

2025 HOME & LIHTC - INCOME & RENT LIMITS

	HOME	LIHTC	Utilities
Effective Dates	6/1/2025	4/1/2025	1/1/2025

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)	\$56,700	\$64,800	\$72,900	\$81,000	\$87,500	\$94,000	\$100,450	\$106,950
60% Low Income (LI)	\$68,040	\$77,760	\$87,480	\$97,200	\$105,000	\$112,800	\$120,540	\$128,340
80%	\$90,750	\$103,700	\$116,650	\$129,600	\$140,000	\$150,350	\$160,750	\$171,100

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	\$1,417	\$1,321	\$1,306	\$1,295
1	\$1,518	\$1,409	\$1,391	\$1,380
2	\$1,822	\$1,678	\$1,652	\$1,645
3	\$2,106	\$1,928	\$1,894	\$1,891
4	\$2,350	\$2,137	\$2,095	\$2,096
5	\$2,592	\$2,344	\$2,294	\$2,299
6	\$2,835	\$2,587	\$2,537	\$2,542

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	\$1,824	\$1,728	\$1,713	\$1,702
1	\$1,955	\$1,846	\$1,828	\$1,817
2	\$2,348	\$2,204	\$2,178	\$2,171
3	\$2,704	\$2,526	\$2,492	\$2,489
4	\$2,996	\$2,783	\$2,741	\$2,742
5	\$3,288	\$3,040	\$2,990	\$2,995
6	\$3,580	\$3,332	\$3,282	\$3,287

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%	\$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
140% of 60% for NAU rule	\$95,256	\$108,864	\$122,472	\$136,080	\$147,000	\$157,920	\$168,756	\$179,676

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	\$1,134	\$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 Electric	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

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>