\$823	\$812	\$798	1.5	\$35,820
2 BR	\$1,074	\$981	\$965	\$953	3	\$42,960
3 BR	\$1,241	\$1,126	\$1,105	\$1,095	4.5	\$49,640
4 BR	\$1,384	\$1,248	\$1,222	\$1,213	6	\$55,360
5 BR	\$1,527	\$1,370	\$1,339	\$1,332	7.5	\$61,100

\*\* LIHTC Maximum Rent by Apt. Size - 30% of 50%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	50%
0 BR	\$1,045	\$981	\$972	\$959	1	\$41,800
1 BR	\$1,119	\$1,047	\$1,036	\$1,022	1.5	\$44,775
2 BR	\$1,342	\$1,249	\$1,233	\$1,221	3	\$53,700
3 BR	\$1,551	\$1,436	\$1,415	\$1,405	4.5	\$62,050
4 BR	\$1,730	\$1,594	\$1,568	\$1,559	6	\$69,200
5 BR	\$1,909	\$1,752	\$1,721	\$1,714	7.5	\$76,375

\*\* LIHTC Maximum Rent by Apt. Size - 30% of 60%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	60%
0 BR	\$1,254	\$1,190	\$1,181	\$1,168	1	\$50,160
1 BR	\$1,343	\$1,271	\$1,260	\$1,246	1.5	\$53,730
2 BR	\$1,611	\$1,518	\$1,502	\$1,490	3	\$64,440
3 BR	\$1,861	\$1,746	\$1,725	\$1,715	4.5	\$74,460
4 BR	\$2,076	\$1,940	\$1,914	\$1,905	6	\$83,040
5 BR	\$2,291	\$2,134	\$2,103	\$2,096	7.5	\$91,650

\*\* New York, NY HUD Metro FMR Area was subject to HUD's Hold Harmless Policy in 2007.  
However, HUD's Section 8 income limits are larger than those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008 (Public Law 110-289).  
Therefore, for FY2020 no special income limits are necessary.  
Only one set of tables will be published as the LIHTC limits apply to all LIHTC buildings regardless of when they were placed in service.