



## Housing Choice Voucher Program (Section 8) Rent Ranges Effective 10/01/2017

### Rent determination process

**STEP 1:** MBHP inspectors conduct an HQS (Housing Quality Standard) inspection. Once the unit is determined to be in compliance with HQS requirements, the inspector will rate each unit utilizing a grading system.

**STEP 2:** All new unit rents must be approved by the MBHP market analyst. Rent offers are determined based on the unit grade that is given by the inspector (Step 1 above). The unit grade correlates with rent ranges, which are determined based on rents paid for private market units of similar size, condition, location, amenities, etc. MBHP's payment standard amounts are maximum rents *only* and do not necessarily represent the rent that will be offered.

**Please note:** Tenants are **not** authorized to offer rent amounts to property owners. Final contract amounts will be determined by the market analyst **only**.

**STEP 3:** Market analyst approves or denies requested rent amount. Property owner accepts or declines offer.

**Please note:** The prospective tenant's voucher amount is not necessarily the amount that the rent will be approved for. Again, tenants are **not** authorized to offer rent amounts to property owners.

Rent ranges for units with utilities included and without utilities are on the following pages.



**Units with UTILITIES NOT INCLUDED**  
**\*\*RENT AMOUNTS LISTED ARE ESTIMATES ONLY\*\***  
**Housing Choice Voucher Program (Section 8) ONLY**  
**Family's Certified Bedroom Size**  
 (or actual bedroom size, whichever is less)

<b>APPLICABLE PAYMENT STANDARD</b>	<b>1378</b>	<b>1563</b>	<b>1914</b>	<b>2400</b>	<b>2607</b>
<b>UTILITY ALLOWANCE</b>	<b>50</b>	<b>82</b>	<b>1313</b>	<b>141</b>	<b>168</b>
<b>CITY / TOWN</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>
ARLINGTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BOSTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BEDFORD	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BELMONT	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BRAINTREE	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BROOKLINE	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
BURLINGTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
<b>CAMBRIDGE</b>	<b>1250-1450</b>	<b>1450-1650</b>	<b>1650-2000</b>	<b>2000-2500</b>	<b>2500-2750</b>
CHELSEA	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
EVERETT	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
HOLBROOK	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
LEXINGTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
MALDEN	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
MEDFORD	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
MELROSE	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
MILTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
NEWTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
N. READING	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
QUINCY	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
RANDOLPH	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
READING	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
REVERE	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
SOMERVILLE	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
STONEHAM	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WAKEFIELD	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WALTHAM	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WATERTOWN	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WEYMOUTH	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WILMINGTON	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WINCHESTER	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WINTHROP	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450
WOBURN	1125-1350	1250-1475	1575-1800	2050-2275	2225-2450

SRO: 850-950  
 5BR Units: 2575-2800    6BR Units: 2825-3150

Effective 10/1/2017



## Units with UTILITIES INCLUDED

**\*\*RENT AMOUNTS LISTED ARE ESTIMATES ONLY\*\***

**Housing Choice Voucher Program (Section 8) ONLY**

**Family's Certified Bedroom Size**

(or actual bedroom size, whichever is less)

APPLICABLE PAYMENT STANDARD	1378	1563	1914	2400	2607
CITY / TOWN	0 BR	1 BR	2 BR	3 BR	4 BR
ARLINGTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BOSTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BEDFORD	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BELMONT	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BRAINTREE	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BROOKLINE	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
BURLINGTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
<b>CAMBRIDGE</b>	<b>1200-1500</b>	<b>1550-1725</b>	<b>1800-2125</b>	<b>2200-2650</b>	<b>2700-2925</b>
CHELSEA	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
EVERETT	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
HOLBROOK	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
LEXINGTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
MALDEN	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
MEDFORD	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
MELROSE	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
MILTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
NEWTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
N. READING	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
QUINCY	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
RANDOLPH	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
READING	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
REVERE	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
SOMERVILLE	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
STONEHAM	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WAKEFIELD	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WALTHAM	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WATERTOWN	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WEYMOUTH	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WILMINGTON	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WINCHESTER	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WINTHROP	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600
WOBURN	1175-1400	1325-1575	1700-1925	2200-2400	2350-2600

SRO: 900-1000

5BR Units: 2750-3000    6BR Units: 3150-3400

Effective 10/1/2017