

For Approval by the Housing Trust Fund Administrative Committee on May 13, 2019.

Effective May 13, 2019

2019-2020 Inclusionary Zoning Income Limits & Max Rent Calculations:

2019 HUD AMI (updated April 24, 2019)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
65% AMI*	\$41,730	\$47,645	\$53,625	\$59,540	\$64,350	\$69,095	\$73,840	\$78,650
75% AMI**	\$48,150	\$54,975	\$61,875	\$68,700	\$74,250	\$79,725	\$85,200	\$90,750
80% AMI	\$51,350	\$58,650	\$66,000	\$73,300	\$79,200	\$85,050	\$90,900	\$96,800
100% AMI	\$64,200	\$73,300	\$82,500	\$91,600	\$99,000	\$106,300	\$113,600	\$121,000

household size based on 1.5 person/bedroom	1 person	1.5 person	3 person	4.5 person		6 person	7.5 person
	Efficiency/Studio	1 BR	2 BR	3 BR		4 BR	5 BR
65% AMI adjusted for # of persons per bedroom	\$41,730	\$44,688	\$53,625	\$61,945		\$69,095	\$76,245

2019-20 Inclusionary Zoning Maximum Gross* IZ Rent	\$1,043	\$1,117	\$1,341	\$1,549		\$1,727	\$1,906
increase/decrease from previous year (below)	-0.2%	-0.3%	-0.3%	-0.2%		-0.2%	-0.2%

*assumes property owner pays all utilities except cable and telecom

2015-19 Inclusionary Zoning Rent Limits

	Efficiency	1 BR	2 BR	3 BR		4 BR	5 BR
2018-19 Inclusionary Zoning Maximum Gross IZ Rent (landlord pays utilities)	\$1,045	\$1,120	\$1,344	\$1,552		\$1,731	\$1,910
2017-18 Inclusionary Zoning Maximum Gross IZ Rent (landlord pays utilities)	\$938	\$1,005	\$1,206	\$1,393		\$1,554	\$1,714
2016-17 Inclusionary Zoning Maximum Gross IZ Rent (landlord pays utilities)	\$956	\$1,024	\$1,229	\$1,420		\$1,584	\$1,748
2015-16 Inclusionary Zoning Maximum Gross IZ Rent (landlord pays utilities)	\$933	\$978	\$1,199	\$1,331		\$1,545	\$1,651

In calculating the rents or carrying charges of inclusionary units, the following relationship between unit size and household size shall apply:

Unit Size	Household Size Equivalent
Efficiency Units:	1 Person Household;
One-Bedroom Units:	1.5 Person Household (average of one and two-person household incomes);
Two-Bedroom Units:	3 Person Household;
Three-Bedroom Units:	4.5 Person Household (average of four and five-person household incomes);
Four-Bedroom Units:	