

# HUD Income Limits - Calendar 2016 (update 10/27/2016)

| 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 (BHA 11.1.16) | (4) Inclusionary Rent Limits (70% median) | (6) Max Rent 100% median | (5) NSP Maximum rent 120% Median |
| SRO                 | 388                                | 647                          | 792                           |                             |                             | 872                              | 896               | 984                              | 958                                       | 1,293                    | 1,552                            |
| 0-BR/EF             | 517                                | 862                          | 1,056                         | 862                         | 1,034                       | 1,162                            | 1,194             | 1,313                            | 1,065                                     | 1,724                    | 2,069                            |
| 1-BR                | 554                                | 923                          | 1,255                         | 923                         | 1,108                       | 1,375                            | 1,372             | 1,509                            | 1,242                                     | 1,846                    | 2,215                            |
| 2-BR                | 665                                | 1,108                        | 1,508                         | 1,108                       | 1,330                       | 1,651                            | 1,691             | 1,860                            | 1,419                                     | 2,216                    | 2,659                            |
| 3-BR                | 768                                | 1,280                        | 1,733                         | 1,280                       | 1,536                       | 1,907                            | 2,116             | 2,327                            | 1,597                                     | 2,560                    | 3,072                            |
| 4-BR                | 857                                | 1,428                        | 1,914                         | 1,428                       | 1,714                       | 2,128                            | 2,331             | 2,564                            | 1,774                                     | 2,856                    | 3,427                            |

(1) Issued by HUD, effective 10/1/16

(2) Calculated by DND based on lower of 74.5% of AMI or 110% FMR (10/1/16)

(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  |  |
| Cooking   | Gas Oven              | 4/5      | 7   | 9   | 11  | 14  | 15  | 17   |  |
|   | 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 | \$340,400 |
| 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  |