

2023 HOME & LIHTC - INCOME & RENT LIMITS

Effective Dates	HOME 6/15/2023	LIHTC 5/15/2023	Utilities 1/1/2023
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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)	\$49,450	\$56,500	\$63,550	\$70,600	\$76,250	\$81,900	\$87,550	\$93,200
60% Low Income (LI)	\$59,340	\$67,800	\$76,260	\$84,720	\$91,500	\$98,280	\$105,060	\$111,840
80%	\$79,200	\$90,500	\$101,800	\$113,100	\$122,150	\$131,200	\$140,250	\$149,300

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	\$1,236	\$1,161	\$1,150	\$1,137
1	\$1,324	\$1,239	\$1,226	\$1,212
2	\$1,588	\$1,478	\$1,459	\$1,447
3	\$1,835	\$1,699	\$1,674	\$1,664
4	\$2,047	\$1,885	\$1,854	\$1,846
5	\$2,259	\$2,071	\$2,034	\$2,028
6	\$2,471	\$2,283	\$2,246	\$2,240

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	\$1,588	\$1,513	\$1,502	\$1,489
1	\$1,702	\$1,617	\$1,604	\$1,590
2	\$2,044	\$1,934	\$1,915	\$1,903
3	\$2,353	\$2,217	\$2,192	\$2,182
4	\$2,605	\$2,443	\$2,412	\$2,404
5	\$2,856	\$2,668	\$2,631	\$2,625
6	\$3,107	\$2,919	\$2,882	\$2,876

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	Electric with Electric	Electric & Cooking Gas	Gas Heat & Gas Hot Water	Oil heat & Oil Hot Water	HPD non-Green Electric Heat	HPD non-Green Electric Hot Water	HPD Green Electric Heat Pumps Retrofit (2020 and after)	HPD Green Electric Heat Pumps New Construction (2020 and after)	Electric Heat Pump Hot Water
		Stove	Stove	Gas	Water	Water					
SRO	\$24	\$75	\$86	\$99	\$78	\$119	\$58	\$36	\$33	\$23	\$15
Studio	\$24	\$75	\$86	\$99	\$78	\$119	\$58	\$36	\$33	\$23	\$15
1	\$27	\$85	\$98	\$112	\$91	\$139	\$65	\$64	\$37	\$28	\$26
2	\$31	\$110	\$129	\$141	\$112	\$169	\$82	\$128	\$47	\$38	\$52
3	\$35	\$136	\$161	\$171	\$130	\$198	\$100	\$192	\$58	\$48	\$78
4	\$39	\$162	\$193	\$201	\$150	\$229	\$115	\$224	\$66	\$57	\$92
5	\$43	\$188	\$225	\$231	\$169	\$258	\$130	\$256	\$74	\$66	\$105
6 or more	\$43	\$188	\$225	\$231	\$169	\$258	\$130	\$256	\$74	\$66	\$105

* All Heat Pumps must be NEEAP Approved for Cold Climate: <https://neep.org/smart-efficient-low-carbon-building-energy-solutions/air-source-heat-pumps>

**Retrofits refer to buildings built prior to the 2016 NYC Energy Code, and must include: 2016 NYCECC-compliant roof insulation, windows, and air-sealing

***New Construction refers to buildings built subject to the 2020 NYC Energy Code at minimum

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%	\$39,560	\$45,200	\$50,840	\$56,480	\$61,000	\$65,520	\$70,040	\$74,560
50%	\$49,450	\$56,500	\$63,550	\$70,600	\$76,250	\$81,900	\$87,550	\$93,200
60%	\$59,340	\$67,800	\$76,260	\$84,720	\$91,500	\$98,280	\$105,060	\$111,840
140% of 60% for NAU rule	\$83,076	\$94,920	\$106,764	\$118,608	\$128,100	\$137,592	\$147,084	\$156,576

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	\$989	\$914	\$903	\$890	1	\$39,560
1 BR	\$1,059	\$974	\$961	\$947	1.5	\$42,380
2 BR	\$1,271	\$1,161	\$1,142	\$1,130	3	\$50,840
3 BR	\$1,468	\$1,332	\$1,307	\$1,297	4.5	\$58,740
4 BR	\$1,638	\$1,476	\$1,445	\$1,437	6	\$65,520
5 BR	\$1,807	\$1,619	\$1,582	\$1,576	7.5	\$72,300

** 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	\$1,236	\$1,161	\$1,150	\$1,137	1	\$49,450
1 BR	\$1,324	\$1,239	\$1,226	\$1,212	1.5	\$52,975
2 BR	\$1,588	\$1,478	\$1,459	\$1,447	3	\$63,550
3 BR	\$1,835	\$1,699	\$1,674	\$1,664	4.5	\$73,425
4 BR	\$2,047	\$1,885	\$1,854	\$1,846	6	\$81,900
5 BR	\$2,259	\$2,071	\$2,034	\$2,028	7.5	\$90,375

** 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	\$1,483	\$1,408	\$1,397	\$1,384	1	\$59,340
1 BR	\$1,589	\$1,504	\$1,491	\$1,477	1.5	\$63,570
2 BR	\$1,906	\$1,796	\$1,777	\$1,765	3	\$76,260
3 BR	\$2,202	\$2,066	\$2,041	\$2,031	4.5	\$88,110
4 BR	\$2,457	\$2,295	\$2,264	\$2,256	6	\$98,280
5 BR	\$2,711	\$2,523	\$2,486	\$2,480	7.5	\$108,450

** 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 FY2022 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.