

HUD Income Limits - Calendar 2016

(update 10/24/2016)

Household Size	(1) HOME 30% Median (Extremely Low)	(1) HOME 50% Median (Very Low)	(1) HOME 60% Median	(2) CDBG Low-Mod 80% Median; Same as HOME Low-Income	(4) 80% of median	(4) 95% of median	(4) 100% of median	(4) 110% of median	(4) 120% of median	(3) Inclusionary 80% Ownership limits	(3) Inclusionary 100% Ownership limits	(3) Inclusionary Rental Limits (70% AMI)
1 person	20,650	34,350	41,220	51,150	54,950	65,250	68,650	75,550	82,400	54,950	68,700	48,100
2 persons	23,600	39,250	47,100	58,450	62,800	74,550	78,500	86,350	94,200	62,800	78,500	54,950
3 persons	26,550	44,150	52,980	65,750	70,650	83,900	88,300	97,100	105,950	70,650	88,300	61,850
4 persons	29,450	49,050	58,860	73,050	78,500	93,200	98,100	107,900	117,700	78,500	98,100	68,700
5 persons	31,850	53,000	63,600	78,900	84,750	100,650	105,950	116,550	127,150	84,800	105,950	74,200
6 persons	34,200	56,900	68,280	84,750	91,050	108,100	113,800	125,200	136,550	91,050	113,800	79,700
7 persons	36,550	60,850	73,020	90,600	97,300	115,550	121,650	133,800	145,950			
8 persons	38,900	64,750	77,700	96,450	103,600	123,000	129,500	142,450	155,400			

- (1) Issued by HUD effective June 6, 2016, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.
 (2) Income limits provided by HUD - March 28, 2016. Note, CDBG @80% moderate income is same as HOME Low Income
 (3) Issued by the BRA for 2016
 (4) Incomes calculated based on the HUD published median income for a family of four in the Boston area, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits											
Bedroom Size	Homeless Set-Aside (30% of median)	(1) Low HOME (50% of median)	(1) High HOME (65% of median)	(3) DHCD LIHTC (50% median)	(3) DHCD LIHTC (60% median)	(2) CDBG Affordable (80% median)	(1) Section 8 FMR	Section 8 110% FMR	(4) Inclusionary Rent Limits (70% median)	(6) Max Rent 100% median	(5) NSP Maximum rent 120% Median
SRO	388	647	792			871	792	871		1,293	1,552
0-BR/Eff	517	862	1,056	862	1,034	1,162	1,056	1,162	1,065	1,724	2,069
1-BR	554	923	1,255	923	1,108	1,375	1,261	1,387	1,242	1,846	2,215
2-BR	665	1,108	1,508	1,108	1,330	1,651	1,567	1,724	1,419	2,216	2,659
3-BR	768	1,280	1,733	1,280	1,536	1,907	1,945	2,140	1,597	2,560	3,072
4-BR	857	1,428	1,914	1,428	1,714	2,128	2,148	2,363	1,774	2,856	3,427

- (1) Issued by HUD, effective 3/28/16
 (2) Calculated by DND based on lower of 74.5% of AMI or 110% FMR (3/28/16)
 (3) Issued by HUD effective 3/28/16. For units in service prior to 3/28/16, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>
 (4) Set by BRA for 2016
 (5) Maximum NSP Rents at 120% AMI
 (6) Calculated at twice low HOME (50% median) rent.

Utility Allowance - BHA Leased Housing Division, Effective 6/1/16									
		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR	
Gas Heat	Single Family	29/39	52	63	79	89	104	119	
	Duplex, 3 Decker	26/35	46	60	75	88	100	115	
	Garden, Row/Townhouse	22/29	39	53	66	80	93	107	
	Elevator/Highrise	23/30	34	41	49	56	70	80	
Oil Heat	Single Family	54/72	97	117	147	166	193	222	
	Duplex, 3 Decker	50/66	85	112	139	164	186	214	
	Garden, Row/Townhouse	41/54	73	98	123	148	173	199	
	Elevator/Highrise								
Electric Heat	Single Family	49/65	89	106	134	151	176	202	
	Duplex, 3 Decker	45/60	77	102	127	149	169	195	
	Garden, Row/Townhouse	38/50	66	90	112	135	157	181	
	Elevator/Highrise	34/45	56	68	84	104	121	139	
Water Heat	Gas	5/7	9	11	14	17	19	22	
	Oil	8/11	14	19	24	30	32	37	
	Electric	12/16	21	28	34	42	46	53	
Water Use	Tenant Paid	56/75	108	141	182	208	241	272	
	Gas Oven	4/5	7	9	11	14	15	17	
Cooking	Electric Oven	9/12	16	21	26	32	35	40	
	Lights & Appliances	32/42	54	72	89	111	119	137	
	Refrigerator	3/4	4	4	6	6	7	7	
	Range	3/4	4	5	5	6	6	6	

BRA: Inclusionary Development Price Limits 2016						
Income	Micro	Studio	1 BR	2 BR	3 BR	4BR
80% AMI	\$127,600	\$141,800	\$175,900	\$206,100	\$236,000	\$265,800
100% AMI	\$172,100	\$191,300	\$228,500	\$265,800	\$303,100	\$340,400

HOME Purchase Price/Value Limits						
	Existing + New Homes	1 Living Unit	2 Living Unit	3 Living Unit	4 Living Unit	Last Updated
Suffolk		\$ 373,000	\$ 478,000	\$ 578,000	\$ 716,000	5/2/2016

Home Per Unit Subsidy Caps: Based on High Cost % effective 12/18/15					
	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
Boston (capped at 240%) Section 234	\$140,107	\$160,615	\$195,305	\$252,662	\$277,344