

# HOUSING PROGRAM INCOME LIMITS

2011 PMSA Boston, MA Median Family Income \$96,500

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) Fed. Reg 4/18/2011	<b>\$31,218</b>	<b>\$40,824</b>	<b>\$50,429</b>	<b>\$60,035</b>	<b>\$69,641</b>	<b>\$79,246</b>	<b>\$81,047</b>	<b>\$82,848</b>	see footnote 5
	Federal FY 2012									
<b>30% MFI</b>		<b>\$20,250</b>	<b>\$23,150</b>	<b>\$26,050</b>	<b>\$28,900</b>	<b>\$31,250</b>	<b>\$33,550</b>	<b>\$35,850</b>	<b>\$38,150</b>	see footnote 2
30% (HOME) effective date 7/13/2011 Extremely Low Income (CDBG) effective 5/31/2011 Income Targeting Standard (Sec. 8) effctv. 5/31/2011										
<b>50% MFI</b>		<b>\$33,750</b>	<b>\$38,550</b>	<b>\$43,350</b>	<b>\$48,150</b>	<b>\$52,050</b>	<b>\$55,900</b>	<b>\$59,750</b>	<b>\$63,600</b>	see footnote 2
Very Low Income (HOME) effective date 7/13/2011 Low Income (CDBG) effective 05/31/11 Very Low Income (SEC. 8) effective date 05/31/11										
<b>60% MFI</b>		<b>\$40,500</b>	<b>\$46,260</b>	<b>\$52,020</b>	<b>\$57,780</b>	<b>\$62,460</b>	<b>\$67,080</b>	<b>\$71,700</b>	<b>\$76,320</b>	see footnote 2
60% (HOME) effective date 7/13/2011										
<b>80% MFI (1)</b>		<b>\$44,950</b>	<b>\$51,400</b>	<b>\$57,800</b>	<b>\$64,200</b>	<b>\$69,350</b>	<b>\$74,500</b>	<b>\$79,650</b>	<b>\$84,750</b>	see footnote 2
Low Income (HOME) effective 7/13/2011 Low / Mod (CDBG) effective 05/31/11 Low / Mod (SEC. 8) effective 05/31/11 Uniform Relocation Act (URA) 49 CFR 24.402(b) effctv. 05/31/11										
<b>110% MFI (3)</b>		<b>\$74,300</b>	<b>\$84,900</b>	<b>\$95,500</b>	<b>\$106,150</b>	<b>\$114,600</b>	<b>\$123,100</b>	<b>\$131,600</b>	<b>\$140,100</b>	see footnote 2
Somerville Affordable Housing Trust Fund effective 05/31/11										
<b>MassHousing (formerly MHFA)</b>		<b>1-2 persons:</b>		<b>3+ persons:</b>		check <a href="http://www.masshousing.com">www.masshousing.com</a>				
Get The Lead Out - current as of revised date		<b>\$99,200</b>		<b>\$112,700</b>						
Home Improvement Loan Prgm (HILP)		<b>\$100,000</b>		<b>\$114,000</b>						

Footnotes:

- (1) The 80% Median Income has been capped by HUD for our PMSA. (Actually 77.1% of AMI).
- (2) 140% of 4 person household is a 9 person household; Add 8% for each additional person thereafter; round UP to nearest \$50.
- (3) 110% income is calculated directly on Median Income, rounded down to nearest \$50.
- (4) As of FFY'2010 Camb/Somerville FA is using 60% of State Median for eligibility. Program opens for applications in November.
- (5) Add 3% to 6-person limit for each additional person; Multiply 4-person limit.