



## Housing Choice Voucher Program (Section 8) Rent Ranges Effective 01/1/2020

### 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. 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\*\***

<b>PAYMENT STANDARDS FOR ALL TOWNS</b>							
<b>Based on family's certified bedroom size or actual bedroom size, whichever is less.</b>							
New unit rents higher than payment standard + utility allowance + 10% of the tenant's income cannot be approved							
<b>SRO</b>	<b>STUDIO</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$1356	\$1809	\$1978	\$2398	\$2995	\$3243	\$3713	\$4184

<b>RANGES FOR:</b>							
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							
<b>SRO</b>	<b>STUDIO</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$1150-1350	\$1600-1800	\$1700-1950	\$2150-2400	\$2700-2950	\$2950-3200	\$3450-3700	\$3900-4150

<b>RANGES FOR:</b>							
Chelsea   Dorchester   East Boston   Melrose   Quincy   Randolph   Stoneham							
<b>SRO</b>	<b>STUDIO</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$1050-1300	\$1500-1750	\$1650-1900	\$2100-2350	\$2650-2900	\$2900-3150	\$3400-3650	\$3850-4100

<b>RANGES FOR:</b>							
Everett   Holbrook   Hyde Park   Lynn   Mattapan   Reading   Revere   Roxbury Wakefield   Weymouth   Winthrop							
<b>SRO</b>	<b>STUDIO</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	<b>5 BR</b>	<b>6 BR</b>
\$1000-1250	\$1450-1750	\$1600-1850	\$2050-2300	\$2600-2850	\$2850-3100	\$3350-3600	\$3800-4050

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