

U.S. DEPARTMENT OF HUD 03/2009
STATE:NEW YORK

		----- 2009 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	648	695	833	963	1075	1185	1296
	HIGH HOME RENT LIMIT	686	711	868	1039	1135	1305	1476
	For Information Only:							
	FAIR MARKET RENT	686	711	868	1039	1135	1305	1476
	50% RENT LIMIT	648	695	833	963	1075	1185	1296
	65% RENT LIMIT	823	883	1062	1218	1339	1459	1579
Binghamton, NY MSA								
	LOW HOME RENT LIMIT	512	549	658	761	850	938	1025
	HIGH HOME RENT LIMIT	580	583	697	910	1048	1137	1228
	For Information Only:							
	FAIR MARKET RENT	580	583	697	910	1067	1227	1387
	50% RENT LIMIT	512	549	658	761	850	938	1025
	65% RENT LIMIT	646	694	836	957	1048	1137	1228
Buffalo-Niagara Falls, NY MSA								
	LOW HOME RENT LIMIT	556	595	715	825	921	1015	1111
	HIGH HOME RENT LIMIT	601	602	723	894	988	1136	1284
	For Information Only:							
	FAIR MARKET RENT	601	602	723	894	988	1136	1284
	50% RENT LIMIT	556	595	715	825	921	1015	1111
	65% RENT LIMIT	703	754	907	1040	1140	1239	1340
Elmira, NY MSA								
	LOW HOME RENT LIMIT	486	520	625	721	805	888	971
	HIGH HOME RENT LIMIT	611	636	764	905	990	1073	1158
	For Information Only:							
	FAIR MARKET RENT	635	636	764	982	1023	1176	1330
	50% RENT LIMIT	486	520	625	721	805	888	971
	65% RENT LIMIT	611	657	791	905	990	1073	1158
Glens Falls, NY MSA								
	LOW HOME RENT LIMIT	520	556	668	772	861	950	1039
	HIGH HOME RENT LIMIT	603	638	802	970	1063	1153	1245
	For Information Only:							
	FAIR MARKET RENT	603	638	802	1012	1140	1311	1482
	50% RENT LIMIT	520	556	668	772	861	950	1039
	65% RENT LIMIT	655	704	847	970	1063	1153	1245
Ithaca, NY MSA								
	LOW HOME RENT LIMIT	628	673	807	933	1041	1148	1256
	HIGH HOME RENT LIMIT	766	788	923	1117	1158	1332	1505
	For Information Only:							
	FAIR MARKET RENT	766	788	923	1117	1158	1332	1505
	50% RENT LIMIT	628	673	807	933	1041	1148	1256
	65% RENT LIMIT	796	854	1028	1179	1295	1411	1527

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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	610	653	783	906	1011	1115	1219
	HIGH HOME RENT LIMIT	742	805	964	1144	1256	1367	1480
	For Information Only:							
	FAIR MARKET RENT	742	805	964	1221	1517	1745	1972
	50% RENT LIMIT	610	653	783	906	1011	1115	1219
	65% RENT LIMIT	773	829	997	1144	1256	1367	1480
Nassau-Suffolk, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	891	954	1145	1323	1476	1628	1781
	HIGH HOME RENT LIMIT	1100	1180	1418	1630	1799	1966	2134
	For Information Only:							
	FAIR MARKET RENT	1159	1339	1581	2098	2286	2629	2972
	50% RENT LIMIT	891	954	1145	1323	1476	1628	1781
	65% RENT LIMIT	1100	1180	1418	1630	1799	1966	2134
New York, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	672	720	863	998	1113	1228	1344
	HIGH HOME RENT LIMIT	854	916	1101	1264	1390	1515	1641
	For Information Only:							
	FAIR MARKET RENT	1091	1180	1313	1615	1817	2090	2362
	50% RENT LIMIT	672	720	863	998	1113	1228	1344
	65% RENT LIMIT	854	916	1101	1264	1390	1515	1641
Poughkeepsie-Newburgh-Middletown, NY MSA	LOW HOME RENT LIMIT	716	766	920	1063	1186	1308	1431
	HIGH HOME RENT LIMIT	776	913	1117	1348	1459	1619	1754
	For Information Only:							
	FAIR MARKET RENT	776	913	1117	1369	1459	1678	1897
	50% RENT LIMIT	716	766	920	1063	1186	1308	1431
	65% RENT LIMIT	910	976	1174	1348	1484	1619	1754
Rochester, NY MSA	LOW HOME RENT LIMIT	582	623	748	864	963	1064	1163
	HIGH HOME RENT LIMIT	590	652	797	957	1014	1166	1318
	For Information Only:							
	FAIR MARKET RENT	590	652	797	957	1014	1166	1318
	50% RENT LIMIT	582	623	748	864	963	1064	1163
	65% RENT LIMIT	738	791	952	1090	1196	1302	1408
Rockland County, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	892	956	1147	1326	1478	1631	1785
	HIGH HOME RENT LIMIT	1091	1180	1313	1615	1799	1966	2134
	For Information Only:							
	FAIR MARKET RENT	1091	1180	1313	1615	1817	2090	2362
	50% RENT LIMIT	892	956	1147	1326	1478	1631	1785
	65% RENT LIMIT	1100	1180	1418	1630	1799	1966	2134

		----- 2009 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Syracuse, NY MSA	LOW HOME RENT LIMIT	557	597	716	828	923	1019	1114
	HIGH HOME RENT LIMIT	624	626	754	965	1045	1202	1343
	For Information Only:							
	FAIR MARKET RENT	624	626	754	965	1045	1202	1359
	50% RENT LIMIT	557	597	716	828	923	1019	1114
	65% RENT LIMIT	705	756	909	1042	1143	1243	1343
Utica-Rome, NY MSA	LOW HOME RENT LIMIT	488	523	627	725	808	893	976
	HIGH HOME RENT LIMIT	599	600	722	885	994	1078	1163
	For Information Only:							
	FAIR MARKET RENT	599	600	722	885	1005	1156	1307
	50% RENT LIMIT	488	523	627	725	808	893	976
	65% RENT LIMIT	615	660	794	909	994	1078	1163
Westchester County, NY Statutory Exception Area	LOW HOME RENT LIMIT	921	986	1185	1368	1526	1685	1842
	HIGH HOME RENT LIMIT	1100	1180	1418	1630	1799	1966	2134
	For Information Only:							
	FAIR MARKET RENT	1161	1385	1610	1942	2394	2753	3112
	50% RENT LIMIT	921	986	1185	1368	1526	1685	1842
	65% RENT LIMIT	1100	1180	1418	1630	1799	1966	2134
Allegany County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	553	555	665	829	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	553	555	665	829	1018	1171	1323
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Cattaraugus County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	560	562	676	888	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	560	562	676	888	1019	1172	1325
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Cayuga County, NY	LOW HOME RENT LIMIT	515	551	662	765	853	941	1030
	HIGH HOME RENT LIMIT	601	602	722	961	1054	1144	1235
	For Information Only:							
	FAIR MARKET RENT	601	602	722	961	1115	1282	1450
	50% RENT LIMIT	515	551	662	765	853	941	1030
	65% RENT LIMIT	650	698	839	962	1054	1144	1235

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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	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	567	570	683	881	962	1060	1144
	For Information Only:							
	FAIR MARKET RENT	567	570	683	881	962	1106	1251
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Chenango County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	565	569	681	858	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	565	569	681	858	1196	1375	1555
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Clinton County, NY	LOW HOME RENT LIMIT	532	570	685	791	882	974	1065
	HIGH HOME RENT LIMIT	637	640	767	974	1091	1185	1280
	For Information Only:							
	FAIR MARKET RENT	637	640	767	974	1266	1456	1646
	50% RENT LIMIT	532	570	685	791	882	974	1065
	65% RENT LIMIT	673	723	869	995	1091	1185	1280
Columbia County, NY	LOW HOME RENT LIMIT	572	613	736	850	948	1046	1144
	HIGH HOME RENT LIMIT	696	710	837	1011	1078	1240	1382
	For Information Only:							
	FAIR MARKET RENT	696	710	837	1011	1078	1240	1401
	50% RENT LIMIT	572	613	736	850	948	1046	1144
	65% RENT LIMIT	724	777	934	1071	1175	1278	1382
Cortland County, NY	LOW HOME RENT LIMIT	497	532	638	738	823	908	994
	HIGH HOME RENT LIMIT	607	609	743	925	1013	1099	1186
	For Information Only:							
	FAIR MARKET RENT	607	609	743	944	1159	1333	1507
	50% RENT LIMIT	497	532	638	738	823	908	994
	65% RENT LIMIT	626	672	808	925	1013	1099	1186
Delaware County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	572	575	689	852	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	572	575	689	852	1121	1289	1457
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144

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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	482	517	621	717	800	883	966
	HIGH HOME RENT LIMIT	600	601	722	899	984	1067	1151
	For Information Only:							
	FAIR MARKET RENT	600	601	722	960	1044	1201	1357
	50% RENT LIMIT	482	517	621	717	800	883	966
	65% RENT LIMIT	609	653	786	899	984	1067	1151
Franklin County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	550	552	659	846	936	1060	1144
	For Information Only:							
	FAIR MARKET RENT	550	552	659	846	936	1076	1217
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Fulton County, NY	LOW HOME RENT LIMIT	471	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	471	575	727	870	924	1060	1144
	For Information Only:							
	FAIR MARKET RENT	471	575	727	870	924	1063	1201
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Genesee County, NY	LOW HOME RENT LIMIT	543	582	698	807	900	993	1086
	HIGH HOME RENT LIMIT	657	658	791	981	1110	1210	1306
	For Information Only:							
	FAIR MARKET RENT	657	658	791	981	1110	1277	1443
	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	503	539	647	747	833	920	1006
	HIGH HOME RENT LIMIT	601	649	791	939	1028	1115	1203
	For Information Only:							
	FAIR MARKET RENT	601	649	791	1028	1120	1288	1456
	50% RENT LIMIT	503	539	647	747	833	920	1006
	65% RENT LIMIT	635	681	819	939	1028	1115	1203
Hamilton County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	605	607	729	894	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	606	607	729	908	1053	1211	1369
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144

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		----- 2009 HOME PROGRAM RENTS -----						
	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jefferson County, NY								
	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	605	627	754	894	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	626	627	754	972	1021	1174	1327
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Lewis County, NY								
	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	559	561	673	842	940	1060	1144
	For Information Only:							
	FAIR MARKET RENT	559	561	673	842	940	1081	1222
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Montgomery County, NY								
	LOW HOME RENT LIMIT	555	595	673	825	920	1015	1111
	HIGH HOME RENT LIMIT	559	600	673	851	922	1060	1199
	For Information Only:							
	FAIR MARKET RENT	559	600	673	851	922	1060	1199
	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	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	592	606	712	894	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	592	606	712	946	984	1132	1279
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
St. Lawrence County, NY								
	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	560	561	675	855	934	1060	1144
	For Information Only:							
	FAIR MARKET RENT	560	561	675	855	934	1074	1214
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144
Schuyler County, NY								
	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	605	612	734	894	978	1060	1144
	For Information Only:							
	FAIR MARKET RENT	609	612	734	978	1011	1163	1314
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Seneca County, NY	LOW HOME RENT LIMIT	500	536	643	743	830	915	1001
	HIGH HOME RENT LIMIT	631	646	775	934	1021	1109	1196
	For Information Only:							
	FAIR MARKET RENT	645	646	775	1020	1290	1484	1677
	50% RENT LIMIT	500	536	643	743	830	915	1001
	65% RENT LIMIT	631	678	816	934	1021	1109	1196
Steuben County, NY	LOW HOME RENT LIMIT	501	536	645	745	831	916	1002
	HIGH HOME RENT LIMIT	594	596	716	919	1014	1110	1198
	For Information Only:							
	FAIR MARKET RENT	594	596	716	919	1014	1166	1318
	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	517	554	665	768	857	945	1034
	HIGH HOME RENT LIMIT	614	680	842	964	1056	1147	1238
	For Information Only:							
	FAIR MARKET RENT	614	680	873	1045	1224	1408	1591
	50% RENT LIMIT	517	554	665	768	857	945	1034
	65% RENT LIMIT	653	700	842	964	1056	1147	1238
Wyoming County, NY	LOW HOME RENT LIMIT	518	555	667	770	860	948	1037
	HIGH HOME RENT LIMIT	578	594	697	969	1060	1152	1243
	For Information Only:							
	FAIR MARKET RENT	578	594	697	1015	1108	1274	1440
	50% RENT LIMIT	518	555	667	770	860	948	1037
	65% RENT LIMIT	655	703	846	969	1060	1152	1243
Yates County, NY	LOW HOME RENT LIMIT	480	514	617	713	796	878	960
	HIGH HOME RENT LIMIT	593	600	713	894	951	1060	1144
	For Information Only:							
	FAIR MARKET RENT	593	600	713	923	951	1094	1236
	50% RENT LIMIT	480	514	617	713	796	878	960
	65% RENT LIMIT	605	649	782	894	978	1060	1144