



# WESTCHESTER COUNTY 2009 AREA MEDIAN INCOME (AMI), SALES & RENT LIMITS

## INCOME LIMITS & HOUSING COSTS

In determining affordability for a housing development, the housing costs must be calculated for the future residents of the housing. The costs should be affordable to the targeted family income groups. Housing costs include rent and any tenant paid utilities in rental housing and includes the mortgage payment (Principal and Interest) property taxes, homeowners insurance and, in condominiums and cooperatives, any common charges and Home Owners Association (HOA) fees.

The U.S. Department of Housing and Urban Development (HUD) bases its income limits for a variety of housing programs on a standard called Area median Income (AMI). HUD estimates the median family income for each metropolitan statistical area. The base AMI is established for an average family of 4 persons. Westchester County's AMI is represented by 100% AMI for a family of 4 (highlighted in red on chart). The maximum income by family size is then adjusted from the base number by a percentage determined by HUD:

# of Persons	1	2	3	4	5	6	7	8
Adjustment	70%	80%	90%	100%	108%	116%	124%	132%

## FAMILY SIZE PERCENTAGE

It should be noted that in the cases where the AMI for Westchester County is lower in a subsequent year, HUD permits a "hold harmless" policy, where calculations are based on the prior year's effective AMI and adjusted as described above.

Income Limit amounts have been rounded to the nearest \$50 except for: the 80% uncapped incomes which are rounded to the nearest \$100; and, the 60% Income Limits, which were calculated by in accordance with federally approved guidelines, including the *Housing and Economic Recovery Act of 2008* which provides for limits to be applied to *Multifamily Tax Subsidy Projects (MTSP)*.

## 2009 Maximum Income Guidelines

INCOME LIMITS	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household
100% AMI	\$73,700	\$84,250	\$94,750	\$105,300	\$113,700	\$122,150
80% AMI	\$59,000	\$67,400	\$75,800	\$ 84,200	\$ 91,000	\$ 97,700
*60% AMI	\$44,220	\$50,520	\$56,880	\$ 63,180	\$ 68,220	\$ 73,260
*50% AMI	\$36,850	\$42,100	\$47,400	\$ 52,650	\$ 56,850	\$ 61,050
30% AMI	\$22,100	\$25,300	\$28,450	\$ 31,600	\$ 34,150	\$ 36,650

## \*MTSP & HOME

## EFFECTIVE DATE

Median Income Limits, March 19, 2009 & HOME Income Limits, April 27, 2009