

**BPDA Inclusionary Development Policy**  
**2021 Income Limits, Maximum Sales Prices & Maximum Affordable Rents based on Area Median Income**

HH Size	Income Limits*										
	30% AMI	40% AMI	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI
1	\$25,400	\$33,850	\$42,300	\$50,750	\$54,950	\$59,200	\$63,450	\$67,700	\$76,100	\$84,600	\$93,050
2	\$29,000	\$38,650	\$48,350	\$58,000	\$62,800	\$67,650	\$72,500	\$77,350	\$87,000	\$96,650	\$106,350
3	\$32,650	\$43,500	\$54,400	\$65,250	\$70,650	\$76,100	\$81,550	\$87,000	\$97,850	\$108,750	\$119,650
4	\$36,250	\$48,300	\$60,400	\$72,500	\$78,500	\$84,550	\$90,600	\$96,650	\$108,700	\$120,800	\$132,900
5	\$39,150	\$52,200	\$65,250	\$78,300	\$84,800	\$91,350	\$97,850	\$104,400	\$117,400	\$130,500	\$143,550
6	\$42,050	\$56,050	\$70,100	\$84,100	\$91,100	\$98,100	\$105,100	\$112,150	\$126,100	\$140,150	\$154,200

HH Size	115% AMI	120% AMI	130% AMI	140% AMI	150% AMI	160% AMI	165% AMI	170% AMI	180% AMI	190% AMI	200% AMI
1	\$97,250	\$101,500	\$109,950	\$118,400	\$126,850	\$135,350	\$139,550	\$143,750	\$152,250	\$160,650	\$169,150
2	\$111,150	\$116,000	\$125,650	\$135,300	\$145,000	\$154,650	\$159,450	\$164,300	\$174,000	\$183,600	\$193,300
3	\$125,050	\$130,500	\$141,350	\$152,200	\$163,100	\$174,000	\$179,400	\$184,850	\$195,750	\$206,550	\$217,450
4	\$138,900	\$144,950	\$157,050	\$169,100	\$181,200	\$193,300	\$199,300	\$205,350	\$217,450	\$229,500	\$241,600
5	\$150,050	\$156,550	\$169,650	\$182,650	\$195,700	\$208,800	\$215,250	\$221,800	\$234,850	\$247,900	\$260,950
6	\$161,150	\$168,150	\$182,200	\$196,200	\$210,200	\$224,250	\$231,200	\$238,250	\$252,250	\$266,250	\$280,300

Bedrooms	Maximum Sales Prices									
	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	150% AMI	
Studio	\$79,400	\$107,900	\$136,400	\$164,800	\$193,300	\$221,700	\$250,200	\$278,700	\$355,600	
1	\$103,200	\$136,400	\$169,500	\$202,900	\$235,900	\$269,200	\$301,600	\$330,700	\$418,000	
2	\$126,900	\$164,800	\$202,700	\$240,800	\$278,700	\$314,000	\$347,400	\$380,600	\$480,500	
3	\$150,700	\$193,300	\$235,900	\$278,700	\$318,100	\$355,600	\$393,200	\$430,600	\$542,800	
4	\$174,200	\$221,700	\$269,000	\$314,000	\$355,500	\$397,100	\$438,800	\$480,300	\$605,200	

Bedrooms	Maximum Affordable Rents												
	30% AMI	40% AMI	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	150% AMI
SRO	\$359	\$495	\$631	\$767	\$834	\$902	\$971	\$1,039	\$1,175	\$1,310	\$1,446	\$1,583	\$1,990
Studio	\$478	\$660	\$841	\$1,022	\$1,112	\$1,203	\$1,295	\$1,385	\$1,566	\$1,747	\$1,928	\$2,110	\$2,653
1	\$565	\$776	\$987	\$1,198	\$1,303	\$1,410	\$1,516	\$1,622	\$1,832	\$2,045	\$2,256	\$2,467	\$3,101
2	\$631	\$872	\$1,114	\$1,356	\$1,476	\$1,597	\$1,718	\$1,839	\$2,081	\$2,322	\$2,564	\$2,806	\$3,531
3	\$703	\$974	\$1,247	\$1,518	\$1,653	\$1,789	\$1,925	\$2,062	\$2,333	\$2,605	\$2,878	\$3,149	\$3,964
4	\$774	\$1,075	\$1,378	\$1,680	\$1,830	\$1,981	\$2,133	\$2,284	\$2,585	\$2,888	\$3,190	\$3,491	\$4,398
5	\$846	\$1,173	\$1,499	\$1,825	\$1,988	\$2,151	\$2,314	\$2,478	\$2,803	\$3,130	\$3,456	\$3,781	\$4,760

\*Based on Area Median Income (AMI) as determined by the U.S. Department of Housing and Urban Development for the Boston-Cambridge-Quincy HUD FMR Area

**BPDA Inclusionary Development Policy -- Compact Unit Policy  
2021 Compact Unit Maximum Sales Prices & Maximum Affordable Rents**

<b>Compact Unit Maximum Sales Prices</b>									
<b>Bedrooms</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>70% AMI</b>	<b>80% AMI</b>	<b>90% AMI</b>	<b>100% AMI</b>	<b>110% AMI</b>	<b>120% AMI</b>	<b>150% AMI</b>
Studio	\$71,400	\$97,100	\$122,700	\$148,300	\$173,900	\$199,500	\$225,100	\$250,800	\$320,000
1	\$92,800	\$122,700	\$152,500	\$182,600	\$212,300	\$242,200	\$271,400	\$297,600	\$376,200
2	\$114,200	\$148,300	\$182,400	\$216,700	\$250,800	\$282,600	\$312,600	\$342,500	\$432,400
3	\$135,600	\$173,900	\$212,300	\$250,800	\$286,200	\$320,000	\$353,800	\$387,500	\$488,500

<b>Compact Unit Maximum Affordable Rents</b>													
<b>Bedrooms</b>	<b>30% AMI</b>	<b>40% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>	<b>65% AMI</b>	<b>70% AMI</b>	<b>75% AMI</b>	<b>80% AMI</b>	<b>90% AMI</b>	<b>100% AMI</b>	<b>110% AMI</b>	<b>120% AMI</b>	<b>150% AMI</b>
Studio	\$430	\$594	\$756	\$919	\$1,000	\$1,082	\$1,165	\$1,246	\$1,409	\$1,572	\$1,735	\$1,899	\$2,387
1	\$508	\$698	\$888	\$1,078	\$1,172	\$1,269	\$1,364	\$1,459	\$1,648	\$1,840	\$2,030	\$2,220	\$2,790
2	\$568	\$785	\$1,003	\$1,220	\$1,328	\$1,437	\$1,546	\$1,655	\$1,873	\$2,090	\$2,308	\$2,525	\$3,178
3	\$633	\$877	\$1,122	\$1,366	\$1,488	\$1,610	\$1,733	\$1,856	\$2,100	\$2,345	\$2,590	\$2,834	\$3,568