

HUD INCOME & RENT LIMITS (10/1/20 - Fair Market Rents)
Annual Household Income, as a Percentage of Area Median Income (AMI), by Household Size

Household Size	HOME PROGRAM			CDBG (80% Low-Mod)	AREA MEDIAN INCOME (Percentages)			
	30% AMI, Extremely Low (1)	50% AMI, Very Low (1)	60% AMI (1)	DND/BHC (2)	80 % (3)	100 % (3)	120 % (3)	135 % (3)
1 person	\$26,850	\$44,800	\$53,760	\$67,400	\$66,650	\$83,300	\$99,950	\$112,450
2 persons	\$30,700	\$51,200	\$61,440	\$77,000	\$76,150	\$95,200	\$114,250	\$128,500
3 persons	\$34,550	\$57,600	\$69,120	\$86,650	\$85,700	\$107,100	\$128,500	\$144,600
4 persons	\$38,350	\$63,950	\$76,740	\$96,250	\$95,200	\$119,000	\$142,800	\$160,650
5 persons	\$41,450	\$69,100	\$82,920	\$103,950	\$102,800	\$128,520	\$154,200	\$173,500
6 persons	\$44,500	\$74,200	\$89,040	\$111,650	\$110,450	\$138,040	\$165,650	\$186,350

(1) Issued by HUD 7/01/20. (2) CDBG=80.9% AMI (3) Incomes calculated based on HUD median for HH of 4, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits Include Utilities, with the Exception of BPDA Inclusionary

Bedroom Size	HOME PROGRAM			DHCD LIHTC			CDBG / MOD Rehab + NHT	FAIR MARKET (FMR)		BPDA INCLUSIONARY (no utilities)	
	30% Homeless Set-Aside (1)	50% Low (1)	65% High (1)	50% AMI (3)	60% AMI (3)	LOW-MOD, 80% (2)	100% FMR (4)	110% FMR (4)	70% (5)	100% (5)	
SRO	\$503	\$840	\$1,077	\$840	\$1,008	\$1,286	\$1,307	\$1,437	\$844	\$1,226	
0 BR/Efficiency	\$671	\$1,120	\$1,436	\$1,120	\$1,344	\$1,715	\$1,742	\$1,916	\$1,125	\$1,635	
1 BR	\$719	\$1,200	\$1,540	\$1,200	\$1,440	\$1,900	\$1,924	\$2,116	\$1,318	\$1,913	
2 BR	\$863	\$1,440	\$1,849	\$1,440	\$1,728	\$2,311	\$2,336	\$2,570	\$1,492	\$2,172	
3 BR	\$997	\$1,663	\$2,129	\$1,663	\$1,995	\$2,691	\$2,906	\$3,197	\$1,672	\$2,437	
4 BR	\$1,112	\$1,855	\$2,355	\$1,855	\$2,226	\$3,001	\$3,168	\$3,485	\$1,850	\$2,700	

(1) Issued by HUD, eff 7/01/20. (2) Calculated by DND based on lower of 80.9% of AMI. (3) Issued by HUD eff 4/1/20. For units in service prior, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>. (4) Issued by HUD, eff 10/01/20. NOTE: For underwriting purposes: BHA uses 110% FMR in zip codes where SAFMR at or below 110% of FMR. BHA uses SAFMR rent in zip codes where SAFMR is above 110%. See <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html> to look up SAFMRs. (5) Set by BPDA for 2020, unchanged from 2019.

BPDA: Inclusionary Development Price Limits 2020

80% AMI	\$135,600	\$150,700	\$186,400	\$221,900	\$257,500	\$288,700
100% AMI	\$183,600	\$204,100	\$248,600	\$288,700	\$327,900	\$366,900

BPDA: Inclusionary Program Income Limits 2020

Household Size	80%		100%
	70% Rental	Homeownership	Homeownership
1 person	\$55,550	\$63,500	\$79,350
2 persons	\$63,450	\$72,550	\$90,650
3 persons	\$71,400	\$81,600	\$102,000
4 persons	\$79,300	\$90,650	\$113,300
5 persons	\$85,650	\$97,950	\$122,400
6 persons	\$92,000	\$105,200	\$131,450

BPDA set for 2020, unchanged from 2019

HOME Purchase Price / Value Limits

Suffolk County, New and Existing Homes

1 Unit	2 Units	3 Units	4 Units
\$486,000	\$622,000	\$753,000	\$933,000

Last Updated: 4/1/2020

Home Per Unit Subsidy Caps

0 BR & SROs	1 BR Unit	2 BR Unit	3 BR Unit	4 + BR Unit
\$153,314	\$175,752	\$213,718	\$276,482	\$303,490

Applies to Boston, capped at 240%. Section 234. Based on High Cost Percentage, effective 6/4/20

BHA Utility Allowance, Effective 8/1/20

		SRO	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Gas Heat	Single Family	\$40	\$53	\$63	\$73	\$84	\$94	\$104
	Duplex, 3 Decker	\$36	\$48	\$57	\$66	\$74	\$83	\$92
	Garden, Row/Townhouse	\$36	\$48	\$57	\$66	\$74	\$83	\$92
	Elevator/Highrise	\$28	\$37	\$44	\$51	\$59	\$66	\$73
Oil Heat	Single Family	\$63	\$84	\$100	\$116	\$132	\$149	\$165
	Duplex, 3 Decker	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Garden, Row/Townhouse	\$71	\$94	\$105	\$116	\$128	\$139	\$150
	Elevator/Highrise	\$44	\$59	\$70	\$81	\$93	\$104	\$115
Electric Heat	Single Family	\$60	\$80	\$96	\$113	\$129	\$145	\$161
	Duplex, 3 Decker	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Garden, Row/Townhouse	\$53	\$70	\$84	\$99	\$113	\$127	\$141
	Elevator/Highrise	\$42	\$56	\$68	\$79	\$90	\$102	\$113
Other Electric	Single Family	\$33	\$44	\$67	\$91	\$114	\$138	\$162
	Duplex, 3 Decker	\$29	\$38	\$58	\$78	\$98	\$118	\$138
	Garden, Row/Townhouse	\$29	\$38	\$58	\$78	\$98	\$118	\$138
	Elevator/Highrise	\$24	\$32	\$48	\$64	\$80	\$96	\$112
Water Sewer (T)	Single Family	\$23	\$31	\$62	\$106	\$174	\$246	\$319
	Duplex, 3 Decker	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Garden, Row/Townhouse	\$23	\$31	\$46	\$77	\$128	\$180	\$234
	Elevator/Highrise	\$23	\$31	\$46	\$77	\$128	\$180	\$234
Water Heating	Oil	\$11	\$14	\$25	\$36	\$47	\$58	\$69
	Gas	\$7	\$9	\$16	\$23	\$30	\$37	\$44
	Electric	\$19	\$25	\$35	\$45	\$54	\$64	\$74
Cooking	Gas Oven	\$2	\$3	\$5	\$8	\$10	\$12	\$15
	Electric Oven	\$5	\$6	\$11	\$16	\$21	\$26	\$30
	Refrigerator	\$7	\$7	\$7	\$7	\$7	\$7	\$7
	Range	\$7	\$7	\$7	\$7	\$7	\$7	\$7

(<http://www.bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Utility-Chart.aspx>)