

**Homes of Syracuse Approved Initial Rents – From Exhibit 4  
Rent Schedule and Income Limits 2020  
RENT & UTILITIES 2020**

Bedroom Size & AMI Percentage	Base Rent	Utility Allowance	Max. Sur Charge	Max Gross Rent HTF	Maximum Gross TC	HTF Base Rent & Max Surcharge	S8 Payment Standard
<b>3 bedroom 30%</b>	\$ 300	\$ 169	\$ 186	\$ 655	\$ 620	\$ 486	\$ 1,164
<b>3 bedrooms larger sq ft. 30%</b>	\$ 300	\$ 169	\$ 196	\$ 665	\$ 620	\$ 496	\$ 1,164
<b>3 bedrooms 50%</b>	\$ 630	\$ 169	\$ 187	\$ 986	\$ 1,033	\$ 817	\$ 1,164
<b>3 bedroom Larger sq. ft. 50 %</b>	\$ 630	\$ 169	\$ 196	\$ 995	\$ 1,033	\$ 826	\$ 1,164
<b>3 Bedroom 60%</b>	\$ 680	\$ 169	\$ 187	\$1,036	\$1,240	\$ 867	\$ 1,164
<b>4 Bedroom 30%</b>	\$ 317	\$ 200	\$ 218	\$ 735	\$ 692	\$ 535	\$ 1,310
<b>4 Bedroom 50%</b>	\$ 686	\$ 200	\$ 218	\$ 1,104	\$ 1,153	\$ 904	\$ 1,310
<b>4 Bedroom 60%</b>	\$ 730	\$ 200	\$ 218	\$ 1,148	\$ 1,384	\$ 948	\$ 1,310
<b>Effective Dates:</b>	<b>1/1/2020</b>	<b>1/1/2020</b>	<b>1/1/2020</b>	<b>1/1/2020</b>	<b>04/01/19</b>	<b>1/1/2020</b>	<b>01/01/2020</b>

Rents on units with federal or state project-based rental assistance may exceed the high HOME program rents only when the tenant's income is less than 50% of Area Median Income and the tenants pays no more than 30% of adjusted income towards rent and utilities.

1) Rents were reduced by \$20 per unit per month to minimize projected cash flow.

2) If tenant's income after initial occupancy exceeds the program's eligibility requirements and the project is still subject to Low Income Housing Credit (LIHC) regulations, the tenant must pay the market rent as defined by the HTFC statute not to exceed the maximum tax credit restricted rent permitted under the LIHC program. If the project is not subject to LIHC regulations, the tenant shall pay the lesser of 30% of their income or the market rent, which is the basic rent plus the surcharge noted above.

**PA RENTS (Effective 11/01/2003) (no changes)**

<b>Family Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
W/Children in HH	\$ 210	\$ 235	\$ 303	\$ 341	\$ 379	\$ 397	\$ 413	\$ 413
W/O Children in HH	\$ 203	\$ 235	\$ 270	\$ 294	\$ 319	\$ 329	\$ 343	\$ 375

**INCOME LIMITS (Effective 04/2020) 2020 Limits**

<b>Family Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>30 %</b>	16,710	19,080	21,480	23,850	25,770	27,690	29,580	31,500
<b>50%</b>	27,850	31,800	35,800	39,750	42,950	46,150	49,300	52,500
<b>60%</b>	33,420	38,160	42,960	47,700	51,540	55,380	59,160	63,000

**HOMES OF SYRACUSE – UTILITY ALLOWANCE 2020**

	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>
<b>Heat Gas</b>	\$ 76	\$ 86
<b>Electric</b>	\$ 49	\$ 60
<b>Hot Water Gas</b>	\$ 11	\$ 14
<b>AC (Air conditioner)</b>	\$ 19	\$ 22
<b>Cooking Electric</b>	\$ 14	\$ 18
<b>Total Utility Allowance</b>	<b>\$ 169</b>	<b>\$ 200</b>

<b>2018 Section 8</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>
<b>Payment standard</b>	\$ 1,164	\$ 1,310
- <b>Utility allowance</b>	\$ 169	\$ 200
<b>Contract rent</b>	\$ 995	\$ 1,110