

Resale restrictions -

Right of First Refusal - Expires January 1, 2032

- Seller must present Habitat with bona fide offer
- Habitat will provide a release of right of first refusal form, recorded at the homeowner's expense.

Regulatory second mortgage (\$20,000) - Expires January 2032

- Amortized without interest (unless in default), 20 yr period
- Runs with the land, assumed by eligible buyer (subordinate to first mortgage)
- **Home must be resold to another buyer of no more than 80% AMI**
 - Buyer income must be approved by Habitat in order for the buyer to be considered eligible.
 - Buyer income can be verified via a HUD-approved housing counseling agency. A letter from a HUD-approved housing counselor certifying the buyer's household income would suffice.
 - I recommend having buyers present some sort of verification of being at or under 80% AMI with their offer.
 - You would have to advertise this restriction, as it runs with the land and will be assumed by the buyer.

Federal Home Loan Bank - Expired 2017

Tiffany Metty, Community & Homeowner Engagement Manager (she/her/hers)

Habitat for Humanity Capital District
207 Sheridan Avenue, Albany, NY 12210
office: (518) 462-2993 x105



Homes and Community Renewal

KATHY HOCHUL
Governor

RUTHANNE VISNAUSKAS
Commissioner/CEO

OFFICE OF INTEGRATED HOUSING MANAGEMENT MEMORANDUM #2024 - B - 4

To: All Housing Companies
Owners, Managing Agents and Site Managers

From: Cathy Sparks, Vice President/Director
Office of Integrated Housing Management

Date: April 18, 2024

Subject: 2024 HUD Program Income Limits and Revised Mitchell-Lama Alternate Income Criteria and Income Review Surcharges

Attached is HUD's revised income limit schedule, effective **April 1, 2024**. The schedule is to be used for all tenant admissions under the federal Section 236, Rent Supplement, RAP, and Project-Based Section 8 programs. The schedule is also to be used for non-federally assisted developments to determine the area median income adjusted for household size, also known as the alternate income criteria.

Note that the income limits for all of the geographical areas of New York have been revised since the previous schedule was issued in 2023. In areas where limits have increased, applicants who were rejected due to excessive income on or after **April 1, 2024**, should be reconsidered in light of the revised limits and reinstated to their original place on the waiting list if found to be eligible.

1. Federally-Assisted Developments – Program Income Limits

- Section 236, Rent Supplement and RAP Programs – Use the **Low-Income** limit on the attached schedule.
- Project-based Section 8 Program – Under HUD's Income Targeting Rule, which became law under the Quality Housing and Work Responsibility Act of 1998, an "extremely low income" level was established at 30% of median income. The rule requires that 40% of admissions during any given federal fiscal year be at or below the **30% of Median** limit. For the remaining 60% of admissions, the income limit to be used depends on the effective date of the development's Housing Assistance Payment contract: for effective dates before 10/1/81 use the **Low-Income** limit (80% of median); for effective dates of 10/1/81 or later use the **Very Low-Income** limit (50% of median).

If you have questions about income limits for federally assisted developments, please call Debra Natal at (212) 872-0544, or e-mail her at debra.natal@hcr.ny.gov.

2. Non-Federally-Assisted Developments – Alternate Income Criteria

- Article IV of the Private Housing Finance Law, Section 85-a (1), sets the Admission Income Limit at the greater of 7 times the annual rent for households of 1 to 3 persons and 8 times the annual rent for 4 or more persons.
- **Article II** of the Private Housing Finance Law, Section 31, applicable to Limited-Profit Housing Companies sets the Admission Income Limit at the greater of **8** times the annual rent for households of 1 to 3 persons and **9** times the annual rent for 4 or more persons.

or

- the median income (alternate income criteria). Refer to the **Median** incomes on the attached schedule for the area in which the development is located.

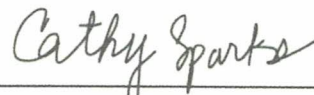
For both Article IV and Article II housing companies, a household regardless of family size, whose income is greater than 100% of the established Admission Income Limit under the Article applicable to that housing company, but does not exceed 125% of that established **Admission Income Limit**, is also eligible for admission with a surcharge.

3. Income Review Surcharges

- The increase in the income admission limit for Article II housing developments from 7 - 8x rental amounts to 8 - 9x rental amounts allow new admission applicants to be admitted with higher household incomes. However, the new income admission limit does not affect the surcharge calculation. The housing company will have to disclose during the application process that a surcharge will be calculated at the time of annual income affidavit review. The surcharge is based on 7 times the annual rent for households of 1 to 3 persons and 8 times the annual rent for households of 4 or more persons.

If you have any questions about income limits for non-federally assisted developments, please call Veda Ramos-Perkins at (212) 872-0727 or e-mail her at Veda.Ramos@hcr.ny.gov.

Very Truly Yours,



Cathy Sparks

Attachment

cc: J. Pearson, S. Melnitsky, M. Stratos, A. Martinez, M. Siddiqui, V. Ramos

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

<u>Program</u>	<u>1 Person</u>	<u>2 Person</u>	<u>3 Person</u>	<u>4 Person</u>	<u>5 Person</u>	<u>6 Person</u>	<u>7 Person</u>	<u>8 Person</u>
Albany-Schenectady-Troy, NY MSA								
FY 2024 MFI: \$117,800	24750	28300	31850	35350	38200	41960	47340	52720
30% OF MEDIAN	41250	47150	53050	58900	63650	68350	73050	77750
VERY LOW	60000	75400	84850	94250	101800	109350	116900	124450
LOW-INCOME	82500	94300	106100	117800	127300	136700	146100	155500
MEDIAN								
Binghamton, NY MSA								
FY 2024 MFI: \$88,700	18650	21300	25820	31200	36580	41960	47340	52720
30% OF MEDIAN	31050	35500	39950	44350	47900	51450	55000	58550
VERY LOW	49700	56800	63900	70950	76650	82350	88000	93700
LOW-INCOME	62100	71000	79900	88700	95800	102900	110000	117100
MEDIAN								
Buffalo-Cheektowaga-Niagara Falls, NY MSA								
FY 2024 MFI: \$96,900	20350	23250	26150	31200	36580	41960	47340	52720
30% OF MEDIAN	33950	38800	43650	48450	52350	56250	60100	64000
VERY LOW	54250	62000	69750	77500	83700	89900	96100	102300
LOW-INCOME	67900	77600	87300	96900	104700	112500	120200	128000
MEDIAN								
Elmira, NY MSA								
FY 2024 MFI: \$76,300	17550	20440	25820	31200	36580	41960	47340	52720
30% OF MEDIAN	29250	33400	37600	41750	45100	48450	51800	55150
VERY LOW	46800	53450	60150	66800	72150	77500	82850	88200
LOW-INCOME	58500	66800	75200	83500	90200	96900	103600	110300
MEDIAN								
Glens Falls, NY MSA								
FY 2024 MFI: \$92,400	19400	22200	25820	31200	36580	41960	47340	52720
30% OF MEDIAN	32350	37000	41600	46200	49900	53600	57300	61000
VERY LOW	51750	59150	66550	73900	79850	85750	91650	97550
LOW-INCOME	64700	74000	83200	92400	99800	107200	114600	122000
MEDIAN								
Ithaca, NY MSA								
FY 2024 MFI: \$110,200	23150	26450	29750	33050	36580	41960	47340	52720
30% OF MEDIAN	38600	44100	49600	55100	59550	63950	68350	72750
VERY LOW	61750	70550	79350	88150	95250	102300	109350	116400
LOW-INCOME	77200	88200	99200	110200	119100	127900	136700	145500
MEDIAN								
Kingston, NY MSA								
FY 2024 MFI: \$117,200	23450	26800	30150	33500	36580	41960	47340	52720
30% OF MEDIAN	39100	44700	50300	55850	60350	64800	69300	73750
VERY LOW	62550	71500	80450	89350	96500	103650	110800	117950
LOW-INCOME	78200	89400	100600	111700	120700	129600	138600	147500
MEDIAN								

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

Nassau-Suffolk, NY HMFA	FY 2024 MFI: \$156,200	30% OF MEDIAN	32800	37500	42200	46850	50600	54350	58100	61850
		VERY LOW	54700	62500	70300	78100	84350	90600	96850	103100
		LOW-INCOME	78500	89750	100950	112200	121200	130150	139150	148100
		MEDIAN	109400	125000	140600	156200	168700	181200	193700	206200
New York, NY HMFA	FY 2024 MFI: \$97,600	30% OF MEDIAN	32650	37300	41950	46600	50350	54100	57800	61550
		VERY LOW	54350	62150	69900	77650	83850	90050	96300	102500
		LOW-INCOME	87100	99550	111950	124400	134350	144300	154250	164200
		MEDIAN	108700	124300	139800	155300	167700	180100	192600	205000
Rockland County, NY HMFA	FY 2024 MFI: \$133,400	30% OF MEDIAN	32650	37300	41950	46600	50350	54100	57800	61550
		VERY LOW	54350	62150	69900	77650	83850	90050	96300	102500
		LOW-INCOME	87100	99550	111950	124400	134350	144300	154250	164200
		MEDIAN	108700	124300	139800	155300	167700	180100	192600	205000
Westchester County, NY Statutory Exception Area	FY 2024 MFI: \$156,200	30% OF MEDIAN	32800	37500	42200	46850	50600	54350	58100	61850
		VERY LOW	54700	62500	70300	78100	84350	90600	96850	103100
		LOW-INCOME	73400	83850	94350	104800	113200	121600	130000	138350
		MEDIAN	109400	125000	140600	156200	168700	181200	193700	206200
Poughkeepsie-Newburgh-Middletown, NY MSA	FY 2024 MFI: \$114,800	30% OF MEDIAN	24150	27600	31050	34450	37250	41960	47340	52720
		VERY LOW	40200	45950	51700	57400	62000	66600	71200	75800
		LOW-INCOME	64300	73500	82700	91850	99200	106550	113900	121250
		MEDIAN	80400	91900	103400	114800	124000	133200	142400	151600
Rochester, NY MSA	FY 2024 MFI: \$97,000	30% OF MEDIAN	20400	23300	26200	31200	36580	41960	47340	52720
		VERY LOW	33950	38800	43650	48500	52400	56300	60150	64050
		LOW-INCOME	54350	62100	69850	77600	83850	90050	96250	102450
		MEDIAN	67900	77600	87300	97000	104800	112600	120300	128100
Syracuse, NY MSA	FY 2024 MFI: \$94,800	30% OF MEDIAN	19950	22800	25820	31200	36580	41960	47340	52720
		VERY LOW	33200	37950	42700	47400	51200	55000	58800	62600
		LOW-INCOME	53100	60700	68300	75850	81950	88000	94100	100150
		MEDIAN	66400	75900	85400	94800	102400	110000	117600	125200
Utica-Rome, NY MSA	FY 2024 MFI: \$87,900	30% OF MEDIAN	18450	21100	25820	31200	36580	41960	47340	52720
		VERY LOW	30800	35200	39600	43950	47500	51000	54500	58050
		LOW-INCOME	49250	56250	63300	70300	75950	81550	87200	92800
		MEDIAN	61600	70400	79200	87900	95000	102000	109000	116100

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

Watertown-Fort Drum, NY MSA	FY 2024 MFI: \$73,100	30% OF MEDIAN	17550	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29250	33400	37600	41750	45100	48450	51800	55150
		LOW-INCOME	46800	53450	60150	66800	72150	77500	82850	88200
		MEDIAN	58500	66800	75200	83500	90200	96900	103600	110300
Allegany County, NY	FY 2024 MFI: \$80,600	30% OF MEDIAN	17550	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29250	33400	37600	41750	45100	48450	51800	55150
		LOW-INCOME	46800	53450	60150	66800	72150	77500	82850	88200
		MEDIAN	58500	66800	75200	83500	90200	96900	103600	110300
Cattaraugus County, NY	FY 2024 MFI: \$73,900	30% OF MEDIAN	17550	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29250	33400	37600	41750	45100	48450	51800	55150
		LOW-INCOME	46800	53450	60150	66800	72150	77500	82850	88200
		MEDIAN	58500	66800	75200	83500	90200	96900	103600	110300
Cayuga County, NY	FY 2024 MFI: \$89,400	30% OF MEDIAN	18800	21450	25820	31200	36580	41960	47340	52720
		VERY LOW	31300	35800	40250	44700	48300	51900	55450	59050
		LOW-INCOME	50050	57200	64350	71500	77250	82950	88700	94400
		MEDIAN	62600	71600	80500	89400	96600	103800	110900	118100
Chautauqua County, NY	FY 2024 MFI: \$74,500	30% OF MEDIAN	17550	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29250	33400	37600	41750	45100	48450	51800	55150
		LOW-INCOME	46800	53450	60150	66800	72150	77500	82850	88200
		MEDIAN	58500	66800	75200	83500	90200	96900	103600	110300
Chenango County, NY	FY 2024 MFI: \$79,700	30% OF MEDIAN	17550	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29250	33400	37600	41750	45100	48450	51800	55150
		LOW-INCOME	46800	53450	60150	66800	72150	77500	82850	88200
		MEDIAN	58500	66800	75200	83500	90200	96900	103600	110300
Clinton County, NY	FY 2024 MFI: \$97,000	30% OF MEDIAN	19650	22450	25820	31200	36580	41960	47340	52720
		VERY LOW	32700	37400	42050	46750	50450	54200	57950	61700
		LOW-INCOME	52350	59800	67300	74800	80750	86750	92750	98750
		MEDIAN	65400	74800	84100	93500	100900	108400	115900	123400
Columbia County, NY	FY 2024 MFI: \$106,400	30% OF MEDIAN	21700	24800	27900	31200	36580	41960	47340	52720
		VERY LOW	36150	41300	46450	51600	55750	59900	64000	68150
		LOW-INCOME	57800	66050	74300	82550	89200	95800	102400	109000
		MEDIAN	72300	82600	92900	103200	111500	119800	128000	136300

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

<p>Corliland County, NY</p> <p>FY 2024 MFI: \$85,800</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>18050 30050 48100 60100</p> <p>20600 34350 54950 68700</p> <p>25820 38650 61800 77300</p> <p>31200 42900 68650 85800</p> <p>36580 46350 74150 92700</p> <p>41960 49800 79650 99600</p> <p>47340 53200 85150 106400</p> <p>52720 56650 90650 113300</p>
<p>Delaware County, NY</p> <p>FY 2024 MFI: \$79,600</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>17550 29250 46800 58500</p> <p>20440 33400 53450 66800</p> <p>25820 37600 60150 75200</p> <p>31200 41750 66800 83500</p> <p>36580 45100 72150 90200</p> <p>41960 48450 77500 96900</p> <p>47340 51800 82850 103600</p> <p>52720 55150 88200 110300</p>
<p>Essex County, NY</p> <p>FY 2024 MFI: \$86,300</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>18150 30250 48350 60500</p> <p>20750 34550 55250 69100</p> <p>25820 38850 62150 77700</p> <p>31200 43150 69050 86300</p> <p>36580 46650 74600 93300</p> <p>41960 50100 80100 100200</p> <p>47340 53550 85650 107100</p> <p>52720 57000 91150 114000</p>
<p>Franklin County, NY</p> <p>FY 2024 MFI: \$77,800</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>17550 29250 46800 58500</p> <p>20440 33400 53450 66800</p> <p>25820 37600 60150 75200</p> <p>31200 41750 66800 83500</p> <p>36580 45100 72150 90200</p> <p>41960 48450 77500 96900</p> <p>47340 51800 82850 103600</p> <p>52720 55150 88200 110300</p>
<p>Fulton County, NY</p> <p>FY 2024 MFI: \$77,700</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>17550 29250 46800 58500</p> <p>20440 33400 53450 66800</p> <p>25820 37600 60150 75200</p> <p>31200 41750 66800 83500</p> <p>36580 45100 72150 90200</p> <p>41960 48450 77500 96900</p> <p>47340 51800 82850 103600</p> <p>52720 55150 88200 110300</p>
<p>Genesee County, NY</p> <p>FY 2024 MFI: \$92,100</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>19400 32250 51600 64500</p> <p>22150 36850 59000 73700</p> <p>25820 41450 66350 82900</p> <p>31200 46050 73700 92100</p> <p>36580 49750 79600 99500</p> <p>41960 53450 85500 106900</p> <p>47340 57150 91400 114300</p> <p>52720 60800 97300 121600</p>
<p>Greene County, NY</p> <p>FY 2024 MFI: \$96,600</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>19300 32200 51450 64400</p> <p>22050 36750 58800 73500</p> <p>25820 41400 66150 82800</p> <p>31200 45950 73500 91900</p> <p>36580 49650 79400 99300</p> <p>41960 53350 85300 106700</p> <p>47340 57000 91150 114000</p> <p>52720 60700 97050 121400</p>
<p>Hamilton County, NY</p> <p>FY 2024 MFI: \$86,400</p> <p>30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN</p>	<p>18150 30250 48400 60500</p> <p>20750 34600 55300 69200</p> <p>25820 38900 62200 77800</p> <p>31200 43200 69100 86400</p> <p>36580 46700 74650 93400</p> <p>41960 50150 80200 100300</p> <p>47340 53600 85700 107200</p> <p>52720 57050 91250 114100</p>

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

Lewis County, NY	FY 2024 MFI: \$78,700	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	17550 29250 46800 58500	20440 33400 53450 66800	25820 37600 60150 75200	31200 41750 66800 83500	36580 45100 72150 90200	41960 48450 77500 96900	47340 51800 82850 103600	52720 55150 88200 110300
Montgomery County, NY	FY 2024 MFI: \$80,200	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	17550 29250 46800 58500	20440 33400 53450 66800	25820 37600 60150 75200	31200 41750 66800 83500	36580 45100 72150 90200	41960 48450 77500 96900	47340 51800 82850 103600	52720 55150 88200 110300
Otsego County, NY	FY 2024 MFI: \$87,600	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	18450 30700 49100 61400	21050 35050 56100 70100	25820 39450 63100 78900	31200 43800 70100 87600	36580 47350 75750 94700	41960 50850 81350 101700	47340 54350 86950 108700	52720 57850 92550 115700
Schuyler County, NY	FY 2024 MFI: \$86,500	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	18200 30300 48450 60600	20800 34600 55400 69200	25820 38950 62300 77900	31200 43250 69200 86500	36580 46750 74750 93500	41960 50200 80300 100400	47340 53650 85850 107300	52720 57100 91350 114200
Seneca County, NY	FY 2024 MFI: \$86,700	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	18200 30350 48550 60700	20800 34700 55500 69400	25820 39050 62450 78100	31200 43350 69350 86700	36580 46850 74900 93700	41960 50300 80450 100600	47340 53800 86000 107600	52720 57250 91550 114500
St. Lawrence County, NY	FY 2024 MFI: \$78,000	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	17550 29250 46800 58500	20440 33400 53450 66800	25820 37600 60150 75200	31200 41750 66800 83500	36580 45100 72150 90200	41960 48450 77500 96900	47340 51800 82850 103600	52720 55150 88200 110300
Steuben County, NY	FY 2024 MFI: \$84,000	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	17650 29400 47050 58800	20440 33600 53800 67200	25820 37800 60500 75600	31200 42000 67200 84000	36580 45400 72600 90800	41960 48750 78000 97500	47340 52100 83350 104200	52720 55450 88750 110900
Sullivan County, NY	FY 2024 MFI: \$91,900	30% OF MEDIAN VERY LOW LOW-INCOME MEDIAN	18800 31250 50000 62500	21450 35750 57150 71500	25820 40200 64300 80400	31200 44650 71400 89300	36580 48200 77150 96400	41960 51800 82850 103600	47340 55350 88550 110700	52720 58950 94250 117900

HUD PROGRAM INCOME LIMITS AND MITCHELL-LAMA ALTERNATE INCOME CRITERIA

STATE: NEW YORK

EFFECTIVE: 4-1-2024

Wyoming County, NY	FY 2024 MFI: \$86,700	30% OF MEDIAN	18200	20800	25820	31200	36580	41960	47340	52720
		VERY LOW	30350	34700	39050	43350	46850	50300	53800	57250
		LOW-INCOME	48550	55500	62450	69350	74900	80450	86000	91550
		MEDIAN	60700	69400	78100	86700	93700	100600	107600	114500
Yates County, NY HMFA	FY 2024 MFI: \$84,000	30% OF MEDIAN	17650	20440	25820	31200	36580	41960	47340	52720
		VERY LOW	29400	33600	37800	42000	45400	48750	52100	55450
		LOW-INCOME	47050	53800	60500	67200	72600	78000	83350	88750
		MEDIAN	58800	67200	75600	84000	90800	97500	104200	110900

Household size	Min. annual income	Max. annual income
1 	\$41,250	\$66,000
2 	\$47,150	\$75,500
3 	\$53,050	\$84,850
4 	\$58,900	\$94,250
5 	\$63,650	\$101,800
6 	\$68,350	\$109,350

2024 Income Limits from HUD for Albany-Schenectady-Troy