

# HUD Income Limits (update 6/15/17)

Household Size	(1) HOME 30% (Extremely Low)	(1) HOME 50% (Very Low)	(1) HOME 60%	(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	21,700	36,200	43,440	54,750	57,900	68,750	72,400	79,600	86,850	57,900	72,400	50,700
2 persons	24,800	41,400	49,680	62,550	66,200	78,600	82,700	91,000	99,250	66,200	82,750	57,950
3 persons	27,900	46,550	55,860	70,350	74,450	88,400	93,050	102,350	111,650	74,450	93,100	65,200
4 persons	31,000	51,700	62,040	78,150	82,700	98,250	<b>103,400</b>	113,750	124,100	82,700	103,400	72,400
5 persons	33,500	55,850	67,020	84,450	89,350	106,100	111,650	122,850	134,000	89,350	111,700	78,200
6 persons	36,000	60,000	72,000	90,700	95,950	113,950	119,950	131,950	143,950	95,950	119,950	84,000
7 persons	38,450	64,150	76,980	96,950	102,550	121,800	128,200	141,050	153,850			
8 persons	40,950	68,250	81,900	103,200	109,200	129,650	136,500	150,150	163,800			

(1) Issued by HUD effective 6/15/17, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.

(2) Issued by HUD effective 6/15/17. Note, CDBG @80% is same as HOME Program Low Income

(3) Issued by the BPDA for 2017

(4) Incomes calculated based on the HUD median for a family of 4 in 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	407	679	896	679	815	984	895	984	977	1,358	1,629
0-BR/Eff	542	905	1,194	905	1,086	1,313	1,194	1,313	1,086	1,810	2,172
1-BR	581	970	1,344	970	1,164	1,467	1,372	1,509	1,267	1,940	2,328
2-BR	697	1,163	1,614	1,163	1,396	1,758	1,691	1,860	1,448	2,326	2,791
3-BR	806	1,344	1,857	1,344	1,613	2,032	2,116	2,327	1,630	2,688	3,226
4-BR	900	1,500	2,051	1,500	1,800	2,268	2,331	2,564	1,810	3,000	3,600

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

(2) Calculated by DND based on lower of 75.6% of AMI or 110% FMR (10/1/16)

(3) Issued by HUD effective 6/15/17. For units in service prior to 6/15/17, use calculator at <http://www.novoco.com/tenant/rentincome/calculator/z2.jsp>

(4) Set by BPDA for 2017

(5) Maximum NSP Rents at 120% AMI

(6) Calculated at twice low HOME (50% median) rent.

Utility Allowance - BHA Leased Housing Division, Effective 6/1/17									
		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	29/39	51	67	84	98	111	128	
	Garden, Row/Townhouse	25/33	43	59	73	89	103	119	
	Elevator/Highrise	25/33	38	45	55	62	78	89	
Oil Heat	Single Family	62/82	111	133	168	189	220	253	
	Duplex, 3 Decker	56/75	97	128	159	187	212	244	
	Garden, Row/Townhouse	47/62	83	112	140	169	197	226	
	Elevator/Highrise								
Electric Heat	Single Family	49/65	87	105	132	149	173	199	
	Duplex, 3 Decker	44/59	76	101	125	147	167	192	
	Garden, Row/Townhouse	37/49	65	88	110	133	155	178	
	Elevator/Highrise	33/44	55	67	83	102	119	137	
Water Heat	Gas	5/7	9	13	16	19	21	24	
	Oil	10/13	17	22	27	34	37	42	
	Electric	12/16	20	27	34	42	45	52	
Water Use	Tenant Paid	58/77	111	144	187	212	246	279	
Cooking	Gas Oven	5/6	7	10	12	15	17	19	
	Electric Oven	10/13	16	22	27	33	36	41	
	Lights & Appliances	32/43	55	73	91	112	121	139	
	Refrigerator	2/3	3	3	5	5	5	5	
	Range	3/4	4	5	5	5	5	5	

BPDA: Inclusionary Development Price Limits 2017							
Income	Micro	Studio	1 BR	2 BR	3 BR	4BR	
80% AMI	\$130,500	\$145,000	\$179,600	\$214,300	\$246,500	\$276,900	
100% AMI	\$177,300	\$197,000	\$239,000	\$277,100	\$315,100	\$353,000	

HOME Purchase Price/Value Limits						
Suffolk	Existing + New Homes	1 Living Unit	2 Living Unit	3 Living Unit	4 Living Unit	Last Updated
		\$ 397,000	\$ 508,000	\$ 615,000	\$ 762,000	

Home Per Unit Subsidy Caps: Based on High Cost % effective 05/24/17					
Boston (capped at 240%) Section 234	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
		\$141,089	\$161,738	\$196,673	\$254,431