HUD Income and Rent Limits (4/15/19 update)

Annual Household Income													
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	(4) 135% of median	(3) Inclusionary 80% Ownership limits	(3) Inclusionary 100% Ownership limits	(3) Inclusionary Rental Limits (70% AMI)
1 person	22,650	37,750	45,300	56,800	60,350	71,700	75,450	83,000	90,550	101,850	60,400	75,500	52,850
2 persons	25,900	43,150	51,780	64,900	69,000	81,950	86,250	94,850	103,500	116,400	69,000	86,250	60,400
3 persons	29,150	48,550	58,260	73,000	77,600	92,150	97,000	106,700	116,400	131,000	77,650	97,050	67,950
4 persons	32,350	53,900	64,680	81,100	86,250	102,400	**107,800**	118,600	129,350	145,550	86,250	107,800	75,450
5 persons	34,950	58,250	69,900	87,600	93,150	110,600	116,400	128,050	139,700	157,150	93,150	116,450	81,500
6 persons	37,550	62,550	75,060	94,100	100,050	118,800	125,050	137,550	150,050	168,800	100,050	125,050	87,550
7 persons	40,150	66,850	80,220	100,600	106,950	127,000	133,650	147,050	160,400	180,450			
8 persons	42,750	71,150	85,380	107,100	113,850	135,200	142,300	156,550	170,750	192,100			

(1) Issued by HUD effective 6/01/18**,** and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs.
(2) Issued by HUD effective 6/01/18. Note, CDBG @80% is same as HOME Program Low Income
(3) Issued by the BPDA for 2018
(4) Incomes calculated based on HUD median for a family of 4 in Boston area, adjusted for family size and rounded to nearest 50.

Monthly Rent Limits

The following table summarizes the FY97 income limits for the Section 8, CDBG, HOME and other programs by household size and income category. All of the income limits (except

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)	(5) Section 8 FMR	Section 8 110% FMR	(4) Inclusionary Rent Limits (70% median)	Max Rent 100% median	NSP Maximum rent 120% Median
SRO	407	707	940	707	849	1,064	1,206	1,327	984	1,406	1,688
0-BR/Eff	542	943	1,253	943	1,132	1,418	1,608	1,769	1,094	1,563	1,876
1-BR	581	1,011	1,344	1,011	1,213	1,521	1,801	1,981	1,277	1,824	2,188
2-BR	697	1,213	1,614	1,213	1,456	1,824	2,194	2,413	1,459	2,084	2,501
3-BR	806	1,401	1,857	1,401	1,681	2,107	2,749	3,024	1,642	2,345	2,814
4-BR	900	1,563	2,051	1,563	1,876	2,351	2,966	3,263	1,823	2,605	3,125

(1) Issued by HUD, effective 6/01/18
(2) Calculated by DND based on lower of 75.2% of AMI or 110% FMR (4/15/19)
(3) Issued by HUD effective 6/01/18. For units in service prior to 6/01/18, use calculator at http://www.novoco.com/tenant/rentincome/calculator/z2.jsp
(4) Set by BPDA for 2018
(5) Issued by HUD, effective 4/15/19

Utility Allowance - BHA Leased Housing Division, Effective 6/1/18

		SRO/0 BR	1BR	2BR	3BR	4BR	5BR	6+BR
Gas Heat	Single Family	40/53	64	75	86	97	109	122
	Duplex, 3 Decker	36/48	58	67	76	85	94	105
	Garden, Row/Townhouse	25/33	40	47	54	61	68	76
	Elevator/Highrise	28/37	45	52	60	68	76	85
Oil Heat	Single Family	63/84	101	117	134	150	166	186
	Duplex, 3 Decker	58/77	90	104	117	131	145	162
	Garden, Row/Townhouse	84/112	122	131	140	149	158	177
	Elevator/Highrise							
Electric Heat	Single Family	61/81	97	114	130	146	163	183
	Duplex, 3 Decker	43/57	68	80	91	103	114	128
	Garden, Row/Townhouse	55/73	88	102	117	132	147	165
	Elevator/Highrise	43/57	68	80	91	103	114	128
Other Electric	Single Family	33/44	67	91	115	138	162	181
	Duplex, 3 Decker	29/39	59	79	100	120	140	157
	Garden, Row/Townhouse	29/38	57	77	96	116	136	152
	Elevator/Highrise	24/32	48	64	80	96	112	125
Water Sewer (Tenant)	Single Family	30/40	60	101	163	227	291	326
	Duplex, 3 Decker	23/30	45	75	122	168	217	243
	Garden, Row/Townhouse	23/30	45	75	122	168	217	243
	Elevator/Highrise	23/30	45	75	122	168	217	243
Water Heating	Oil	11/14	25	36	47	59	70	78
	Gas	7/9	16	23	29	36	43	48
	Electric	19/25	35	45	54	64	74	83
Cooking	Gas Oven	2/3	5	7	10	12	14	16
	Electric Oven	5/6	11	16	21	26	30	34
	Refrigerator	5/7	7	7	7	7	7	8
	Range	5/7	7	7	7	7	7	8

BPDA: Inclusionary Development Price Limits 2018

Income	Micro	Studio	1 BR	2 BR	3 BR	4BR
80% AMI	$132,300	$147,100	$182,100	$217,000	$250,900	$281,600
100% AMI	$179,600	$199,600	$243,200	$281,600	$320,100	$358,500

HOME Purchase Price/Value Limits

		1 Unit	2 Units	3 Units	4 Units	Last Updated
Suffolk	Existing + New Homes	$ 458,000	$ 586,000	$ 710,000	$ 879,000	4/15/2019

Home Per Unit Subsidy Caps: Based on High Cost % effective 8/02/18

	0 BR & SRO's	1 BR Unit	2 BR Unit	3 BR Unit	4+ BR Unit
Boston (capped at 240%) Section 234	$147,074	$168,600	$205,018	$265,227	$291,137