

2023 LIHTC INCOME-AVERAGING PROJECTS: INCOME & RENT LIMITS

Effective Dates	Income 5/15/2023	Utilities 1/1/2023
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HPD LIHTC Utility Allowances

								HPD Non-Green Allowances: Replaces NYCHA Electric Heat Allowances	HPD Green Allowances:Replaces NYCHA Heat Pump Allowances		
# of Bedrooms	Cooking Gas	Electric & No Electric Stove	Electric with Electric Stove	Electric & Cooking Gas	Gas Heat & Gas Hot Water	Oil heat & Oil Hot Water	HPD Electric Heat Other (Non cold-climate	HPD Electric Hot Water Other (non Heat	Cold-Climate Electric Heat Pumps* Retrofit**	Cold-Climate Electric Heat Pumps* New Construction***	Electric Heat Pump Hot Water (in-unit hybrid type)
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 NEEEP 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
20%	\$19,780	\$22,600	\$25,420	\$28,240	\$30,500	\$32,760	\$35,020	\$37,280
30%	\$29,670	\$33,900	\$38,130	\$42,360	\$45,750	\$49,140	\$52,530	\$55,920
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
70%	\$69,230	\$79,100	\$88,970	\$98,840	\$106,750	\$114,660	\$122,570	\$130,480
80%	\$79,120	\$90,400	\$101,680	\$112,960	\$122,000	\$131,040	\$140,080	\$149,120
140% of 60% for	\$83,076	\$94,920	\$106,764	\$118,608	\$128,100	\$137,592	\$147,084	\$156,576
140% of 70% for	\$96,922	\$110,740	\$124,558	\$138,376	\$149,450	\$160,524	\$171,598	\$182,672
140% of 80% for	\$110,768	\$126,560	\$142,352	\$158,144	\$170,800	\$183,456	\$196,112	\$208,768

20% - calculated as 0.4 times 50% limit published by HUD

30% - calculated as 0.6 times 50% limit published by HUD

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

70% - calculated as 1.4 times 50% limit published by HUD

80% - calculated as 1.6 times 50% limit published by HUD

140% for purposes of Next Available Unit (NAU) rule only - calculated as 60%, 70% or 80%, as applicable, x 1.4

** LIHTC Maximum Rent by Apt. Size - 30% of 20%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking	Tenant Pays Electric & Cooking Gas	Avg. HH Size	20%
0 BR	\$494	\$419	\$408	\$395	1	\$19,780
1 BR	\$529	\$444	\$431	\$417	1.5	\$21,190
2 BR	\$635	\$525	\$506	\$494	3	\$25,420
3 BR	\$734	\$598	\$573	\$563	4.5	\$29,370
4 BR	\$819	\$657	\$626	\$618	6	\$32,760
5 BR	\$903	\$715	\$678	\$672	7.5	\$36,150

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

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking	Tenant Pays Electric & Cooking Gas	Avg. HH Size	30%
0 BR	\$741	\$666	\$655	\$642	1	\$29,670
1 BR	\$794	\$709	\$696	\$682	1.5	\$31,785
2 BR	\$953	\$843	\$824	\$812	3	\$38,130
3 BR	\$1,101	\$965	\$940	\$930	4.5	\$44,055
4 BR	\$1,228	\$1,066	\$1,035	\$1,027	6	\$49,140
5 BR	\$1,355	\$1,167	\$1,130	\$1,124	7.5	\$54,225

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

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking	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	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	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

** LIHTC Maximum Rent by Apt. Size - 30% of 70%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking	Tenant Pays Electric & Cooking Gas	Avg. HH Size	70%
0 BR	\$1,730	\$1,655	\$1,644	\$1,631	1	\$69,230
1 BR	\$1,854	\$1,769	\$1,756	\$1,742	1.5	\$74,165
2 BR	\$2,224	\$2,114	\$2,095	\$2,083	3	\$88,970
3 BR	\$2,569	\$2,433	\$2,408	\$2,398	4.5	\$102,795
4 BR	\$2,866	\$2,704	\$2,673	\$2,665	6	\$114,660
5 BR	\$3,163	\$2,975	\$2,938	\$2,932	7.5	\$126,525

** LIHTC Maximum Rent by Apt. Size - 30% of 80%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking	Tenant Pays Electric & Cooking Gas	Avg. HH Size	80%
0 BR	\$1,978	\$1,903	\$1,892	\$1,879	1	\$79,120
1 BR	\$2,119	\$2,034	\$2,021	\$2,007	1.5	\$84,760
2 BR	\$2,542	\$2,432	\$2,413	\$2,401	3	\$101,680
3 BR	\$2,937	\$2,801	\$2,776	\$2,766	4.5	\$117,480
4 BR	\$3,276	\$3,114	\$3,083	\$3,075	6	\$131,040
5 BR	\$3,615	\$3,427	\$3,390	\$3,384	7.5	\$144,600

** 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.