



Housing Choice Voucher Program (Section 8) Rent Ranges Effective 04/15/2019

Rent determination process

STEP 1: Metro Housing|Boston 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 undergo a reasonableness evaluation by the Metro Housing Market Analyst. Rent reasonableness is determined based on the unit grade that is given by the inspector, any amenities that are in the unit, and the rents of comparable non-subsidized units in the same ZIP code.

Please note: Metro Housing's payment standard amounts help determine maximum rents *only* and do not necessarily represent the rent that will be offered. New unit rents larger than the payment standard plus 10% of the tenant's adjusted monthly income **cannot** be approved, regardless of if they are reasonable.

STEP 3: The Market Analyst approves requested rent amount or contacts owner with a different offer. Property owner accepts or declines offer.

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

Rent ranges for all units are on the following pages. The ranges are estimates and are **not** guarantees of rental amounts.



Units with UTILITIES NOT INCLUDED

(Add utility allowance values at bottom of page if the listed utilities are paid by the owner)

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

| PAYMENT STANDARDS WITHOUT UTILITIES FOR ALL TOWNS | | | | | | | |
|--|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Based on family's certified bedroom size or actual bedroom size, whichever is smaller. | | | | | | | |
| New unit rents higher than payment standard + utility allowance + 10% of the tenant's income cannot be approved | | | | | | | |
| SRO | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| \$1268 | \$1691 | \$1869 | \$2269 | \$2850 | \$3061 | \$3505 | \$3902 |

| ESTIMATED RANGES FOR: | | | | | | | |
|---|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Allston Arlington Bedford Belmont Boston Braintree Brighton Brookline Burlington Cambridge Charlestown Chestnut Hill Jamaica Plain Lexington Malden Medford Milton Newton North Reading Roslindale Somerville South Boston Waltham Watertown West Roxbury Wilmington Winchester Woburn | | | | | | | |
| SRO | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| \$1100-1250 | \$1450-1700 | \$1600-1850 | \$1950-2250 | \$2450-2850 | \$2600-3050 | \$3000-3500 | \$3400-3950 |

| ESTIMATED RANGES FOR: | | | | | | | |
|--|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Chelsea Melrose Quincy Randolph Stoneham | | | | | | | |
| SRO | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| \$1050-1200 | \$1400-1650 | \$1550-1800 | \$1850-2200 | \$2350-2750 | \$2500-3000 | \$2850-3400 | \$3250-3850 |

| ESTIMATED RANGES FOR: | | | | | | | |
|---|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Dorchester East Boston Everett Holbrook Hyde Park Lynn Mattapan Reading Readville Revere Roxbury Wakefield Weymouth Winthrop | | | | | | | |
| SRO | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| \$1000-1150 | \$1350-1600 | \$1500-1750 | \$1800-2150 | \$2300-2700 | \$2450-2900 | \$2800-3300 | \$3200-3750 |

| UTILITY ALLOWANCES FOR ALL TOWNS | | | | | | | | |
|---|------------|---------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Add value to payment standards and ranges if the listed utility is covered by the owner | | | | | | | | |
| Utility | SRO | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | 5 BR | 6 BR |
| Heat | \$38 | \$50 | \$82 | \$113 | \$141 | \$168 | \$213 | \$258 |
| Electricity | \$20 | \$27 | \$30 | \$31 | \$32 | \$33 | \$34 | \$35 |
| Both | \$58 | \$77 | \$112 | \$144 | \$173 | \$201 | \$247 | \$293 |