

U.S. DEPARTMENT OF HUD
STATE:NEW YORK

----- 2021 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	809	909	1091	1261	1407	1552	1697
HIGH HOME RENT LIMIT	809	912	1117	1389	1515	1742	1970
For Information Only:							
FAIR MARKET RENT	809	912	1117	1389	1515	1742	1970
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	632	654	846	989	1103	1218	1331
HIGH HOME RENT LIMIT	632	654	846	1117	1284	1477	1625
For Information Only:							
FAIR MARKET RENT	632	654	846	1117	1284	1477	1669
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	691	740	888	1026	1145	1263	1380
HIGH HOME RENT LIMIT	743	772	920	1144	1284	1477	1669
For Information Only:							
FAIR MARKET RENT	743	772	920	1144	1284	1477	1669
50% RENT LIMIT	691	740	888	1026	1145	1263	1380
65% RENT LIMIT	879	943	1133	1300	1431	1561	1690
Elmira, NY MSA							
LOW HOME RENT LIMIT	647	693	832	962	1073	1184	1295
HIGH HOME RENT LIMIT	729	733	924	1217	1283	1457	1578
For Information Only:							
FAIR MARKET RENT	729	733	924	1220	1283	1475	1668
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	677	740	888	1026	1145	1263	1380
HIGH HOME RENT LIMIT	677	794	1005	1300	1380	1561	1690
For Information Only:							
FAIR MARKET RENT	677	794	1005	1311	1380	1587	1794
50% RENT LIMIT	691	740	888	1026	1145	1263	1380
65% RENT LIMIT	879	943	1133	1300	1431	1561	1690
Ithaca, NY MSA							
LOW HOME RENT LIMIT	785	840	1008	1165	1300	1434	1568
HIGH HOME RENT LIMIT	980	1048	1269	1481	1633	1782	1933
For Information Only:							
FAIR MARKET RENT	980	1048	1269	1619	1812	2084	2356
50% RENT LIMIT	785	840	1008	1165	1300	1434	1568
65% RENT LIMIT	1000	1073	1289	1481	1633	1782	1933

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Kingston, NY MSA							
LOW HOME RENT LIMIT	768	823	988	1141	1273	1405	1536
HIGH HOME RENT LIMIT	860	1020	1262	1450	1598	1744	1891
For Information Only:							
FAIR MARKET RENT	860	1020	1296	1685	1906	2192	2478
50% RENT LIMIT	768	823	988	1141	1273	1405	1536
65% RENT LIMIT	979	1050	1262	1450	1598	1744	1891
Poughkeepsie-Newburgh-Middletown, NY HUD Me							
LOW HOME RENT LIMIT	896	960	1151	1330	1483	1637	1790
HIGH HOME RENT LIMIT	1088	1160	1467	1695	1871	2047	2222
For Information Only:							
FAIR MARKET RENT	1088	1160	1467	1868	2097	2412	2726
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	1137	1218	1462	1688	1883	2078	2273
HIGH HOME RENT LIMIT	1343	1479	1777	2044	2260	2476	2691
For Information Only:							
FAIR MARKET RENT	1343	1659	2035	2606	2896	3330	3765
50% RENT LIMIT	1137	1218	1462	1688	1883	2078	2273
65% RENT LIMIT	1379	1479	1777	2044	2260	2476	2691
New York, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	1045	1119	1342	1551	1730	1909	2087
HIGH HOME RENT LIMIT	1338	1434	1723	1983	2193	2401	2608
For Information Only:							
FAIR MARKET RENT	1760	1801	2053	2598	2784	3202	3619
50% RENT LIMIT	1045	1119	1342	1551	1730	1909	2087
65% RENT LIMIT	1338	1434	1723	1983	2193	2401	2608
Rochester, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	698	752	902	1043	1163	1283	1403
HIGH HOME RENT LIMIT	698	805	1006	1251	1364	1569	1718
For Information Only:							
FAIR MARKET RENT	698	805	1006	1251	1364	1569	1773
50% RENT LIMIT	702	752	902	1043	1163	1283	1403
65% RENT LIMIT	893	958	1151	1321	1454	1586	1718
Yates County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	566	667	815	960	1071	1181	1291
HIGH HOME RENT LIMIT	566	667	815	1101	1105	1271	1437
For Information Only:							
FAIR MARKET RENT	566	667	815	1101	1105	1271	1437
50% RENT LIMIT	646	692	831	960	1071	1181	1291
65% RENT LIMIT	820	880	1058	1213	1334	1453	1572

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Rockland County, NY HUD Metro FMR Area							
LOW HOME RENT LIMIT	1045	1119	1342	1551	1730	1909	2087
HIGH HOME RENT LIMIT	1338	1434	1723	1983	2193	2401	2608
For Information Only:							
FAIR MARKET RENT	1760	1801	2053	2598	2784	3202	3619
50% RENT LIMIT	1045	1119	1342	1551	1730	1909	2087
65% RENT LIMIT	1338	1434	1723	1983	2193	2401	2608
Syracuse, NY MSA							
LOW HOME RENT LIMIT	648	729	895	1033	1153	1272	1391
HIGH HOME RENT LIMIT	648	729	901	1124	1303	1498	1694
For Information Only:							
FAIR MARKET RENT	648	729	901	1124	1303	1498	1694
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	587	625	796	941	1050	1158	1267
HIGH HOME RENT LIMIT	587	625	796	990	1140	1311	1482
For Information Only:							
FAIR MARKET RENT	587	625	796	990	1140	1311	1482
50% RENT LIMIT	633	679	815	941	1050	1158	1267
65% RENT LIMIT	804	863	1037	1190	1308	1424	1541
Watertown-Fort Drum, NY MSA							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	691	794	1003	1150	1264	1376	1488
For Information Only:							
FAIR MARKET RENT	691	794	1047	1389	1610	1852	2093
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	778	834	1003	1150	1264	1376	1488
Westchester County, NY Statutory Exception							
LOW HOME RENT LIMIT	1116	1195	1435	1657	1848	2040	2231
HIGH HOME RENT LIMIT	1379	1479	1777	2044	2260	2476	2691
For Information Only:							
FAIR MARKET RENT	1386	1619	1943	2484	2823	3246	3670
50% RENT LIMIT	1116	1195	1435	1657	1848	2040	2231
65% RENT LIMIT	1379	1479	1777	2044	2260	2476	2691
Allegany County, NY							
LOW HOME RENT LIMIT	550	592	734	902	1007	1111	1214
HIGH HOME RENT LIMIT	550	592	734	951	1103	1268	1434
For Information Only:							
FAIR MARKET RENT	550	592	734	951	1103	1268	1434
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473

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Cattaraugus County, NY							
LOW HOME RENT LIMIT	604	607	734	902	1007	1111	1214
HIGH HOME RENT LIMIT	604	607	734	1015	1104	1270	1435
For Information Only:							
FAIR MARKET RENT	604	607	734	1015	1104	1270	1435
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Cayuga County, NY							
LOW HOME RENT LIMIT	638	685	840	970	1082	1194	1305
HIGH HOME RENT LIMIT	638	685	847	1076	1197	1377	1556
For Information Only:							
FAIR MARKET RENT	638	685	847	1076	1197	1377	1556
50% RENT LIMIT	653	700	840	970	1082	1194	1305
65% RENT LIMIT	829	889	1069	1227	1350	1471	1592
Chautauqua County, NY							
LOW HOME RENT LIMIT	557	611	747	902	1007	1111	1214
HIGH HOME RENT LIMIT	557	611	747	975	1065	1225	1385
For Information Only:							
FAIR MARKET RENT	557	611	747	975	1065	1225	1385
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Chenango County, NY							
LOW HOME RENT LIMIT	543	646	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	543	646	791	1007	1073	1234	1395
For Information Only:							
FAIR MARKET RENT	543	646	791	1007	1073	1234	1395
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Clinton County, NY							
LOW HOME RENT LIMIT	645	691	830	958	1068	1179	1289
HIGH HOME RENT LIMIT	692	697	884	1150	1266	1451	1571
For Information Only:							
FAIR MARKET RENT	692	697	884	1150	1266	1456	1646
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	712	763	915	1057	1180	1301	1422
HIGH HOME RENT LIMIT	761	855	1028	1356	1394	1603	1765
For Information Only:							
FAIR MARKET RENT	761	855	1028	1360	1394	1603	1812
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	678	733	870	1083	1285	1422	1539
For Information Only:							
FAIR MARKET RENT	678	733	870	1083	1285	1478	1671
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	607	650	764	902	1007	1111	1214
HIGH HOME RENT LIMIT	646	650	764	1032	1036	1191	1347
For Information Only:							
FAIR MARKET RENT	646	650	764	1032	1036	1191	1347
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Essex County, NY							
LOW HOME RENT LIMIT	645	691	830	958	1068	1179	1289
HIGH HOME RENT LIMIT	680	719	853	1157	1161	1335	1509
For Information Only:							
FAIR MARKET RENT	680	719	853	1157	1161	1335	1509
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	532	651	775	902	1007	1111	1214
HIGH HOME RENT LIMIT	532	680	775	1041	1051	1209	1366
For Information Only:							
FAIR MARKET RENT	532	680	775	1041	1051	1209	1366
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Fulton County, NY							
LOW HOME RENT LIMIT	600	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	600	694	854	1062	1251	1362	1473
For Information Only:							
FAIR MARKET RENT	600	694	854	1062	1262	1451	1641
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Genesee County, NY							
LOW HOME RENT LIMIT	575	696	837	1005	1121	1237	1352
HIGH HOME RENT LIMIT	575	696	837	1148	1232	1417	1602
For Information Only:							
FAIR MARKET RENT	575	696	837	1148	1232	1417	1602
50% RENT LIMIT	677	725	870	1005	1121	1237	1352
65% RENT LIMIT	860	923	1109	1273	1400	1527	1653

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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	646	692	831	960	1071	1181	1291
HIGH HOME RENT LIMIT	708	834	1047	1213	1334	1453	1572
For Information Only:							
FAIR MARKET RENT	708	834	1047	1370	1420	1633	1846
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	625	669	802	927	1035	1141	1247
HIGH HOME RENT LIMIT	695	700	922	1147	1288	1402	1516
For Information Only:							
FAIR MARKET RENT	695	700	922	1147	1317	1515	1712
50% RENT LIMIT	625	669	802	927	1035	1141	1247
65% RENT LIMIT	791	849	1022	1172	1288	1402	1516
Lewis County, NY							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	645	669	828	1096	1251	1362	1473
For Information Only:							
FAIR MARKET RENT	645	669	828	1096	1254	1442	1630
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Montgomery County, NY							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	706	711	845	1051	1172	1348	1473
For Information Only:							
FAIR MARKET RENT	706	711	845	1051	1172	1348	1524
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
Otsego County, NY							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	732	737	916	1139	1251	1362	1473
For Information Only:							
FAIR MARKET RENT	732	737	916	1182	1425	1639	1853
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473
St. Lawrence County, NY							
LOW HOME RENT LIMIT	607	651	781	902	1007	1111	1214
HIGH HOME RENT LIMIT	620	693	857	1066	1251	1362	1473
For Information Only:							
FAIR MARKET RENT	620	693	857	1066	1270	1461	1651
50% RENT LIMIT	607	651	781	902	1007	1111	1214
65% RENT LIMIT	770	826	993	1139	1251	1362	1473

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PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Schuyler County, NY							
LOW HOME RENT LIMIT	607	631	779	916	1022	1128	1233
HIGH HOME RENT LIMIT	607	631	779	1084	1273	1386	1499
For Information Only:							
FAIR MARKET RENT	607	631	779	1084	1286	1479	1672
50% RENT LIMIT	617	661	793	916	1022	1128	1233
65% RENT LIMIT	783	840	1011	1159	1273	1386	1499
Seneca County, NY							
LOW HOME RENT LIMIT	616	660	791	914	1020	1125	1230
HIGH HOME RENT LIMIT	697	701	865	1118	1264	1381	1494
For Information Only:							
FAIR MARKET RENT	697	701	865	1118	1264	1454	1643
50% RENT LIMIT	616	660	791	914	1020	1125	1230
65% RENT LIMIT	780	838	1007	1155	1269	1381	1494
Steuben County, NY							
LOW HOME RENT LIMIT	617	657	773	916	1022	1128	1233
HIGH HOME RENT LIMIT	637	657	773	1044	1234	1386	1499
For Information Only:							
FAIR MARKET RENT	637	657	773	1044	1234	1419	1604
50% RENT LIMIT	617	661	793	916	1022	1128	1233
65% RENT LIMIT	783	840	1011	1159	1273	1386	1499
Sullivan County, NY							
LOW HOME RENT LIMIT	661	708	850	981	1095	1208	1321
HIGH HOME RENT LIMIT	681	823	1032	1243	1368	1490	1613
For Information Only:							
FAIR MARKET RENT	681	823	1032	1284	1427	1641	1855
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	522	574	757	950	1027	1170	1279
HIGH HOME RENT LIMIT	522	574	757	1015	1027	1181	1335
For Information Only:							
FAIR MARKET RENT	522	574	757	1015	1027	1181	1335
50% RENT LIMIT	640	685	822	950	1060	1170	1279
65% RENT LIMIT	828	888	1068	1225	1346	1467	1588

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