

U.S. DEPARTMENT OF HUD 11/16/2011
STATE:NEW YORK

		----- 2012 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	683	732	878	1015	1132	1250	1366
	HIGH HOME RENT LIMIT	711*	737*	900*	1077*	1177*	1354*	1530*
	For Information Only:							
	FAIR MARKET RENT	687	713	870	1041	1138	1309	1479
	50% RENT LIMIT	683	732	878	1015	1132	1250	1366
	65% RENT LIMIT	869	932	1121	1286	1415	1542	1670
Binghamton, NY MSA	LOW HOME RENT LIMIT	541	580	696	803	896	989	1081
	HIGH HOME RENT LIMIT	602*	604*	723*	944*	1093*	1203	1299
	For Information Only:							
	FAIR MARKET RENT	590	593	709	925	1085	1248	1411
	50% RENT LIMIT	541	580	696	803	896	989	1081
	65% RENT LIMIT	684	734	882	1010	1108	1203	1299
Buffalo-Niagara Falls, NY MSA	LOW HOME RENT LIMIT	578	606	728	859	958	1058	1156
	HIGH HOME RENT LIMIT	605*	606*	728*	901*	994*	1143*	1292*
	For Information Only:							
	FAIR MARKET RENT	597	599	719	889	982	1129	1277
	50% RENT LIMIT	578	620	743	859	958	1058	1156
	65% RENT LIMIT	733	786	946	1083	1189	1293	1397
Elmira, NY MSA	LOW HOME RENT LIMIT	501*	536*	643*	743*	830*	916*	1001*
	HIGH HOME RENT LIMIT	631*	661*	793*	934*	1023*	1109*	1196*
	For Information Only:							
	FAIR MARKET RENT	639	641	769	988	1030	1185	1339
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Glens Falls, NY MSA	LOW HOME RENT LIMIT	548	587	705	814	908	1002	1095
	HIGH HOME RENT LIMIT	631	667	839	1025	1124	1221	1319
	For Information Only:							
	FAIR MARKET RENT	631	667	839	1059	1192	1371	1550
	50% RENT LIMIT	548	587	705	814	908	1002	1095
	65% RENT LIMIT	693	744	894	1025	1124	1221	1319
Ithaca, NY MSA	LOW HOME RENT LIMIT	646	692	831	960	1071	1181	1291
	HIGH HOME RENT LIMIT	802	825	966	1169	1212	1394	1572
	For Information Only:							
	FAIR MARKET RENT	802	825	966	1169	1212	1394	1576
	50% RENT LIMIT	646	692	831	960	1071	1181	1291
	65% RENT LIMIT	820	880	1058	1213	1334	1453	1572

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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	647	693	832	961	1072	1183	1293
	HIGH HOME RENT LIMIT	821	881	1059	1215	1336	1456	1576
	For Information Only:							
	FAIR MARKET RENT	845	917	1098	1391	1728	1987	2246
	50% RENT LIMIT	647	693	832	961	1072	1183	1293
	65% RENT LIMIT	821	881	1059	1215	1336	1456	1576
Nassau-Suffolk, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	941	1008	1210	1397	1558	1720	1881
	HIGH HOME RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1233	1425	1682	2232	2432	2797	3162
	50% RENT LIMIT	941	1008	1210	1397	1558	1720	1881
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
New York, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	726	778	933	1079	1203	1328	1452
	HIGH HOME RENT LIMIT	925	993	1193	1369	1508	1645	1782
	For Information Only:							
	FAIR MARKET RENT	1183	1280	1424	1752	1970	2266	2561
	50% RENT LIMIT	726	778	933	1079	1203	1328	1452
	65% RENT LIMIT	925	993	1193	1369	1508	1645	1782
Poughkeepsie-Newburgh-Middletown, NY MSA	LOW HOME RENT LIMIT	763	818	981	1133	1265	1396	1526
	HIGH HOME RENT LIMIT	826	971	1189	1440	1553	1733	1879
	For Information Only:							
	FAIR MARKET RENT	826	971	1189	1458	1553	1786	2019
	50% RENT LIMIT	763	818	981	1133	1265	1396	1526
	65% RENT LIMIT	973	1044	1254	1440	1588	1733	1879
Rochester, NY MSA	LOW HOME RENT LIMIT	595	644	773	893	996	1099	1202
	HIGH HOME RENT LIMIT	595*	658*	804*	966*	1023*	1176*	1330*
	For Information Only:							
	FAIR MARKET RENT	591	654	799	960	1016	1168	1321
	50% RENT LIMIT	601	644	773	893	996	1099	1202
	65% RENT LIMIT	763	818	983	1127	1238	1347	1457
Rockland County, NY HUD Metro FMR Area	LOW HOME RENT LIMIT	902	966	1160	1340	1495	1650	1804
	HIGH HOME RENT LIMIT	1118	1199	1424	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1183	1280	1424	1752	1970	2266	2561
	50% RENT LIMIT	902	966	1160	1340	1495	1650	1804
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169

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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	583	625	750	866	966	1066	1165
	HIGH HOME RENT LIMIT	634*	636*	766*	980*	1062*	1221*	1381*
	For Information Only:							
	FAIR MARKET RENT	621	623	750	960	1040	1196	1352
	50% RENT LIMIT	583	625	750	866	966	1066	1165
	65% RENT LIMIT	739	793	953	1092	1199	1304	1410
Utica-Rome, NY MSA	LOW HOME RENT LIMIT	515	551	662	765	853	941	1029
	HIGH HOME RENT LIMIT	622*	623*	750*	919*	1036*	1141	1231
	For Information Only:							
	FAIR MARKET RENT	598	599	721	884	1004	1155	1305
	50% RENT LIMIT	515	551	662	765	853	941	1029
	65% RENT LIMIT	649	697	838	960	1051	1141	1231
Westchester County, NY Statutory Exception Area	LOW HOME RENT LIMIT	945	1012	1215	1403	1565	1726	1888
	HIGH HOME RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
	For Information Only:							
	FAIR MARKET RENT	1139	1359	1580	1905	2349	2701	3054
	50% RENT LIMIT	945	1012	1215	1403	1565	1726	1888
	65% RENT LIMIT	1118	1199	1441	1656	1828	1998	2169
Allegany County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	577	579	694	865	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	577	579	694	865	1063	1222	1382
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Cattaraugus County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	599	601	723	929	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	599	601	723	950	1090	1254	1417
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Cayuga County, NY	LOW HOME RENT LIMIT	542	581	697	806	900	992	1085
	HIGH HOME RENT LIMIT	624*	626*	750*	990*	1106	1208	1305
	For Information Only:							
	FAIR MARKET RENT	596	597	716	953	1106	1272	1438
	50% RENT LIMIT	542	581	697	806	900	992	1085
	65% RENT LIMIT	686	736	886	1014	1111	1208	1305

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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	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	595	598	717	925	1010	1102	1189
	For Information Only:							
	FAIR MARKET RENT	595	598	717	925	1010	1162	1313
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Chenango County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	586*	590*	707*	891*	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	579	584	699	881	1227	1411	1595
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Clinton County, NY	LOW HOME RENT LIMIT	555	594	712	823	918	1013	1107
	HIGH HOME RENT LIMIT	662*	665*	797*	1003*	1136	1236	1334
	For Information Only:							
	FAIR MARKET RENT	655	657	788	1001	1301	1496	1691
	50% RENT LIMIT	555	594	712	823	918	1013	1107
	65% RENT LIMIT	701	753	904	1036	1136	1236	1334
Columbia County, NY	LOW HOME RENT LIMIT	621	665	798	923	1030	1136	1242
	HIGH HOME RENT LIMIT	722*	737*	869*	1050*	1119*	1285*	1443*
	For Information Only:							
	FAIR MARKET RENT	693	707	834	1007	1074	1235	1396
	50% RENT LIMIT	621	665	798	923	1030	1136	1242
	65% RENT LIMIT	789	846	1017	1166	1281	1396	1509
Cortland County, NY	LOW HOME RENT LIMIT	523	561	673	777	867	957	1046
	HIGH HOME RENT LIMIT	630*	631*	771*	964*	1070	1162	1254
	For Information Only:							
	FAIR MARKET RENT	618	620	757	962	1181	1358	1535
	50% RENT LIMIT	523	561	673	777	867	957	1046
	65% RENT LIMIT	660	709	853	977	1070	1162	1254
Delaware County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	593*	596*	715*	884*	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	578	580	696	860	1132	1302	1472
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189

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Essex County, NY	LOW HOME RENT LIMIT	526	563	676	781	872	962	1051
	HIGH HOME RENT LIMIT	642	643	772	982	1075	1168	1261
	For Information Only:							
	FAIR MARKET RENT	642	643	772	1027	1116	1283	1451
	50% RENT LIMIT	526	563	676	781	872	962	1051
	65% RENT LIMIT	664	713	857	982	1075	1168	1261
Franklin County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	604	605	723	928	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	604	605	723	928	1027	1181	1335
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Fulton County, NY	LOW HOME RENT LIMIT	489	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	489*	597*	755*	901*	960*	1085*	1179
	For Information Only:							
	FAIR MARKET RENT	463	565	714	855	907	1043	1179
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Genesee County, NY	LOW HOME RENT LIMIT	543*	582*	698*	807*	900*	993*	1086*
	HIGH HOME RENT LIMIT	678*	684*	822*	1001*	1110*	1210*	1306*
	For Information Only:							
	FAIR MARKET RENT	661	662	796	987	1117	1285	1452
	50% RENT LIMIT	532	570	685	790	882	973	1064
	65% RENT LIMIT	671	721	867	994	1089	1182	1277
Greene County, NY	LOW HOME RENT LIMIT	516	553	663	767	856	944	1032
	HIGH HOME RENT LIMIT	625*	675*	816*	964	1055	1146	1236
	For Information Only:							
	FAIR MARKET RENT	597	644	785	1021	1112	1279	1446
	50% RENT LIMIT	516	553	663	767	856	944	1032
	65% RENT LIMIT	651	699	842	964	1055	1146	1236
Hamilton County, NY	LOW HOME RENT LIMIT	523	561	673	777	867	957	1046
	HIGH HOME RENT LIMIT	623*	631*	757*	935*	1057	1162	1254
	For Information Only:							
	FAIR MARKET RENT	608	610	732	912	1057	1216	1374
	50% RENT LIMIT	523	561	673	777	867	957	1046
	65% RENT LIMIT	660	709	853	977	1070	1162	1254

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	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Jefferson County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	628	674	811	929	1016	1102	1189
	For Information Only:							
	FAIR MARKET RENT	696	697	838	1080	1135	1305	1476
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Lewis County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	580*	583*	699*	874*	976*	1094	1189
	For Information Only:							
	FAIR MARKET RENT	565	568	681	852	951	1094	1236
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Montgomery County, NY	LOW HOME RENT LIMIT	555*	595*	680*	825*	920*	1015*	1111*
	HIGH HOME RENT LIMIT	623	668	750	929	1016	1102	1245*
	For Information Only:							
	FAIR MARKET RENT	623	668	750	949	1028	1182	1336
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Otsego County, NY	LOW HOME RENT LIMIT	508	545	653	755	842	930	1016
	HIGH HOME RENT LIMIT	641	688	828	948	1038	1127	1215
	For Information Only:							
	FAIR MARKET RENT	699	716	841	1118	1162	1336	1511
	50% RENT LIMIT	508	545	653	755	842	930	1016
	65% RENT LIMIT	641	688	828	948	1038	1127	1215
St. Lawrence County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	595	597	718	909	993	1102	1189
	For Information Only:							
	FAIR MARKET RENT	595	597	718	909	993	1142	1291
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Schuyler County, NY	LOW HOME RENT LIMIT	498	534	641	740	826	911	995
	HIGH HOME RENT LIMIT	619*	636*	762*	914*	1000*	1085*	1189
	For Information Only:							
	FAIR MARKET RENT	558	560	672	896	925	1064	1203
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189

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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*	664*	798*	934*	1021*	1109*	1196*
	For Information Only:							
	FAIR MARKET RENT	632	634	760	1000	1265	1455	1645
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Steuben County, NY	LOW HOME RENT LIMIT	501*	536*	645*	745*	831*	916*	1002*
	HIGH HOME RENT LIMIT	612*	619*	744*	919*	1014*	1110*	1198*
	For Information Only:							
	FAIR MARKET RENT	593	595	715	917	1012	1164	1316
	50% RENT LIMIT	498	534	641	740	826	911	995
	65% RENT LIMIT	628	674	811	929	1016	1102	1189
Sullivan County, NY	LOW HOME RENT LIMIT	538	576	692	800	892	984	1076
	HIGH HOME RENT LIMIT	635*	700*	878	1006	1103	1198	1294
	For Information Only:							
	FAIR MARKET RENT	624	692	888	1063	1245	1432	1619
	50% RENT LIMIT	538	576	692	800	892	984	1076
	65% RENT LIMIT	680	730	878	1006	1103	1198	1294
Wyoming County, NY	LOW HOME RENT LIMIT	532	570	685	790	882	973	1064
	HIGH HOME RENT LIMIT	612	629	738	994	1089	1182	1277
	For Information Only:							
	FAIR MARKET RENT	612	629	738	1075	1173	1349	1525
	50% RENT LIMIT	532	570	685	790	882	973	1064
	65% RENT LIMIT	671	721	867	994	1089	1182	1277
Yates County, NY	LOW HOME RENT LIMIT	516	553	663	766	855	943	1030
	HIGH HOME RENT LIMIT	611*	624*	741*	947*	986*	1125*	1214*
	For Information Only:							
	FAIR MARKET RENT	572	579	688	891	918	1056	1193
	50% RENT LIMIT	516	553	663	766	855	943	1030
	65% RENT LIMIT	651	699	841	962	1054	1144	1235

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