

# NEW YORK CITY HOUSING DEVELOPMENT CORPORATION

## MIXED-INCOME GUIDELINES

### LOW-INCOME UNITS

An applicant's income cannot exceed 50% of the Area Median Income, adjusted for family size.

HUD currently calculates the Area Median Income for the New York City metropolitan area as \$70,900 for a family of four.

Below are approximate maximum allowable incomes, by family size, minimum income is set by the developer for the low-income units.

All apartments are subject to rent stabilization.

#### 50% of AMI

Family Size 1: \$24,800  
2: \$28,350  
3: \$31,900  
4: \$35,450

A portion of the units set-aside for low-income tenants, are rented to those making no more than 40% of the area median income. The below are approximate maximum allowable incomes by family size.

#### 40% of AMI

Family Size 1: \$19,840  
2: \$22,680  
3: \$25,520  
4: \$28,360

**Please contact the developer or the managing agent directly to determine if you qualify for a particular development and to obtain an application.**

## **MIDDLE-INCOME UNITS**

An applicant's income cannot exceed the lesser of seven or eight times the annual rent, adjusted for family size, with an absolute cap of 175% of Area Median Income (AMI) for 75% of the apartments in a building and 200% of the AMI for 25% of the apartments. HUD currently calculates the area median income for the New York City metropolitan area as \$70,900 for a family of four. Below are approximate ranges for allowable income, by family size. Exact rents, minimum and maximum incomes are set by the developer for each development.

**Please contact the developer or the managing agent directly to determine if you qualify for a particular development and to obtain an application:**

### **175% of AMI**

Family Size:

- 1 - \$30,000 - \$117,180
- 2 - \$40,000 - \$124,075
- 3 or 4 - \$48,000 - \$124,075

### **200% of AMI**

Family Size:

- 1 - \$30,000-\$117,180
- 2 - \$40,000-\$141,800
- 3 or 4 - \$48,000-\$141,800