

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2020 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	747	855	1054	1261	1407	1552	1697
HIGH HOME RENT LIMIT	747	855	1054	1313	1428	1642	1856
For Information Only:							
FAIR MARKET RENT	747	855	1054	1313	1428	1642	1856
50% RENT LIMIT	848	909	1091	1261	1407	1552	1697
65% RENT LIMIT	1084	1163	1397	1605	1771	1936	2101
Binghamton, NY MSA							
LOW HOME RENT LIMIT	606	634	820	989	1103	1218	1331
HIGH HOME RENT LIMIT	606	634	820	1070	1224	1408	1591
For Information Only:							
FAIR MARKET RENT	606	634	820	1070	1224	1408	1591
50% RENT LIMIT	666	713	856	989	1103	1218	1331
65% RENT LIMIT	846	908	1092	1252	1378	1501	1625
Buffalo-Cheektowaga-Niagara Falls, NY MSA							
LOW HOME RENT LIMIT	674	703	843	1009	1126	1242	1358
HIGH HOME RENT LIMIT	674	703	843	1051	1190	1369	1547
For Information Only:							
FAIR MARKET RENT	674	703	843	1051	1190	1369	1547
50% RENT LIMIT	680	728	873	1009	1126	1242	1358
65% RENT LIMIT	864	927	1114	1278	1406	1533	1660
Elmira, NY MSA							
LOW HOME RENT LIMIT	647	671	832	962	1073	1184	1295
HIGH HOME RENT LIMIT	647	671	839	1108	1146	1318	1490
For Information Only:							
FAIR MARKET RENT	647	671	839	1108	1146	1318	1490
50% RENT LIMIT	647	693	832	962	1073	1184	1295
65% RENT LIMIT	823	883	1061	1217	1338	1457	1578
Glens Falls, NY MSA							
LOW HOME RENT LIMIT	658	705	846	978	1091	1203	1316
HIGH HOME RENT LIMIT	671	754	956	1231	1344	1483	1606
For Information Only:							
FAIR MARKET RENT	671	754	956	1231	1344	1546	1747
50% RENT LIMIT	658	705	846	978	1091	1203	1316
65% RENT LIMIT	836	898	1079	1238	1361	1483	1606
Ithaca, NY MSA							
LOW HOME RENT LIMIT	750	803	963	1113	1241	1370	1498
HIGH HOME RENT LIMIT	919	969	1172	1414	1558	1700	1842
For Information Only:							
FAIR MARKET RENT	919	969	1172	1496	1748	2010	2272
50% RENT LIMIT	750	803	963	1113	1241	1370	1498
65% RENT LIMIT	955	1024	1231	1414	1558	1700	1842

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Kingston, NY MSA							
LOW HOME RENT LIMIT	732	785	942	1088	1213	1339	1464
HIGH HOME RENT LIMIT	792	967	1215	1400	1543	1683	1824
For Information Only:							
FAIR MARKET RENT	792	967	1215	1563	1768	2033	2298
50% RENT LIMIT	732	785	942	1088	1213	1339	1464
65% RENT LIMIT	946	1015	1219	1400	1543	1683	1824
Poughkeepsie-Newburgh-Middletown, NY HUD Me							
LOW HOME RENT LIMIT	896	960	1151	1330	1483	1637	1790
HIGH HOME RENT LIMIT	1021	1112	1397	1695	1871	2047	2222
For Information Only:							
FAIR MARKET RENT	1021	1112	1397	1780	2049	2356	2664
50% RENT LIMIT	896	960	1151	1330	1483	1637	1790
65% RENT LIMIT	1144	1227	1474	1695	1871	2047	2222
Nassau-Suffolk, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	1108	1187	1425	1646	1836	2026	2215
HIGH HOME RENT LIMIT	1298	1452	1744	2007	2220	2431	2642
For Information Only:							
FAIR MARKET RENT	1298	1624	1992	2563	2858	3287	3715
50% RENT LIMIT	1108	1187	1425	1646	1836	2026	2215
65% RENT LIMIT	1354	1452	1744	2007	2220	2431	2642
New York, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	995	1066	1280	1478	1648	1819	1989
HIGH HOME RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
For Information Only:							
FAIR MARKET RENT	1665	1714	1951	2472	2643	3039	3436
50% RENT LIMIT	995	1066	1280	1478	1648	1819	1989
65% RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
Rochester, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	668	716	860	993	1108	1223	1337
HIGH HOME RENT LIMIT	668	775	972	1211	1317	1507	1632
For Information Only:							
FAIR MARKET RENT	668	775	972	1211	1317	1515	1712
50% RENT LIMIT	668	716	860	993	1108	1223	1337
65% RENT LIMIT	850	912	1096	1257	1383	1507	1632
Yates County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	533	644	775	918	1023	1130	1235
HIGH HOME RENT LIMIT	533	644	775	1046	1050	1208	1365
For Information Only:							
FAIR MARKET RENT	533	644	775	1046	1050	1208	1365
50% RENT LIMIT	618	662	795	918	1023	1130	1235
65% RENT LIMIT	784	841	1012	1160	1274	1387	1501

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Rockland County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	995	1066	1280	1478	1648	1819	1989
HIGH HOME RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
For Information Only:							
FAIR MARKET RENT	1665	1714	1951	2472	2643	3039	3436
50% RENT LIMIT	995	1066	1280	1478	1648	1819	1989
65% RENT LIMIT	1274	1366	1642	1888	2086	2283	2481
Syracuse, NY MSA							
LOW HOME RENT LIMIT	633	723	895	1033	1153	1272	1391
HIGH HOME RENT LIMIT	633	723	900	1127	1291	1485	1678
For Information Only:							
FAIR MARKET RENT	633	723	900	1127	1291	1485	1678
50% RENT LIMIT	696	745	895	1033	1153	1272	1391
65% RENT LIMIT	885	950	1142	1310	1443	1573	1704
Utica-Rome, NY MSA							
LOW HOME RENT LIMIT	563	613	790	932	1040	1148	1254
HIGH HOME RENT LIMIT	563	613	790	984	1096	1260	1425
For Information Only:							
FAIR MARKET RENT	563	613	790	984	1096	1260	1425
50% RENT LIMIT	627	672	807	932	1040	1148	1254
65% RENT LIMIT	796	854	1027	1178	1295	1410	1525
Watertown-Fort Drum, NY MSA							
LOW HOME RENT LIMIT	593	636	763	881	983	1085	1186
HIGH HOME RENT LIMIT	716	834	1003	1150	1264	1376	1488
For Information Only:							
FAIR MARKET RENT	716	834	1099	1432	1637	1883	2128
50% RENT LIMIT	593	636	763	881	983	1085	1186
65% RENT LIMIT	778	834	1003	1150	1264	1376	1488
Westchester County, NY Statutory Exception							
LOW HOME RENT LIMIT	1101	1180	1416	1635	1825	2013	2201
HIGH HOME RENT LIMIT	1354	1452	1744	2007	2220	2431	2642
For Information Only:							
FAIR MARKET RENT	1399	1641	1975	2543	2855	3283	3712
50% RENT LIMIT	1101	1180	1416	1635	1825	2013	2201
65% RENT LIMIT	1354	1452	1744	2007	2220	2431	2642
Allegany County, NY							
LOW HOME RENT LIMIT	541	583	714	873	975	1076	1176
HIGH HOME RENT LIMIT	541	583	714	923	1099	1264	1424
For Information Only:							
FAIR MARKET RENT	541	583	714	923	1099	1264	1429
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424

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Cattaraugus County, NY							
LOW HOME RENT LIMIT	585	585	716	873	975	1076	1176
HIGH HOME RENT LIMIT	585	585	716	993	1101	1266	1424
For Information Only:							
FAIR MARKET RENT	585	585	716	993	1101	1266	1431
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Cayuga County, NY							
LOW HOME RENT LIMIT	603	657	800	924	1031	1138	1244
HIGH HOME RENT LIMIT	603	657	817	1032	1127	1296	1465
For Information Only:							
FAIR MARKET RENT	603	657	817	1032	1127	1296	1465
50% RENT LIMIT	622	666	800	924	1031	1138	1244
65% RENT LIMIT	789	847	1018	1167	1283	1397	1511
Chautauqua County, NY							
LOW HOME RENT LIMIT	540	594	725	873	975	1076	1176
HIGH HOME RENT LIMIT	540	594	725	935	1063	1222	1382
For Information Only:							
FAIR MARKET RENT	540	594	725	935	1063	1222	1382
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Chenango County, NY							
LOW HOME RENT LIMIT	546	629	756	873	975	1076	1176
HIGH HOME RENT LIMIT	546	629	780	978	1057	1216	1374
For Information Only:							
FAIR MARKET RENT	546	629	780	978	1057	1216	1374
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Clinton County, NY							
LOW HOME RENT LIMIT	636	671	830	958	1068	1179	1289
HIGH HOME RENT LIMIT	636	671	842	1092	1168	1343	1518
For Information Only:							
FAIR MARKET RENT	636	671	842	1092	1168	1343	1518
50% RENT LIMIT	645	691	830	958	1068	1179	1289
65% RENT LIMIT	819	879	1057	1212	1333	1451	1571
Columbia County, NY							
LOW HOME RENT LIMIT	704	763	915	1057	1180	1301	1422
HIGH HOME RENT LIMIT	704	786	965	1299	1333	1533	1733
For Information Only:							
FAIR MARKET RENT	704	786	965	1299	1333	1533	1733
50% RENT LIMIT	712	763	915	1057	1180	1301	1422
65% RENT LIMIT	916	983	1182	1356	1494	1629	1765

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Cortland County, NY							
LOW HOME RENT LIMIT	633	678	813	940	1048	1157	1265
HIGH HOME RENT LIMIT	666	717	849	1070	1199	1379	1539
For Information Only:							
FAIR MARKET RENT	666	717	849	1070	1199	1379	1559
50% RENT LIMIT	633	678	813	940	1048	1157	1265
65% RENT LIMIT	803	861	1036	1189	1306	1422	1539
Delaware County, NY							
LOW HOME RENT LIMIT	588	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	628	632	772	1036	1046	1203	1360
For Information Only:							
FAIR MARKET RENT	628	632	772	1036	1046	1203	1360
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	759	814	979	1122	1233	1341	1450
Essex County, NY							
LOW HOME RENT LIMIT	645	691	830	958	1068	1179	1289
HIGH HOME RENT LIMIT	663	710	863	1164	1179	1356	1533
For Information Only:							
FAIR MARKET RENT	663	710	863	1164	1179	1356	1533
50% RENT LIMIT	645	691	830	958	1068	1179	1289
65% RENT LIMIT	819	879	1057	1212	1333	1451	1571
Franklin County, NY							
LOW HOME RENT LIMIT	533	630	744	873	975	1076	1176
HIGH HOME RENT LIMIT	533	652	744	993	1008	1159	1310
For Information Only:							
FAIR MARKET RENT	533	652	744	993	1008	1159	1310
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Fulton County, NY							
LOW HOME RENT LIMIT	557	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	557	668	815	1016	1201	1317	1424
For Information Only:							
FAIR MARKET RENT	557	668	815	1016	1201	1381	1561
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Genesee County, NY							
LOW HOME RENT LIMIT	578	680	820	958	1068	1179	1289
HIGH HOME RENT LIMIT	578	680	820	1120	1221	1404	1571
For Information Only:							
FAIR MARKET RENT	578	680	820	1120	1221	1404	1587
50% RENT LIMIT	645	691	830	958	1068	1179	1289
65% RENT LIMIT	819	879	1057	1212	1333	1451	1571

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Greene County, NY							
LOW HOME RENT LIMIT	631	692	831	960	1071	1181	1291
HIGH HOME RENT LIMIT	631	775	968	1213	1334	1453	1572
For Information Only:							
FAIR MARKET RENT	631	775	968	1295	1397	1607	1816
50% RENT LIMIT	646	692	831	960	1071	1181	1291
65% RENT LIMIT	820	880	1058	1213	1334	1453	1572
Hamilton County, NY							
LOW HOME RENT LIMIT	598	641	770	889	992	1095	1197
HIGH HOME RENT LIMIT	638	642	846	1098	1211	1352	1462
For Information Only:							
FAIR MARKET RENT	638	642	846	1098	1211	1393	1574
50% RENT LIMIT	598	641	770	889	992	1095	1197
65% RENT LIMIT	765	821	987	1131	1243	1352	1462
Lewis County, NY							
LOW HOME RENT LIMIT	588	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	610	656	778	1066	1201	1317	1424
For Information Only:							
FAIR MARKET RENT	610	656	778	1066	1201	1381	1561
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Montgomery County, NY							
LOW HOME RENT LIMIT	588	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	660	664	787	981	1112	1279	1436
For Information Only:							
FAIR MARKET RENT	660	664	787	981	1112	1279	1446
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	751	806	969	1112	1220	1328	1436
Otsego County, NY							
LOW HOME RENT LIMIT	596	638	766	885	987	1090	1191
HIGH HOME RENT LIMIT	692	696	873	1095	1226	1335	1443
For Information Only:							
FAIR MARKET RENT	692	696	873	1095	1404	1615	1825
50% RENT LIMIT	596	638	766	885	987	1090	1191
65% RENT LIMIT	755	810	974	1117	1226	1335	1443
St. Lawrence County, NY							
LOW HOME RENT LIMIT	588	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	625	665	830	1034	1210	1317	1424
For Information Only:							
FAIR MARKET RENT	625	665	830	1034	1247	1434	1621
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424

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Schuyler County, NY							
LOW HOME RENT LIMIT	579	620	738	873	975	1076	1176
HIGH HOME RENT LIMIT	579	620	738	1049	1226	1335	1443
For Information Only:							
FAIR MARKET RENT	579	620	738	1049	1246	1433	1620
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	755	810	974	1117	1226	1335	1443
Seneca County, NY							
LOW HOME RENT LIMIT	610	653	785	906	1011	1116	1219
HIGH HOME RENT LIMIT	681	685	828	1094	1255	1368	1480
For Information Only:							
FAIR MARKET RENT	681	685	828	1094	1255	1443	1632
50% RENT LIMIT	610	653	785	906	1011	1116	1219
65% RENT LIMIT	774	830	998	1144	1256	1368	1480
Steuben County, NY							
LOW HOME RENT LIMIT	588	630	756	873	975	1076	1176
HIGH HOME RENT LIMIT	632	641	760	1020	1179	1317	1424
For Information Only:							
FAIR MARKET RENT	632	641	760	1020	1179	1356	1533
50% RENT LIMIT	588	630	756	873	975	1076	1176
65% RENT LIMIT	745	800	962	1102	1210	1317	1424
Sullivan County, NY							
LOW HOME RENT LIMIT	652	708	850	981	1095	1208	1321
HIGH HOME RENT LIMIT	652	806	1000	1243	1368	1490	1613
For Information Only:							
FAIR MARKET RENT	652	806	1000	1259	1384	1592	1799
50% RENT LIMIT	661	708	850	981	1095	1208	1321
65% RENT LIMIT	840	901	1083	1243	1368	1490	1613
Wyoming County, NY							
LOW HOME RENT LIMIT	486	570	738	919	1000	1131	1237
HIGH HOME RENT LIMIT	486	570	738	971	1000	1150	1300
For Information Only:							
FAIR MARKET RENT	486	570	738	971	1000	1150	1300
50% RENT LIMIT	618	663	796	919	1026	1131	1237
65% RENT LIMIT	828	888	1068	1225	1346	1467	1588