

U.S. DEPARTMENT OF HUD 04/2006
STATE:NEW YORK

		----- 2006 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Albany-Schenectady-Troy, NY MSA								
	LOW HOME RENT LIMIT	565	586	715	856	935	1059	1158
	HIGH HOME RENT LIMIT	565	586	715	856	935	1075	1216
	For Information Only:							
	FAIR MARKET RENT	565	586	715	856	935	1075	1216
	50% RENT LIMIT	578	620	745	860	960	1059	1158
	65% RENT LIMIT	734	788	947	1085	1191	1296	1401
Binghamton, NY MSA								
	LOW HOME RENT LIMIT	454	456	546	703	785	865	946
	HIGH HOME RENT LIMIT	454	456	546	713	836	961	1087
	For Information Only:							
	FAIR MARKET RENT	454	456	546	713	836	961	1087
	50% RENT LIMIT	473	507	608	703	785	865	946
	65% RENT LIMIT	595	639	769	880	961	1043	1124
Buffalo-Niagara Falls, NY MSA								
	LOW HOME RENT LIMIT	487	488	586	725	800	920	1020
	HIGH HOME RENT LIMIT	487	488	586	725	800	920	1040
	For Information Only:							
	FAIR MARKET RENT	487	488	586	725	800	920	1040
	50% RENT LIMIT	510	546	656	758	845	933	1020
	65% RENT LIMIT	644	691	831	952	1041	1131	1221
Elmira, NY MSA								
	LOW HOME RENT LIMIT	458	491	590	681	760	838	917
	HIGH HOME RENT LIMIT	498	499	599	770	802	922	1043
	For Information Only:							
	FAIR MARKET RENT	498	499	599	770	802	922	1043
	50% RENT LIMIT	458	491	590	681	760	838	917
	65% RENT LIMIT	576	619	744	851	930	1007	1086
Glens Falls, NY MSA								
	LOW HOME RENT LIMIT	470	501	603	698	778	859	939
	HIGH HOME RENT LIMIT	474	501	630	795	895	1029	1116
	For Information Only:							
	FAIR MARKET RENT	474	501	630	795	895	1029	1164
	50% RENT LIMIT	470	503	603	698	778	859	939
	65% RENT LIMIT	591	634	763	874	955	1035	1116
Ithaca, NY MSA								
	LOW HOME RENT LIMIT	556	595	715	825	921	1015	1111
	HIGH HOME RENT LIMIT	610	628	735	889	922	1060	1199
	For Information Only:							
	FAIR MARKET RENT	610	628	735	889	922	1060	1199
	50% RENT LIMIT	556	595	715	825	921	1015	1111
	65% RENT LIMIT	703	754	907	1040	1140	1239	1340

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Kingston, NY MSA	LOW HOME RENT LIMIT	537	575	691	798	890	981	1074
	HIGH HOME RENT LIMIT	590	640	766	971	1100	1195	1291
	For Information Only:							
	FAIR MARKET RENT	590	640	766	971	1206	1387	1568
	50% RENT LIMIT	537	575	691	798	890	981	1074
	65% RENT LIMIT	679	728	876	1004	1100	1195	1291
New York, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	620	664	797	921	1027	1134	1240
	HIGH HOME RENT LIMIT	786	844	1016	1165	1280	1393	1508
	For Information Only:							
	FAIR MARKET RENT	940	1003	1133	1406	1556	1789	2023
	50% RENT LIMIT	620	664	797	921	1027	1134	1240
	65% RENT LIMIT	786	844	1016	1165	1280	1393	1508
Nassau-Suffolk, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	796	853	1023	1183	1320	1455	1592
	HIGH HOME RENT LIMIT	938	1084	1280	1504	1658	1811	1964
	For Information Only:							
	FAIR MARKET RENT	938	1084	1280	1699	1851	2129	2406
	50% RENT LIMIT	796	853	1023	1183	1320	1455	1592
	65% RENT LIMIT	1015	1089	1309	1504	1658	1811	1964
Poughkeepsie-Newburgh-Middletown, NY MSA	LOW HOME RENT LIMIT	642	688	826	954	1063	1174	1284
	HIGH HOME RENT LIMIT	694	815	998	1206	1303	1444	1564
	For Information Only:							
	FAIR MARKET RENT	694	815	998	1224	1303	1498	1694
	50% RENT LIMIT	642	688	826	954	1063	1174	1284
	65% RENT LIMIT	815	874	1052	1206	1326	1444	1564
Rochester, NY MSA	LOW HOME RENT LIMIT	485	537	656	788	834	959	1084
	HIGH HOME RENT LIMIT	485	537	656	788	834	959	1084
	For Information Only:							
	FAIR MARKET RENT	485	537	656	788	834	959	1084
	50% RENT LIMIT	561	601	721	833	930	1025	1121
	65% RENT LIMIT	709	761	916	1049	1150	1251	1352
Rockland County, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	822	881	1057	1221	1362	1504	1645
	HIGH HOME RENT LIMIT	940	1003	1133	1406	1556	1789	1980
	For Information Only:							
	FAIR MARKET RENT	940	1003	1133	1406	1556	1789	2023
	50% RENT LIMIT	822	881	1057	1221	1362	1504	1645
	65% RENT LIMIT	1023	1098	1319	1515	1671	1825	1980

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Syracuse, NY MSA								
	LOW HOME RENT LIMIT	485	486	586	750	812	934	1041
	HIGH HOME RENT LIMIT	485	486	586	750	812	934	1056
	For Information Only:							
	FAIR MARKET RENT	485	486	586	750	812	934	1056
	50% RENT LIMIT	521	558	670	773	862	951	1041
	65% RENT LIMIT	658	706	849	972	1065	1157	1249
Utica-Rome, NY MSA								
	LOW HOME RENT LIMIT	460	471	567	683	762	841	920
	HIGH HOME RENT LIMIT	470	471	567	695	789	907	1026
	For Information Only:							
	FAIR MARKET RENT	470	471	567	695	789	907	1026
	50% RENT LIMIT	460	493	591	683	762	841	920
	65% RENT LIMIT	579	621	748	855	934	1012	1091
Westchester County, NY HUD Metro FMR Area								
	LOW HOME RENT LIMIT	845	905	1086	1254	1398	1544	1688
	HIGH HOME RENT LIMIT	949	1098	1316	1515	1671	1825	1980
	For Information Only:							
	FAIR MARKET RENT	949	1132	1316	1587	1957	2251	2544
	50% RENT LIMIT	845	905	1086	1254	1398	1544	1688
	65% RENT LIMIT	1023	1098	1319	1515	1671	1825	1980
Allegany County, NY								
	LOW HOME RENT LIMIT	436	443	530	648	723	798	873
	HIGH HOME RENT LIMIT	440	443	530	660	811	933	1030
	For Information Only:							
	FAIR MARKET RENT	440	443	530	660	811	933	1054
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Cattaraugus County, NY								
	LOW HOME RENT LIMIT	436	447	538	648	723	798	873
	HIGH HOME RENT LIMIT	446	447	538	707	811	933	1030
	For Information Only:							
	FAIR MARKET RENT	446	447	538	707	811	933	1054
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Cayuga County, NY								
	LOW HOME RENT LIMIT	471	472	566	746	832	918	1004
	HIGH HOME RENT LIMIT	471	472	566	753	874	1005	1136
	For Information Only:							
	FAIR MARKET RENT	471	472	566	753	874	1005	1136
	50% RENT LIMIT	502	538	646	746	832	918	1004
	65% RENT LIMIT	633	679	818	936	1025	1112	1200

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Chautauqua County, NY	LOW HOME RENT LIMIT	436	446	535	648	723	798	873
	HIGH HOME RENT LIMIT	444	446	535	690	754	867	980
	For Information Only:							
	FAIR MARKET RENT	444	446	535	690	754	867	980
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Chenango County, NY	LOW HOME RENT LIMIT	436	453	542	648	723	798	873
	HIGH HOME RENT LIMIT	449	453	542	683	884	957	1030
	For Information Only:							
	FAIR MARKET RENT	449	453	542	683	952	1095	1238
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Clinton County, NY	LOW HOME RENT LIMIT	477	509	610	710	791	873	955
	HIGH HOME RENT LIMIT	507	509	610	775	973	1054	1137
	For Information Only:							
	FAIR MARKET RENT	507	509	610	775	1007	1158	1309
	50% RENT LIMIT	477	511	613	710	791	873	955
	65% RENT LIMIT	601	646	777	889	973	1054	1137
Columbia County, NY	LOW HOME RENT LIMIT	515	551	662	765	853	941	1030
	HIGH HOME RENT LIMIT	554	566	667	806	859	988	1117
	For Information Only:							
	FAIR MARKET RENT	554	566	667	806	859	988	1117
	50% RENT LIMIT	515	551	662	765	853	941	1030
	65% RENT LIMIT	650	698	839	962	1054	1144	1235
Cortland County, NY	LOW HOME RENT LIMIT	441	472	567	655	731	806	882
	HIGH HOME RENT LIMIT	484	485	592	752	893	966	1040
	For Information Only:							
	FAIR MARKET RENT	484	485	592	752	924	1063	1201
	50% RENT LIMIT	441	472	567	655	731	806	882
	65% RENT LIMIT	554	594	716	817	893	966	1040
Delaware County, NY	LOW HOME RENT LIMIT	436	456	547	648	723	798	873
	HIGH HOME RENT LIMIT	454	456	547	676	884	957	1030
	For Information Only:							
	FAIR MARKET RENT	454	456	547	676	890	1024	1157
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Essex County, NY	LOW HOME RENT LIMIT	438	470	565	652	727	803	878
	HIGH HOME RENT LIMIT	477	478	574	763	830	955	1037
	For Information Only:							
	FAIR MARKET RENT	477	478	574	763	830	955	1079
	50% RENT LIMIT	438	470	565	652	727	803	878
	65% RENT LIMIT	551	592	713	815	889	963	1037
Franklin County, NY	LOW HOME RENT LIMIT	436	439	524	648	723	798	873
	HIGH HOME RENT LIMIT	438	439	524	673	745	857	969
	For Information Only:							
	FAIR MARKET RENT	438	439	524	673	745	857	969
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Fulton County, NY	LOW HOME RENT LIMIT	375	457	561	648	723	798	873
	HIGH HOME RENT LIMIT	375	457	578	692	735	845	956
	For Information Only:							
	FAIR MARKET RENT	375	457	578	692	735	845	956
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Genesee County, NY	LOW HOME RENT LIMIT	515	516	620	769	870	993	1086
	HIGH HOME RENT LIMIT	515	516	620	769	870	1001	1131
	For Information Only:							
	FAIR MARKET RENT	515	516	620	769	870	1001	1131
	50% RENT LIMIT	543	582	698	807	900	993	1086
	65% RENT LIMIT	686	737	887	1015	1113	1210	1306
Greene County, NY	LOW HOME RENT LIMIT	465	498	598	691	771	851	931
	HIGH HOME RENT LIMIT	479	517	630	819	892	1025	1105
	For Information Only:							
	FAIR MARKET RENT	479	517	630	819	892	1026	1160
	50% RENT LIMIT	465	498	598	691	771	851	931
	65% RENT LIMIT	585	629	757	865	946	1025	1105
Hamilton County, NY	LOW HOME RENT LIMIT	436	467	561	648	723	798	873
	HIGH HOME RENT LIMIT	482	483	580	723	838	957	1030
	For Information Only:							
	FAIR MARKET RENT	482	483	580	723	838	964	1089
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030

		----- 2006 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jefferson County, NY								
	LOW HOME RENT LIMIT	436	467	561	648	723	798	873
	HIGH HOME RENT LIMIT	500	501	602	776	815	937	1030
	For Information Only:							
	FAIR MARKET RENT	500	501	602	776	815	937	1060
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Lewis County, NY								
	LOW HOME RENT LIMIT	436	446	535	648	723	798	873
	HIGH HOME RENT LIMIT	444	446	535	669	747	859	971
	For Information Only:							
	FAIR MARKET RENT	444	446	535	669	747	859	971
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Montgomery County, NY								
	LOW HOME RENT LIMIT	438	470	528	668	723	831	940
	HIGH HOME RENT LIMIT	438	470	528	668	723	831	940
	For Information Only:							
	FAIR MARKET RENT	438	470	528	668	723	831	940
	50% RENT LIMIT	555	595	713	825	920	1015	1111
	65% RENT LIMIT	703	754	907	1040	1140	1239	1340
Otsego County, NY								
	LOW HOME RENT LIMIT	436	467	561	648	723	798	873
	HIGH HOME RENT LIMIT	471	483	567	754	784	902	1019
	For Information Only:							
	FAIR MARKET RENT	471	483	567	754	784	902	1019
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
St. Lawrence County, NY								
	LOW HOME RENT LIMIT	436	446	537	648	723	798	873
	HIGH HOME RENT LIMIT	445	446	537	680	743	854	966
	For Information Only:							
	FAIR MARKET RENT	445	446	537	680	743	854	966
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030
Schuyler County, NY								
	LOW HOME RENT LIMIT	436	467	561	648	723	798	873
	HIGH HOME RENT LIMIT	484	486	583	777	803	923	1030
	For Information Only:							
	FAIR MARKET RENT	484	486	583	777	803	923	1044
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030

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		----- 2006 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Seneca County, NY	LOW HOME RENT LIMIT	473	507	608	703	785	865	946
	HIGH HOME RENT LIMIT	513	514	616	811	961	1043	1124
	For Information Only:							
	FAIR MARKET RENT	513	514	616	811	1026	1180	1334
	50% RENT LIMIT	473	507	608	703	785	865	946
	65% RENT LIMIT	595	639	769	880	961	1043	1124
Steuben County, NY	LOW HOME RENT LIMIT	474	475	571	733	809	916	1002
	HIGH HOME RENT LIMIT	474	475	571	733	809	930	1052
	For Information Only:							
	FAIR MARKET RENT	474	475	571	733	809	930	1052
	50% RENT LIMIT	501	536	645	745	831	916	1002
	65% RENT LIMIT	633	679	817	935	1023	1110	1198
Sullivan County, NY	LOW HOME RENT LIMIT	457	490	588	680	758	836	915
	HIGH HOME RENT LIMIT	488	541	694	831	929	1006	1084
	For Information Only:							
	FAIR MARKET RENT	488	541	694	831	973	1119	1265
	50% RENT LIMIT	457	490	588	680	758	836	915
	65% RENT LIMIT	575	618	743	850	929	1006	1084
Wyoming County, NY	LOW HOME RENT LIMIT	461	474	556	699	780	860	941
	HIGH HOME RENT LIMIT	461	474	556	810	883	1015	1117
	For Information Only:							
	FAIR MARKET RENT	461	474	556	810	883	1015	1148
	50% RENT LIMIT	471	504	605	699	780	860	941
	65% RENT LIMIT	591	635	764	875	956	1037	1117
Yates County, NY	LOW HOME RENT LIMIT	436	467	561	648	723	798	873
	HIGH HOME RENT LIMIT	472	478	568	736	758	872	985
	For Information Only:							
	FAIR MARKET RENT	472	478	568	736	758	872	985
	50% RENT LIMIT	436	467	561	648	723	798	873
	65% RENT LIMIT	548	588	708	810	884	957	1030