



**Department of
Housing Preservation
& Development**

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Office of Asset & Property
Management
Division of Housing
Supervision
100 Gold Street
New York, N.Y. 10038

MARIA TORRES-SPRINGER
Commissioner

A. A. HENDRICKSON
Deputy Commissioner

JULIE WALPERT
Assistant Commissioner

TO: All Non-236 Subsidized Mitchell-Lama Owners, Presidents of the Board of Directors, Managing Agents, Site Managers, Accountants and Presidents of Tenant Associations

FROM: Julie Walpert, Assistant Commissioner 

SUBJECT: Income Eligibility Standards
Non-236 Subsidized Apartments

DATE: May 8, 2018

The Private Housing Finance Law has established an alternate income eligibility standard for admission to Mitchell-Lama developments. The alternate maximum income standards to be used for non-236 Mitchell-Lama apartments when reviewing an applicant for admission is based upon 125% of the area median income as determined by the U.S. Department of Housing and Urban Development. This alternate maximum income amount must be used if it is greater than the income limit produced by using the standards 7X/8X factor of rent/carrying charge formula. If an applicant's income is over the 7/8 factor, but still below the alternate maximum income standard, the applicant would be subject to a surcharge upon admission using the surcharge guideline with a maximum 50% surcharge.

Effective April 14, 2018, the median income standards have been increased. The revised 2017 income limits are listed below.

<u>HOUSEHOLD SIZE</u>	<u>INCOME LIMIT</u>
1 Person	\$91,250.00
2 Person	\$104,375.00
3 Person	\$117,375.00
4 Person	\$130,375.00
5 Person	\$140,875.00
6 Person	\$151,250.00
7 Person	\$161,750.00
8 Person	\$172,125.00

These figures should be used as the alternate income limit when considering an applicant for eligibility for a non-236 Mitchell-Lama apartment. If you have any questions relating to this information, please contact Hilda Wexler, Supervisor of Application Unit at (212) 863-7305.





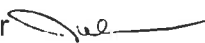
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TO: Managing Agents and Site Managers for
236 Subsidized Developments

FROM: Julie Walpert, Assistant Commissioner 

SUBJECT: Revised Federal Income Limits for **236 Rental and
Cooperative Developments**

DATE: May 7, 2018

HUD has recently published the 2018 area median income limits which are effective April 14, 2018. Attached for your information is an excerpt from a chart showing the recently published income limits for the 236-Subsidized Mitchell Lama Rental and Cooperative developments.

236 RENTAL DEVELOPMENTS

The income limits are used to define “low-income” families. All applicants for 236-subsidized Rental developments must have incomes below the stated “Low-Income Limits.” These limits are listed by dollar amount and by family size.

236 COOPERTAIVE DEVELOPMENTS

The maximum income limit for 236-Susidized Cooperative developments is 125% of median income. Because of the higher income eligibility limit, it is possible that an approved applicant could potentially begin occupancy paying HUD excess and even a Mitchell-Lama surcharge.

If there are any questions regarding the chart, please contact Hilda Wexler at (212) 863-7305.

2018 INCOME LIMITS

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
30% Extremely Low	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$38,850	\$42,380
50% Very Low	\$36,550	\$41,750	\$46,950	\$52,150	\$56,350	\$60,500	\$64,700	\$68,850
80% Low	\$58,450	\$66,800	\$75,150	\$83,450	\$90,150	\$96,850	\$103,500	\$110,200
100%	\$73,000	\$83,500	\$93,900	\$104,300	\$112,700	\$121,000	\$129,400	\$137,700
125%	\$91,250	\$104,375	\$117,375	\$130,375	\$140,875	\$151,250	\$161,750	\$172,125