

HUD Income Limits - Calendar 2012

| Household Size | (2) 30% of median income | (2) 50% of median income | (1) 60% of median income | (2) CDBG Moderate Income: 80% of median income | 80% of median income | 95% of median income | 100% of median income | 110% of median income | 120% of median income | (3) Inclusionary 80% Ownership limits | (3) Inclusionary 100% Ownership limits | (3) Inclusionary Rental limits |
|----------------|-----------------------------|-----------------------------|-----------------------------|---|----------------------|----------------------|-----------------------|-----------------------|-----------------------|--|---|-----------------------------------|
| 1 person | 20,550 | 34,250 | 41,100 | 45,500 | 54,750 | 65,050 | 68,450 | 75,300 | 82,150 | 54,750 | 68,450 | 47,900 |
| 2 persons | 23,500 | 39,150 | 46,980 | 52,000 | 62,600 | 74,350 | 78,250 | 86,050 | 93,900 | 62,600 | 78,250 | 54,750 |
| 3 persons | 26,450 | 44,050 | 52,860 | 58,500 | 70,400 | 83,600 | 88,000 | 96,800 | 105,600 | 70,400 | 88,000 | 61,600 |
| 4 persons | 29,350 | 48,900 | 58,680 | 65,000 | 78,250 | 92,900 | 97,800 | 107,600 | 117,350 | 78,250 | 97,800 | 68,450 |
| 5 persons | 31,700 | 52,850 | 63,420 | 70,200 | 84,500 | 100,350 | 105,600 | 116,200 | 126,750 | 84,500 | 105,600 | 73,950 |
| 6 persons | 34,050 | 56,750 | 68,100 | 75,400 | 90,750 | 107,800 | 113,450 | 124,800 | 136,150 | 90,750 | 113,450 | 79,400 |
| 7 persons | 36,400 | 60,650 | 72,780 | 80,600 | 97,000 | 115,200 | 121,250 | 133,400 | 145,550 | 97,000 | 121,250 | 84,900 |
| 8 persons | 38,750 | 64,550 | 77,460 | 85,800 | 103,300 | 122,650 | 129,100 | 142,000 | 154,900 | 103,300 | 129,100 | 90,350 |

(1) Issued by HUD effective February 9, 2012, and calculated in accordance with the IRS guidelines for consistency with HOME & LIHTC Programs

(2) Income limits provided by HUD - December 1, 2011. The Median Income for the Boston Mero FMR Area has increased to 97,800.

(3) Incomes set by the BRA for FFY 2011

Monthly Rent Limits

| Bedroom Size | Homeless Set-Aside (30% of median) | (1) Low HOME (50% of median) | (1) High HOME (65% of median) | LIHTC (50% of median) | LIHTC (60% of median) | (2) CDBG (50% of median) | (2) CDBG (80% of median) | (3) Section 8 FMR | Section 8 110% of FMR | (5) Inclusionary Rent Limits | (6) Maximum Rent NSP Limits |
|--------------|------------------------------------|------------------------------|-------------------------------|-----------------------|-----------------------|--------------------------|--------------------------|-------------------|-----------------------|------------------------------|-----------------------------|
| SRO | 385 | 642 | 820 | | | 642 | 853 | 824 | 906 | | |
| 0 BR/eff. | 514 | 856 | 1,093 | 856 | 1,027 | 856 | 1,138 | 1,099 | 1,209 | 1,061 | 2,054 |
| 1-BR | 551 | 917 | 1,166 | 918 | 1,101 | 856 - 979 | 1,138 - 1,300 | 1,166 | 1,283 | 1,237 | 2,201 |
| 2-BR | 661 | 1,101 | 1,369 | 1,101 | 1,321 | 979 - 1,223 | 1,300 - 1,625 | 1,369 | 1,506 | 1,414 | 2,642 |
| 3-BR | 763 | 1,271 | 1,619 | 1,272 | 1,526 | 1,101 - 1,419 | 1,463 - 1,885 | 1,637 | 1,801 | 1,591 | 3,050 |
| 4-BR | 851 | 1,418 | 1,786 | 1,419 | 1,703 | 1,321 - 1,614 | 1,625 - 2,145 | 1,799 | 1,979 | 1,768 | 3,403 |
| 5-BR | 939 | 1,565 | 1,952 | 1,565 | 1,878 | 1,419 - 1,614 | 2,015 - 2,145 | 2,069 | 2,276 | 1,910 | 3,756 |
| 6-BR | 969 | 1,711 | 2,118 | - | - | 1365+ | 2184+ | 2,339 | 2,573 | 2,051 | 4,106 |

(1) As issued by HUD January 2012, effective February 9, 2012

(2) As issued by City of Boston affordable rent statement

(3) As issued by HUD 11/16/11

(5) as set by BRA dated 2012

(6) Maximum NSP Rents at 120% AMI

Utility Allowance - BHA Leased Housing Division, Effective 7/1/11

| | | SRO/0 BR | 1BR | 2BR | 3BR | 4BR | 5BR | 6+BR |
|---------------------|-----------------------|----------|-----|-----|-----|-----|-----|------|
| Gas | Single Family | 56 | 76 | 91 | 114 | 129 | 150 | 173 |
| | Duplex, 3 Decker | 51 | 66 | 87 | 109 | 127 | 145 | 167 |
| Heat | Garden, Row/Townhouse | 42 | 57 | 77 | 96 | 116 | 135 | 155 |
| | Elevator/Highrise | 44 | 50 | 59 | 72 | 81 | 101 | 116 |
| Oil | Single Family | 114 | 155 | 185 | 233 | 264 | 307 | 353 |
| | Duplex, 3 Decker | 105 | 135 | 178 | 222 | 260 | 295 | 340 |
| Heat | Garden, Row/Townhouse | 86 | 115 | 156 | 195 | 236 | 274 | 315 |
| | Elevator/Highrise | | | | | | | |
| Electric | Single Family | 52 | 71 | 85 | 107 | 121 | 140 | 161 |
| | Duplex, 3 Decker | 48 | 62 | 82 | 101 | 119 | 135 | 155 |
| Heat | Garden, Row/Townhouse | 39 | 53 | 71 | 89 | 108 | 125 | 144 |
| | Elevator/Highrise | 36 | 44 | 54 | 67 | 83 | 96 | 111 |
| Water | Gas | 10 | 13 | 17 | 21 | 26 | 29 | 33 |
| | Oil | 18 | 24 | 32 | 39 | 49 | 53 | 61 |
| Heat | Electric | 12 | 16 | 21 | 26 | 33 | 36 | 41 |
| | Tenant Paid | 44 | 64 | 84 | 108 | 124 | 144 | 162 |
| Cooking | Gas Oven | 8 | 10 | 14 | 17 | 21 | 23 | 26 |
| | Electric Oven | 7 | 10 | 13 | 16 | 20 | 21 | 24 |
| Lights & Appliances | | 26 | 34 | 45 | 56 | 70 | 75 | 86 |
| Refrigerator | | 4 | 4 | 4 | 5 | 5 | 7 | 7 |
| Range | | 3 | 3 | 4 | 4 | 4 | 4 | 4 |

Inclusionary Development Price Limits 2012

| BRA | 80% AMI | 0 BR | 1 BR | 2 BR | 3 BR | 4BR |
|-----|----------|-----------|-----------|-----------|-----------|-----------|
| | | \$138,900 | \$167,900 | \$197,100 | \$266,100 | \$255,300 |
| | 100% AMI | \$182,600 | \$218,800 | \$255,300 | \$291,500 | \$327,900 |

HOME Purchase Price/Value Limits (as of 4/20/11)

| | 1 Living Unit | 2 Living Unit | 3 Living Unit | 4 Living Unit | Last Updated |
|---------|---------------|---------------|---------------|---------------|--------------|
| Suffolk | 313,500 | 401,348 | 485,136 | 602,905 | 12/7/2011 |

Home Per Unit Subsidy Caps: Based on High Cost % effective 1/1/11

| Boston | 0 BR & SRO's | 1 BR Units | 2 BR Units | 3 BR Units | 4+ BR Units |
|--------|--------------|------------|------------|------------|-------------|
| | \$144,248 | \$165,972 | \$201,822 | \$261,090 | \$286,597 |