

[Approved by the Housing Trust Fund Administrative Committee on 5/31/17]

2017-2018 Inclusionary Zoning Income Limits & Max Rent Calculations:

2017 HUD AMI (updated 4.4.17)	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
65% AMI*	\$37,505	\$42,900	\$48,230	\$53,560	\$57,850	\$62,140	\$66,430	\$70,720
75% AMI**	\$43,275	\$49,500	\$55,650	\$61,800	\$66,750	\$71,700	\$76,650	\$81,600
80% AMI	\$46,150	\$52,750	\$59,350	\$65,900	\$71,200	\$76,450	\$81,750	\$87,000
100% AMI	\$57,700	\$66,000	\$74,200	\$82,400	\$89,000	\$95,600	\$102,200	\$108,800
139% AMI	\$80,203	\$91,740	\$103,138	\$114,536	\$123,710	\$132,884	\$142,058	\$151,232

household size based on 1.5 person/brm	1 person	1.5 person	3 person	4.5 person	6 person	7.5 person
Efficiency	1 BR	1 BR	2 BR	3 BR	4 BR	5 BR
65% AMI adjusted for # of persons per brm	\$37,505	\$40,203	\$48,230	\$55,705	\$62,140	\$68,575

2017-18 Inclusionary Zoning Max. gross IZ Rent	\$938	\$1,005	\$1,206	\$1,393	\$1,554	\$1,714
increase/decrease from previous year (below)	-2.0%	-1.9%	-1.9%	-2.0%	-2.0%	-2.0%

2015-17 Inclusionary Zoning Rents
current as of 4/25/17

	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR
2016-17 Inclusionary Zoning Max. gross IZ Rent (landlord pays utilities)	\$956	\$1,024	\$1,229	\$1,420	\$1,584	\$1,748
2015-16 Inclusionary Zoning Rents Max. 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:	

* Assumes gas heat + water heating and electric cooking. If utility configuration is different, then the net rent will be different.