

2025 HOME & LIHTC - INCOME & RENT LIMITS

Effective Dates	HOME 6/1/2024	LIHTC 4/19/2024	Utilities 1/1/2025
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HOME INCOME LIMITS by HOUSEHOLD SIZE

% of MEDIAN INCOME	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50% Very Low Income (VLI)	\$54,350	\$62,150	\$69,900	\$77,650	\$83,850	\$90,050	\$96,300	\$102,500
60% Low Income (LI)	\$65,220	\$74,580	\$83,880	\$93,180	\$100,620	\$108,060	\$115,560	\$123,000
80%	\$87,100	\$99,550	\$111,950	\$124,400	\$134,350	\$144,300	\$154,420	\$164,200

50% - as published by HUD

60% - calculated as 1.2 times HUD published very-low limits

80% - as published by HUD

LOW HOME RENTS - VERY LOW INCOME (VLI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$1,358	\$1,262	\$1,247	\$1,236
1	\$1,456	\$1,347	\$1,329	\$1,318
2	\$1,747	\$1,603	\$1,577	\$1,570
3	\$2,018	\$1,840	\$1,806	\$1,803
4	\$2,251	\$2,038	\$1,996	\$1,997
5	\$2,485	\$2,237	\$2,187	\$2,192
6	\$2,717	\$2,469	\$2,419	\$2,424

Rents are based on 30% of 50% of median income.

HIGH HOME RENTS - LOW INCOME (LI) UNITS

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas
0	\$1,805	\$1,709	\$1,694	\$1,683
1	\$1,935	\$1,826	\$1,808	\$1,797
2	\$2,324	\$2,180	\$2,154	\$2,147
3	\$2,677	\$2,499	\$2,465	\$2,462
4	\$2,966	\$2,753	\$2,711	\$2,712
5	\$3,255	\$3,007	\$2,957	\$2,962
6	\$3,543	\$3,295	\$3,245	\$3,250

Rents are based on 30% of 65% of median income adjusted by HUD.

HPD HOME & 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
40%	\$43,480	\$49,720	\$55,920	\$62,120	\$67,080	\$72,040	\$77,040	\$82,000
50%	\$54,350	\$62,150	\$69,900	\$77,650	\$83,850	\$90,050	\$96,300	\$102,500
60%	\$65,220	\$74,580	\$83,880	\$93,180	\$100,620	\$108,060	\$115,560	\$123,000
140% of 60% for NAU rule	\$91,308	\$104,412	\$117,432	\$130,452	\$140,868	\$151,284	\$161,784	\$172,200

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

140% for purposes of Next Available Unit (NAU) rule only - calculated as 60% x 1.4

** 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	\$1,087	\$991	\$976	\$965	1	\$43,480
1 BR	\$1,165	\$1,056	\$1,038	\$1,027	1.5	\$46,600
2 BR	\$1,398	\$1,254	\$1,228	\$1,221	3	\$55,920
3 BR	\$1,615	\$1,437	\$1,403	\$1,400	4.5	\$64,600
4 BR	\$1,801	\$1,588	\$1,546	\$1,547	6	\$72,040
5 BR	\$1,988	\$1,740	\$1,690	\$1,695	7.5	\$79,520

** LIHTC Maximum Rent by Apt. Size - 30% of 50%

BEDROOM COUNT	Tenant Pays No Utilities	Tenant Pays Electric & No Cooking	Tenant Pays Electric & Cooking Electric	Tenant Pays Electric & Cooking Gas	Avg. HH Size	50%
0 BR	\$1,358	\$1,262	\$1,247	\$1,236	1	\$54,350
1 BR	\$1,456	\$1,347	\$1,329	\$1,318	1.5	\$58,250
2 BR	\$1,747	\$1,603	\$1,577	\$1,570	3	\$69,900
3 BR	\$2,018	\$1,840	\$1,806	\$1,803	4.5	\$80,750
4 BR	\$2,251	\$2,038	\$1,996	\$1,997	6	\$90,050
5 BR	\$2,485	\$2,237	\$2,187	\$2,192	7.5	\$99,400

** 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	\$1,630	\$1,534	\$1,519	\$1,508	1	\$65,220
1 BR	\$1,747	\$1,638	\$1,620	\$1,609	1.5	\$69,900
2 BR	\$2,097	\$1,953	\$1,927	\$1,920	3	\$83,880
3 BR	\$2,422	\$2,244	\$2,210	\$2,207	4.5	\$96,900
4 BR	\$2,701	\$2,488	\$2,446	\$2,447	6	\$108,060
5 BR	\$2,982	\$2,734	\$2,684	\$2,689	7.5	\$119,280

If your project operates with a utility allowance not list above please see link below:

<https://www.nyc.gov/site/hpd/services-and-information/hpd-heating-policy.page>