

Helpful Definitions

Affordable Housing

Also called income-restricted housing, this is housing with a rent-cap that only families that make below a certain amount can qualify and live in.

Area Median Income

The Department of Housing and Urban Development (HUD) calculates AMI by looking at all families who live in an area, ordering them up by income, and then reporting the income of the family in the middle. Go to [bostonplans.org/housing/income,-asset,-and-price-limits](https://www.bostonplans.org/housing/income,-asset,-and-price-limits) for income, asset, and price limits.

HUD uses the Boston-Cambridge-Quincy Metro Area to calculate AMI. This large area of communities skews the income higher than the median family income of residents of Boston. **HUD does not publish a local Boston or neighborhood AMI.**

City of Boston Median Income = \$65,238

(Boston's average household size is 2.8)

HUD-defined Boston Metropolitan Area Median Income = \$93,100

(for a family of 3)

Housing that is Affordable to...

Housing that is affordable to a household means this household spends around 30% or less of their income towards housing costs (rent, mortgage, property tax, utilities).

Density (Floor Area Ratio, FAR)

FAR or one measure of density is the building's total floor area divided by the total area of the lot it sits on. It is a helpful way to see how much bulk or mass a building has compared with other buildings.

Displacement

A household or family must leave their current home due to external factors. External factors include landlord-tenant disputes, unsafe housing, housing cost increases, eviction, and/or disaster.

Eviction

This is the action of removing a tenant from a property. There are many legal restrictions to the process; **please contact OHS if you think you are being evicted and are unsure of your rights.**

Foreclosure

If a family can't make the regular mortgage payments, the bank can take back the house.

Household vs. Family

A **household** is one or more people living together in one unit. A **family** household or just family is a type of household where everyone is related.

Homeownership

A family owns the house they live in.

Income

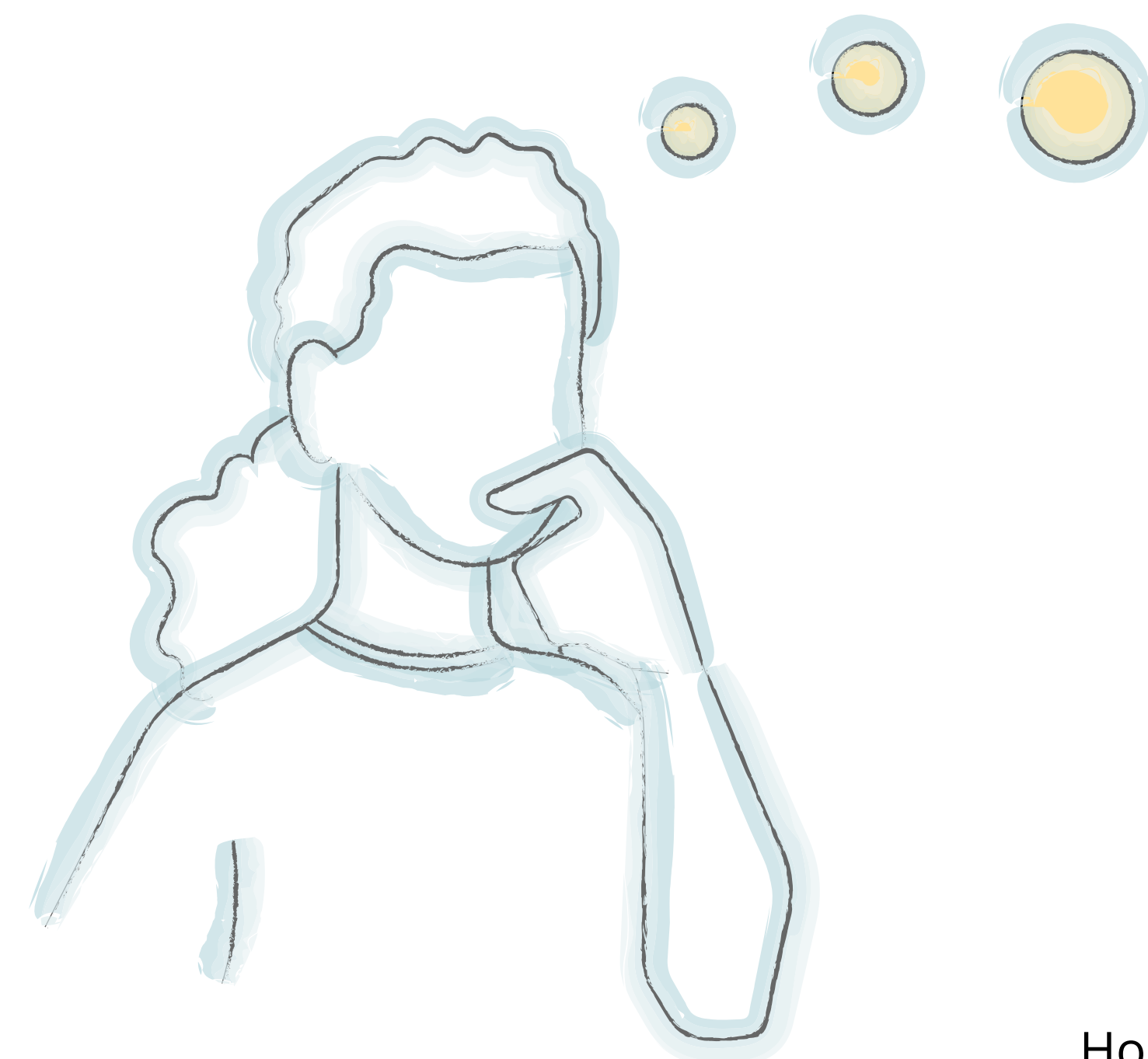
The amount of money a family or household earns in total for the year.

Mortgage

Families typically don't have the full amount of money to buy a house, so they borrow money from the bank. This loan is known as a mortgage.

Rent

A **landlord** owns the property. The **tenant** is someone that lives on the property. The tenant leases or rents from the landlord and pays them a regular amount of money to do so.



Affordable to whom?

Relationship to Area Median Income

Household Size	Combined Household Income									
1	\$22,650	\$30,200	\$37,750	\$45,300	\$52,850	\$60,400	\$67,900	\$75,500	\$83,050	\$90,550
2	\$25,900	\$34,500	\$43,150	\$51,800	\$60,400	\$69,000	\$77,600	\$86,250	\$94,900	\$103,500
3	\$29,150	\$38,800	\$48,550	\$58,250	\$67,950	\$77,650	\$87,300	\$97,050	\$106,750	\$116,450
4	\$32,350	\$43,100	\$53,900	\$64,700	\$75,450	\$86,250	\$97,000	\$107,800	\$118,600	\$129,350
5	\$34,950	\$46,550	\$58,250	\$69,900	\$81,500	\$93,150	\$104,800	\$116,450	\$128,100	\$139,700
6	\$37,550	\$50,000	\$62,550	\$75,100	\$87,550	\$100,050	\$112,550	\$125,050	\$137,600	\$150,050
	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%

Rental

Unit Size	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%
Studio	\$470	\$625	\$781	\$938	\$1,094	\$1,250	\$1,406	\$1,563	\$1,720	\$1,876
1 Bedroom	\$547	\$729	\$912	\$1,094	\$1,277	\$1,459	\$1,640	\$1,824	\$2,007	\$2,188
2 Bedroom	\$625	\$833	\$1,042	\$1,251	\$1,459	\$1,667	\$1,875	\$2,084	\$2,293	\$2,501
3 Bedroom	\$704	\$937	\$1,173	\$1,407	\$1,642	\$1,876	\$2,109	\$2,345	\$2,579	\$2,814
4 Bedroom	\$781	\$1,041	\$1,302	\$1,563	\$1,823	\$2,084	\$2,344	\$2,605	\$2,866	\$3,125

Home Ownership

Unit Size	30%	40%	50%	60%	70%	80%	90%	100%	110%	120%
Studio					\$120,900	\$147,100	\$173,200	\$199,600	\$226,000	\$250,900
1 Bedroom					\$151,500	\$182,100	\$212,600	\$243,200	\$270,200	\$296,900
2 Bedroom					\$182,100	\$217,000	\$250,700	\$281,600	\$312,500	\$343,100
3 Bedroom					\$212,800	\$250,900	\$285,300	\$320,100	\$354,700	\$389,300
4 Bedroom					\$243,100	\$281,600	\$319,900	\$358,500	\$397,000	\$435,300

How do you determine if you qualify for income-restricted housing?

Eligibility is determined on a sliding scale and is based on your Household Size and Combined Household Income, which together determine your relationship to AMI. These charts can help you determine your eligibility for deed-restricted rental or homeownership units.

Step 1

Determine your combined household income. Start with your household size. Your household includes all people who live together full-time, whether they are related or not. Next, add the income of all adult (over 18) household members. This is your combined household income.

Step 2

Determine your Combined Household income as a percentage of Metro Boston's Area Median Income.

Step 3

Decide if you are interested in **Rental or Home Ownership**. You will also be required to determine the appropriate unit size. One bedroom per household member is a good rule of thumb, unless members intend to share a bedroom, like in the case of a married couple.

Who lives here?

60% AMI

Combined household income
\$58,250

This is a household of three including 2 income-earning adults and one child. Sara is a home health aid (\$30,122) and Daniel is a cashier (\$26,120). Together they earn \$56,242.



Monthly housing costs should be approximately \$1,456

Sara and Daniel share a bedroom and their child needs his own bedroom. This household needs a 2-bedroom unit. Monthly rent for a 2-bedroom unit at 60% AMI would be \$1,251. There are currently no home ownership units at 60% AMI.

80% AMI

Combined household income
\$77,650

This is a household of three including one income-earning adult and two children. Patricia is a librarian and makes \$77,108.



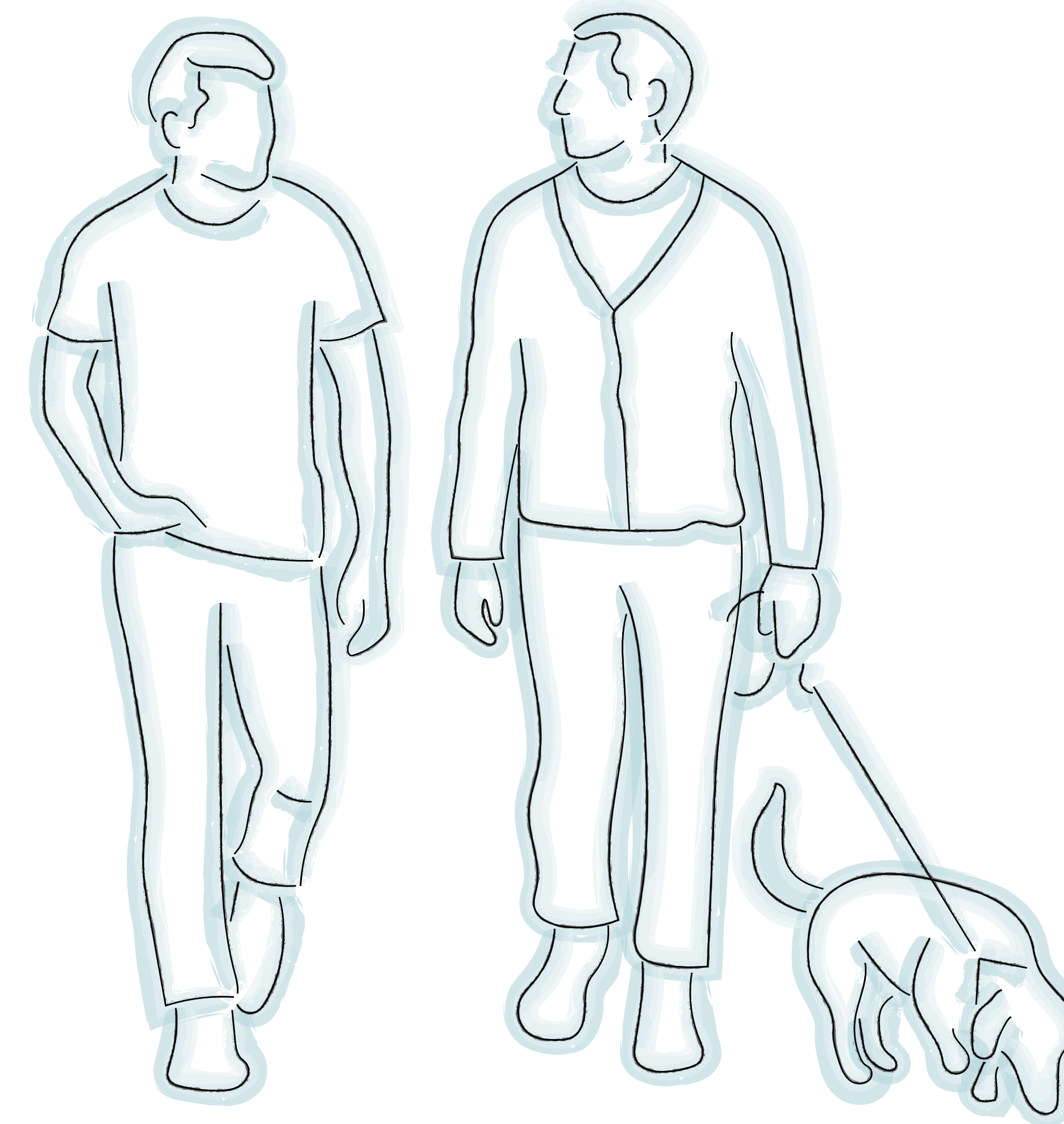
Monthly housing costs should be approximately \$1,941

Patricia and her two kids each need their own bedroom. This household needs a 3-bedroom unit. Monthly rent for a 3-bedroom unit at 80% AMI would be \$1,876. Purchase price for a 3-bedroom unit at 80% AMI would be \$250,900.

100% AMI

Combined household income
\$86,250

This is a household of two including two income-earning adults. Mark works in Telemarketing (\$59,791) and Eric works as a server at a restaurant (\$26,120) while going to school part-time. Together they earn \$85,911.



Monthly housing costs should be approximately \$2,156

Mark and Eric share a bedroom. This household can live in either a studio or a 1-bedroom unit. Monthly rent for a 1-bedroom unit at 100% AMI would be \$1,824. Purchase price for a 1-bedroom unit at 100% AMI would be \$243,200.

120% AMI

Combined household income
\$139,700

This is a family of five including 3 adults, 2 of which are income-earning, and 2 children. Jose is a mail carrier (\$53,474) and Gloria is an elementary school teacher (\$85,122). Together they earn \$138,596.



Monthly housing costs should be approximately \$3,492

Jose and Gloria share a bedroom. Gloria's mother lives full-time with the family and needs her own bedroom. The kids could share a room if they wanted to save on housing costs, but ideally each child would have their own room. This household needs a 4-bedroom unit. Monthly rent for a 4-bedroom unit at 120% AMI would be \$3,125. Purchase price for a 4-bedroom unit at 120% AMI would be \$435,300.