

# HOUSING PROGRAM INCOME LIMITS

2018 PMSA Boston, MA Area Median Income **\$107,800** 4% Increase from prior

HOUSEHOLD SIZE	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	Each Addition'l Person
<b>HWAP, WAP, LIHEAP &amp; EFSP</b>	60% of State Median (4) <b>\$34,380</b> <b>\$44,958</b> <b>\$55,537</b> <b>\$66,115</b> <b>\$76,693</b> <b>\$87,272</b> <b>\$89,255</b> <b>\$91,239</b> see footnote 5								
Effective 10/1/2017	Federal FY 2018								
<b>30% AMI</b>	<b>\$22,650</b>	<b>\$25,900</b>	<b>\$29,150</b>	<b>\$32,350</b>	<b>\$34,950</b>	<b>\$37,550</b>	<b>\$40,150</b>	<b>\$42,750</b>	see footnote 2
30% (HOME) effective date	6/1/2018								
Extremely Low Income (CDBG) effective	4/1/2018								
Income Targeting Standard (Sec. 8) effctv.	4/1/2018								
<b>50% AMI</b>	<b>\$37,750</b>	<b>\$43,150</b>	<b>\$48,550</b>	<b>\$53,900</b>	<b>\$58,250</b>	<b>\$62,550</b>	<b>\$66,850</b>	<b>\$71,150</b>	
Very Low Income (HOME) effective date	6/1/2018								
Low Income (CDBG) effective	4/1/2018								
Very Low Income (SEC. 8) effective date	4/1/2018								
<b>60% AMI for HOME</b>	<b>\$45,300</b>	<b>\$51,780</b>	<b>\$58,260</b>	<b>\$64,680</b>	<b>\$69,900</b>	<b>\$75,060</b>	<b>\$80,220</b>	<b>\$85,380</b>	see footnote 2
60% (HOME) effective date	6/1/2018								
<b>80% AMI</b>	<b>\$56,800</b>	<b>\$64,900</b>	<b>\$73,000</b>	<b>\$81,100</b>	<b>\$87,600</b>	<b>\$94,100</b>	<b>\$100,600</b>	<b>\$107,100</b>	see footnote 2
<b>80% AMI for CPA (7)</b>	<b>\$60,368</b>	<b>\$68,992</b>	<b>\$77,616</b>	<b>\$86,240</b>	<b>\$93,139</b>	<b>\$100,038</b>	<b>\$106,938</b>	<b>\$113,837</b>	
Low Income (HOME) effective	6/1/2018								
Low / Mod (CDBG) effective	4/1/2018								
Low / Mod (SEC. 8) effective	4/1/2018								
Uniform Relocation Act (URA) 49 CFR 24.402(b)	6/1/2018								
Low Income (CPA) effective	6/1/2018								
<b>100% MEDIAN INCOME (3) CPA</b>	<b>\$75,460</b>	<b>\$86,240</b>	<b>\$97,020</b>	<b>\$107,800</b>	<b>\$116,424</b>	<b>\$125,048</b>	<b>\$133,672</b>	<b>\$142,296</b>	see footnote 2
Moderate Income (CPA) effective	6/1/2018								
<b>110% MEDIAN INCOME (3)</b>	<b>\$83,006</b>	<b>\$94,864</b>	<b>\$106,722</b>	<b>\$118,580</b>	<b>\$128,066</b>	<b>\$137,553</b>	<b>\$147,039</b>	<b>\$156,526</b>	see footnote 2
<b>140% MEDIAN INCOME (3)</b>	<b>\$105,644</b>	<b>\$120,736</b>	<b>\$135,828</b>	<b>\$150,920</b>	<b>\$162,994</b>	<b>\$175,067</b>	<b>\$187,141</b>	<b>\$199,214</b>	see footnote 2
CPA/Somerville Affordable Housing Trust effctv.	6/1/2018								
Somerville Zoning Ordinance effective	6/1/2018								
<b>MassHousing (formerly MHFA)</b>	1-2 persons:		3+ persons:		check www.masshousing.com				
Get The Lead Out - current as of revised date	<b>\$107,500</b>		<b>\$122,200</b>						
Home Improvement Loan Prgm (HILP) - "	<b>\$100,000</b>		<b>\$114,000</b>						
Purchase & Rehab Program - "	<b>\$126,900</b>		<b>\$126,900</b>						
<b>140% of 50% MFI (6)</b>	<b>\$52,850</b>	<b>\$60,400</b>	<b>\$67,950</b>	<b>\$75,500</b>	<b>\$81,500</b>	<b>\$87,550</b>	<b>\$93,600</b>	<b>\$99,650</b>	see footnote 2
<b>140% of 80% MFI (6)</b>	<b>\$79,500</b>	<b>\$90,850</b>	<b>\$102,200</b>	<b>\$113,550</b>	<b>\$122,650</b>	<b>\$131,750</b>	<b>\$140,800</b>	<b>\$149,900</b>	see footnote 2
Inclusionary Max. Recert. Income	06/01/18								

Footnotes:

(1) The 80% Median Income\* has been capped by HUD for Boston PMSA; it is actually 75.23% of AMI. True 80% AMI for 4-prsn hhld is \$86,240

(2) 9 person household is 140% of 4 person household. Add 8% for each additional person thereafter; round UP to nearest \$50.

(3) 100%, 110%, and 140% incomes are calculated directly on Median Income, and are NOT rounded. Effective date is the same as HOME effective date.

(4) Program opens for applications in November. Camb/Somerville FA using 60% of State Median for eligibility as of FFY2010.

(5) Add 3% to 6-person limit for each additional person. Uses State Median Income not Boston Area Median Income. Printed on 06/01/18

(6) 140% of the then-current 50% or 80% income limit (rounded up to nearest 50). Only used for Inclusionary Housing recertifications.

(7) The CPA Low Income Limits are 80% of the area-wide median income and are slightly different from HUD's Low Income figures.

\* The comparison of the capped HUD 80% to true 80% uses the CDBG limits. Until HOME adopts the CDBG limits the comparison may not be accurate for HOME.