

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:NEW YORK		----- A J U S T E D I N C O M E L I M I T S -----							
	P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Albany--Schenectady--Troy, NY MSA	LOW INCOME	35050	40050	45050	50100	54100	58100	62100	66100
	MOD.INC-GUAR.LOAN	50400	57600	64800	72000	77800	83550	89300	95050
Binghamton, NY MSA	LOW INCOME	28400	32450	36500	40550	43800	47050	50300	53550
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Buffalo--Niagara Falls, NY MSA	LOW INCOME	30000	34300	38600	42900	46300	49750	53150	56600
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Dutchess County, NY PMSA	LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
	MOD.INC-GUAR.LOAN	57850	66150	74400	82650	89250	95900	102500	109100
Elmira, NY MSA	LOW INCOME	27500	31400	35350	39300	42400	45550	48700	51850
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Glens Falls, NY MSA	LOW INCOME	27950	31950	35950	39900	43100	46300	49500	52700
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Jamestown, NY MSA	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Nassau--Suffolk, NY PMSA	LOW INCOME	43250	49400	55600	61750	66700	71650	76600	81500
	MOD.INC-GUAR.LOAN	62150	71000	79900	88750	95850	102950	110050	117150
New York, NY PMSA	LOW INCOME	35150	40200	45200	50250	54250	58300	62300	66300
	MOD.INC-GUAR.LOAN	50550	57800	65000	72250	78000	83800	89550	95350
Westchester County MSA*	LOW INCOME	42200	48250	54300	60300	65150	69950	74800	79600
	MOD.INC-GUAR.LOAN	60700	69350	78000	86700	93600	100550	107500	114400
Rockland County MSA*	LOW INCOME	40250	46000	51750	57500	62100	66700	71300	75900
	MOD.INC-GUAR.LOAN	57850	66150	74400	82650	89250	95900	102500	109100
Newburgh, NY--PA PMSA	LOW INCOME	36700	41900	47150	52400	56600	60800	65000	69150
	MOD.INC-GUAR.LOAN	52750	60250	67800	75350	81350	87400	93400	99450
Rochester, NY MSA	LOW INCOME	32950	37650	42350	47050	50800	54550	58350	62100
	MOD.INC-GUAR.LOAN	47350	54100	60850	67650	73050	78450	83850	89300
Syracuse, NY MSA	LOW INCOME	30300	34600	38950	43300	46750	50200	53650	57150
	MOD.INC-GUAR.LOAN	46300	52900	59500	66150	71400	76700	82000	87300

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

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P R O G R A M	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON*
Utica--Rome, NY MSA								
LOW INCOME	27550	31500	35400	39350	42500	45650	48800	51950
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Allegany County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Cattaraugus County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Chenango County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Clinton County								
LOW INCOME	28650	32750	36850	40950	44250	47500	50800	54050
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Columbia County								
LOW INCOME	31300	35800	40250	44700	48300	51900	55450	59050
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Cortland County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Delaware County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Essex County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Franklin County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Fulton County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Greene County								
LOW INCOME	28100	32150	36150	40150	43350	46600	49800	53000
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Hamilton County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Jefferson County								
LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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Lewis County	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Otsego County	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
St. Lawrence County	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Schuyler County	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Seneca County	LOW INCOME	27650	31600	35550	39500	42700	45850	49000	52150
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Steuben County	LOW INCOME	32100	36650	41250	45850	49500	53150	56850	60500
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Sullivan County	LOW INCOME	27200	31100	35000	38900	42000	45100	48200	51300
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Tompkins County	LOW INCOME	33150	37900	42600	47350	51150	54950	58750	62500
	MOD. INC-GUAR. LOAN	47650	54450	61250	68050	73500	78950	84400	89850
Ulster County	LOW INCOME	31650	36150	40700	45200	48800	52450	56050	59650
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Wyoming County	LOW INCOME	27250	31150	35050	38950	42100	45200	48300	51450
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300
Yates County	LOW INCOME	26700	30550	34350	38150	41200	44250	47300	50350
	MOD. INC-GUAR. LOAN	46300	52900	59500	66150	71400	76700	82000	87300

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