

2025 LIHTC INCOME-AVERAGING PROJECTS: INCOME & RENT LIMITS

Effective Dates	Income 4/1/2025	Utilities 1/1/2025
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HPD LIHTC Utility 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
SRO	\$26	\$96	\$111	\$122	\$85	\$123
Studio	\$26	\$96	\$111	\$122	\$85	\$123
1	\$29	\$109	\$127	\$138	\$99	\$145
2	\$33	\$144	\$170	\$177	\$121	\$176
3	\$37	\$178	\$212	\$215	\$142	\$206
4	\$41	\$213	\$255	\$254	\$163	\$237
5	\$45	\$248	\$298	\$293	\$183	\$267
6 or more	\$45	\$248	\$298	\$293	\$183	\$267

*HPD's Electric Heating Policy can be found here: <https://www.nyc.gov/site/hpd/services-and-information/hpd-heating-policy.page>

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%	\$22,680	\$25,920	\$29,160	\$32,400	\$35,000	\$37,600	\$40,180	\$42,780
30%	\$34,020	\$38,880	\$43,740	\$48,600	\$52,500	\$56,400	\$60,270	\$64,170
40%	\$45,360	\$51,840	\$58,320	\$64,800	\$70,000	\$75,200	\$80,360	\$85,560
50%	\$56,700	\$64,800	\$72,900	\$81,000	\$87,500	\$94,000	\$100,450	\$106,950
60%	\$68,040	\$77,760	\$87,480	\$97,200	\$105,000	\$112,800	\$120,540	\$128,340
70%	\$79,380	\$90,720	\$102,060	\$113,400	\$122,500	\$131,600	\$140,630	\$149,730
80%	\$90,720	\$103,680	\$116,640	\$129,600	\$140,000	\$150,400	\$160,720	\$171,120
140% of 60% for	\$95,256	\$108,864	\$122,472	\$136,080	\$147,000	\$157,920	\$168,756	\$179,676
140% of 70% for	\$111,132	\$127,008	\$142,884	\$158,760	\$171,500	\$184,240	\$196,882	\$209,622
140% of 80% for	\$127,008	\$145,152	\$163,296	\$181,440	\$196,000	\$210,560	\$225,008	\$239,568

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 Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	20%
0 BR	\$567	\$471	\$456	\$445	1	\$22,680
1 BR	\$607	\$498	\$480	\$469	1.5	\$24,300
2 BR	\$729	\$585	\$559	\$552	3	\$29,160
3 BR	\$842	\$664	\$630	\$627	4.5	\$33,700
4 BR	\$940	\$727	\$685	\$686	6	\$37,600
5 BR	\$1,037	\$789	\$739	\$744	7.5	\$41,480

** 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	\$850	\$754	\$739	\$728	1	\$34,020
1 BR	\$911	\$802	\$784	\$773	1.5	\$36,450
2 BR	\$1,093	\$949	\$923	\$916	3	\$43,740
3 BR	\$1,263	\$1,085	\$1,051	\$1,048	4.5	\$50,550
4 BR	\$1,410	\$1,197	\$1,155	\$1,156	6	\$56,400
5 BR	\$1,555	\$1,307	\$1,257	\$1,262	7.5	\$62,220

** 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	\$1,134	\$1,038	\$1,023	\$1,012	1	\$45,360
1 BR	\$1,215	\$1,106	\$1,088	\$1,077	1.5	\$48,600
2 BR	\$1,458	\$1,314	\$1,288	\$1,281	3	\$58,320
3 BR	\$1,685	\$1,507	\$1,473	\$1,470	4.5	\$67,400
4 BR	\$1,880	\$1,667	\$1,625	\$1,626	6	\$75,200
5 BR	\$2,074	\$1,826	\$1,776	\$1,781	7.5	\$82,960

** 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	\$1,417	\$1,321	\$1,306	\$1,295	1	\$56,700
1 BR	\$1,518	\$1,409	\$1,391	\$1,380	1.5	\$60,750
2 BR	\$1,822	\$1,678	\$1,652	\$1,645	3	\$72,900
3 BR	\$2,106	\$1,928	\$1,894	\$1,891	4.5	\$84,250
4 BR	\$2,350	\$2,137	\$2,095	\$2,096	6	\$94,000
5 BR	\$2,592	\$2,344	\$2,294	\$2,299	7.5	\$103,700

** 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	\$1,701	\$1,605	\$1,590	\$1,579	1	\$68,040
1 BR	\$1,822	\$1,713	\$1,695	\$1,684	1.5	\$72,900
2 BR	\$2,187	\$2,043	\$2,017	\$2,010	3	\$87,480
3 BR	\$2,527	\$2,349	\$2,315	\$2,312	4.5	\$101,100
4 BR	\$2,820	\$2,607	\$2,565	\$2,566	6	\$112,800
5 BR	\$3,111	\$2,863	\$2,813	\$2,818	7.5	\$124,440

** 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	\$1,984	\$1,888	\$1,873	\$1,862	1	\$79,380
1 BR	\$2,126	\$2,017	\$1,999	\$1,988	1.5	\$85,050
2 BR	\$2,551	\$2,407	\$2,381	\$2,374	3	\$102,060
3 BR	\$2,948	\$2,770	\$2,736	\$2,733	4.5	\$117,950
4 BR	\$3,290	\$3,077	\$3,035	\$3,036	6	\$131,600
5 BR	\$3,629	\$3,381	\$3,331	\$3,336	7.5	\$145,180

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

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	80%
0 BR	\$2,268	\$2,172	\$2,157	\$2,146	1	\$90,720
1 BR	\$2,430	\$2,321	\$2,303	\$2,292	1.5	\$97,200
2 BR	\$2,916	\$2,772	\$2,746	\$2,739	3	\$116,640
3 BR	\$3,370	\$3,192	\$3,158	\$3,155	4.5	\$134,800
4 BR	\$3,760	\$3,547	\$3,505	\$3,506	6	\$150,400
5 BR	\$4,148	\$3,900	\$3,850	\$3,855	7.5	\$165,920