



Housing Choice Voucher Program (Section 8) Rent Ranges Effective 01/1/2021

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****

Maximum amount based on family's certified bedroom size or actual bedroom size, whichever is less

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
\$1150-1350	\$1600-1800	\$1700-1950	\$2150-2400	\$2700-2950	\$2950-3200	\$3450-3700	\$3900-4150

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

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

PAYMENT STANDARDS FOR ALL TOWNS (assumes utilities are included)							
SRO	STUDIO	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
\$1414	\$1886	\$2090	\$2542	\$3168	\$3444	\$3960	\$4477

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