

HOUSING PROGRAM INCOME LIMITS

		2021 PMSA Boston, MA Area Median Income \$120,800					1%	Increase from prior		
HOUSEHOLD SIZE		1	2	3	4	5	6	7	8	Each Addition'l Person
		Person	Person	Person	Person	Person	Person	Person	Person	
HWAP, WAP, LIHEAP & EFSP	60% of State Median (4) Effective 10/1/2020 Federal FY 2021	\$39,105	\$51,137	\$63,169	\$75,201	\$87,233	\$99,265	\$102,857	\$106,450	see footnote 5
30% AMI CDBG		\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150	see footnote 2
30% AMI for HOME		\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150	see footnote 2
30% (HOME) effective date 6/1/2021										
Extremely Low Income (CDBG) effective 4/1/2021										
Income Targeting Standard (Sec. 8) effctv. 4/1/2021										
50% AMI CDBG		\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,850	\$83,250	\$88,600	
50% AMI for HOME		\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,850	\$83,250	\$88,600	
Very Low Income (HOME) effective date 6/1/2021										
Low Income (CDBG) effective 4/1/2021										
Very Low Income (SEC. 8) effective date 4/1/2021										
60% AMI for HOME		\$56,400	\$64,440	\$72,480	\$80,520	\$87,000	\$93,420	\$99,900	\$106,320	see footnote 2
60% (HOME) effective date 6/1/2021										
80% AMI CDBG (1)		\$70,750	\$80,850	\$90,950	\$101,050	\$109,150	\$117,250	\$125,350	\$133,400	see footnote 2
80% AMI for HOME (1)		\$70,750	\$80,850	\$90,950	\$101,050	\$109,150	\$117,250	\$125,350	\$133,400	see footnote 2
80% AMI for CPA (7)		\$66,640	\$76,160	\$85,680	\$95,200	\$102,816	\$110,432	\$118,048	\$125,664	
Low Income (HOME) effective 6/1/2021										
Low / Mod (CDBG) effective 4/1/2021										
Low / Mod (SEC. 8) effective 4/1/2021										
Uniform Relocation Act (URA) 49 CFR 24.402(b) 4/1/2021										
Low Income (CPA) effective 4/1/2021										
100% MEDIAN INCOME (3) CPA		\$84,560	\$96,640	\$108,720	\$120,800	\$130,464	\$140,128	\$149,792	\$159,456	see footnote 2
Moderate Income (CPA) effective 4/1/2021										
110% MEDIAN INCOME (3)		\$93,050	\$106,350	\$119,600	\$132,880	\$143,550	\$154,150	\$164,800	\$175,450	see footnote 2
140% MEDIAN INCOME (3)		\$118,400	\$135,300	\$152,250	\$169,120	\$182,650	\$196,200	\$209,750	\$223,250	see footnote 2
Somerville Affordable Housing Trust effective 6/1/2021										
Somerville Zoning Ordinance effective 6/1/2021										
NOTE -- Before coping sheet remove formulas copy lines 41 and 42 paste as numbers										
MassHousing (formerly MHFA)		1-2 persons:		3+ persons:		check www.masshousing.com				
Get The Lead Out - current as of revised date		\$118,500		\$134,700						
Home Improvement Loan Prgm (HILP) - "		\$100,000		\$114,000						
Purchase & Rehab Program - "		\$107,800		\$145,300						
140% of 50% MFI (6)		\$62,700	\$71,650	\$80,600	\$89,530	\$96,700	\$103,900	\$111,050	\$118,200	see footnote 2
140% of 80% MFI (6)		\$94,350	\$107,800	\$121,300	\$134,750	\$145,550	\$156,350	\$167,100	\$177,900	see footnote 2
Inclusionary Max. Recert. Income 06/01/21										
NOTE -- Before coping sheet remove formulas copy lines 41 and 42 paste as numbers										

Footnotes:

- (1) The 80% Median Income* has been capped by HUD for Boston PMSA; It is actually 83.65% of AMI. True 80% AMI for 4-prsn hhhd is \$96,640 HUD 80% is HUD 80% is
- (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 FFY'2010.
- (5) Add 3% to 6-person limit for each additional person. Uses State Median Income not Boston Area Median Income. STATE Median Income 10, 2019 \$118,400 Printed on 05/14/21
- (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.