

# INCOME & RENT LIMITS (12/15/20)

Annual Household Income (as a percentage of the area median income - AMI) by Household Size

Household Size	HOME PROGRAM (1)		AREA MEDIAN INCOME (AMI) PERCENTAGES (3)								CDBG / MOD Rehab +NHT (2)
	30% (Extremely Low)	50% (Very Low)	60%	70%	80%	90%	100%	110%	120%	135%	DND - BHC 80% Low-Mod
1 person	\$26,850	\$44,800	\$53,760	\$58,350	\$66,650	\$75,000	\$83,300	\$91,650	\$100,000	\$112,500	\$67,400
2 persons	\$30,700	\$51,200	\$61,440	\$66,650	\$76,200	\$85,700	\$95,200	\$104,750	\$114,250	\$128,550	\$77,000
3 persons	\$34,500	\$57,600	\$69,120	\$75,000	\$85,700	\$96,400	\$107,100	\$117,850	\$128,550	\$144,600	\$86,650
4 persons	\$38,350	\$63,950	\$76,740	\$83,300	\$95,200	\$107,100	\$119,000	\$130,900	\$142,800	\$160,650	\$96,250
5 persons	\$41,450	\$69,100	\$82,920	\$90,000	\$102,850	\$115,700	\$128,550	\$141,400	\$154,250	\$173,550	\$103,950
6 persons	\$44,500	\$74,200	\$89,040	\$96,650	\$110,450	\$124,250	\$138,050	\$151,850	\$165,650	\$186,400	\$111,650

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

## Monthly Rent Limits with Utilities Included

Bedroom Size	HOME PROGRAM (1)			DHCD / LIHTC (2)		DND Area Median Income Rent Limits (4)						CDBG / MOD Rehab +NHT (3)	FAIR MARKET RENT (FMR) - HUD Vouchers (5)		
	30% (Extremely Low)	50% (Low)	65% (High)	50%	60%	70%	80%	90%	100%	110%	120%	135%	DND - BHC 80% Low-Mod	100%	110%
SRO	\$503	\$840	\$1,077	\$840	\$1,008	\$1,176	\$1,344	\$1,512	\$1,680	\$1,848	\$2,016	\$2,268	\$1,286	\$1,286	\$1,415
0-BR/Eff	\$671	\$1,120	\$1,436	\$1,120	\$1,344	\$1,568	\$1,792	\$2,016	\$2,240	\$2,464	\$2,688	\$3,024	\$1,715	\$1,715	\$1,887
1-BR	\$719	\$1,200	\$1,540	\$1,200	\$1,440	\$1,680	\$1,920	\$2,160	\$2,400	\$2,640	\$2,880	\$3,240	\$1,900	\$1,900	\$2,090
2-BR	\$863	\$1,440	\$1,849	\$1,440	\$1,728	\$2,016	\$2,304	\$2,592	\$2,880	\$3,168	\$3,456	\$3,888	\$2,311	\$2,311	\$2,542
3-BR	\$997	\$1,663	\$2,129	\$1,663	\$1,995	\$2,328	\$2,661	\$2,993	\$3,326	\$3,659	\$3,991	\$4,490	\$2,691	\$2,691	\$3,168
4-BR	\$1,112	\$1,855	\$2,355	\$1,855	\$2,226	\$2,597	\$2,968	\$3,339	\$3,710	\$4,081	\$4,452	\$5,009	\$3,001	\$3,131	\$3,444

(1) Issued by HUD, eff 7/01/20. (2) Issued by HUD eff 4/1/20. For units in service prior, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>. (3) Calculated by DND based on lower of 80.9% of AMI or 100% FMR (4/10/20). (4) Set by DND for 2020, and is used for units that are only funded by the City of Boston. (5) Issued by HUD, eff 10/01/20. Note: For underwriting purposes: BHA uses 110% FMR in zip codes where SAFMR is at or below 110% of FMR. BHA uses SAFMR rent in zip codes where SAFMR is above 110%. SAFMR are posted here: <https://www.huduser.gov/portal/datasets/fmr/smallarea/index.html>.

Boston Planning & Development Agency (BPDA) Income, Rent, and Sales Prices Limits (Inclusionary Development Policy units) can be found at <http://www.bostonplans.org/housing/income,-asset,-and-price-limits>

BHA Utility Allowance, Effective 8/1/20 ( <a href="http://www.bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Utility-Chart.aspx">http://www.bostonhousing.org/en/For-Section-8-Leased-Housing/How-Rent-is-Set/Utility-Chart.aspx</a> )							
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR
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 (Tenant)	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
	Range	7	7	7	7	7	7

HOME Purchase Price/Value Limits						
Suffolk	Existing + New Homes	1 Unit	2 Units	3 Units	4 Units	Last Updated
		\$486,000	\$622,000	\$753,000	\$933,000	4/1/20
Home Per Unit Subsidy Caps: Based on High Cost % effective 6/04/20						
Boston (capped at 240%) Section 234	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit	
	\$153,314	\$175,752	\$213,718	\$276,482	\$303,490	