

Approved by the Housing Trust Fund Administrative Committee on 5/18/18.

Effective 5/18/18

2018-2019 Inclusionary Zoning Income Limits & Max Rent Calculations:

2018 HUD AMI (updated 4.1.18)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
65% AMI*	\$41,795	\$47,775	\$53,755	\$59,670	\$64,480	\$69,225	\$74,035	\$78,780
75% AMI**	\$48,225	\$55,125	\$62,025	\$68,850	\$74,400	\$79,875	\$85,425	\$90,900
80% AMI	\$50,350	\$57,550	\$64,750	\$71,900	\$77,700	\$83,450	\$89,200	\$94,950
100% AMI	\$64,300	\$73,500	\$82,700	\$91,800	\$99,200	\$106,500	\$113,900	\$121,200

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	\$41,795	\$44,785	\$53,755	\$62,075		\$69,225	\$76,408

2018-19 Inclusionary Zoning Maximum Gross* IZ Rent	\$1,045	\$1,120	\$1,344	\$1,552		\$1,731	\$1,910
increase/decrease from previous year (below)	11.4%	11.4%	11.4%	11.4%		11.4%	11.4%

*assumes property owner pays all utilities except cable and telecom

2015-18 Inclusionary Zoning Rent Limits

	Efficiency	1 BR	2 BR	3 BR		4 BR	5 BR
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:	