

HUD Income Limits - Calendar 2016 (update 6/6/2016)

| 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 | (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 | | 1,584 | 1,369 |
| 0-BR/Eff | 517 | 862 | 1,056 | 862 | 1,034 | 1,162 | 1,056 | 1,162 | 1,065 | 2,112 | 1,825 |
| 1-BR | 554 | 923 | 1,255 | 923 | 1,108 | 1,375 | 1,261 | 1,387 | 1,242 | 2,510 | 2,129 |
| 2-BR | 665 | 1,108 | 1,508 | 1,108 | 1,330 | 1,651 | 1,567 | 1,724 | 1,419 | 3,016 | 2,433 |
| 3-BR | 768 | 1,280 | 1,733 | 1,280 | 1,536 | 1,907 | 1,945 | 2,140 | 1,597 | 3,466 | 2,737 |
| 4-BR | 857 | 1,428 | 1,914 | 1,428 | 1,714 | 2,128 | 2,148 | 2,363 | 1,774 | 3,828 | 3,041 |

- (1) Issued by HUD, effective 3/28/16
 (2) Calculated by DND based on lower of 74.5% of AMI or 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 | |
| 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 | 4 | 5 | 6 | 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 |