



Short Cuts

1. [Click here](#) for listings of Single-family **Affordable** Homes for sale in Massachusetts
2. [Click here](#) to find Affordable **apartments for elders** and people with **disabilities**
3. [Click here](#) – to search **SECTION 8** Vacancies and Waitlist to get on.
4. Employers want to HIRE. – [Click for JOB offers](#)

**A unique service for Affordable Housing Consumers.
Introducing Smallwall SMS, a lottery forms supply service.**

Benefits:

It's the fastest way to compete in the Massachusetts Housing lottery.

- ✓ You get housing lottery applications sent to you automatically
- ✓ Alerts appear in your cellphone. Save online search time.
- ✓ On-demand access to weekly updates
- ✓ Person to person help desk meetings via ZOOM video or phone
- ✓ Delivers 1st come 1st served leads
- ✓ You will receive more listings than the number sent to Trial Users
- ✓ Actionable affordable housing leads in email and text message

SmallWall SMS \$4.99

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A free Trial Version is available. [Sign-up](#)

For everyone: You are most likely eligible for low apartment rents and single-family home prices offered in the Massachusetts Housing Lottery system. The apartments and homes are of equal quality and location as the higher-priced, market rate real-estate-by-broker units are, because government housing policy requires builders and CDCs to set aside units for people who earn less than the Area Median Income (AMI) of approximately \$79,900 annually in MA.



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Our service helps you compete in the Massachusetts Housing Lottery. We provide access to units you may not be aware of.

When a housing lottery is held, there may be hundreds if not thousands of hopeful tenants competing against you. Apartment developments may have 1, or 6, 50 or 100 units available to lottery applicants. Bedroom sizes vary from offer to offer, but the monthly rents or purchase prices are fixed by State regulations.

How to use the charts example: The new NUBIAN SQUARE apartments will be priced near 50% AMI. Individual incomes of at least \$39,700 are eligible for the 50% AMI units.

Maximum Affordable Rents										
Bedrooms	30% AMI	40% AMI	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI	100% AMI
SRO	\$334	\$461	\$589	\$716	\$780	\$844	\$908	\$971	\$1,099	\$1,226
Studio	\$445	\$615	\$785	\$955	\$1,040	\$1,125	\$1,210	\$1,295	\$1,465	\$1,635
1	\$525	\$723	\$922	\$1,120	\$1,220	\$1,318	\$1,417	\$1,517	\$1,715	\$1,913
2	\$586	\$812	\$1,039	\$1,266	\$1,379	\$1,492	\$1,606	\$1,719	\$1,946	\$2,172
3	\$652	\$907	\$1,162	\$1,417	\$1,544	\$1,672	\$1,799	\$1,927	\$2,182	\$2,437
4	\$718	\$1,000	\$1,284	\$1,568	\$1,709	\$1,850	\$1,993	\$2,134	\$2,416	\$2,700

2019 Income & Price Limits									
HH Size	30% AMI	40% AMI	50% AMI	60% AMI	65% AMI	70% AMI	75% AMI	80% AMI	90% AMI
1	\$23,800	\$31,750	\$39,700	\$47,600	\$51,600	\$55,550	\$59,500	\$63,500	\$71,400
2	\$27,200	\$36,250	\$45,350	\$54,400	\$58,950	\$63,450	\$68,000	\$72,550	\$81,600
3	\$30,600	\$40,800	\$51,000	\$61,200	\$66,300	\$71,400	\$76,500	\$81,600	\$91,800
4	\$34,000	\$45,300	\$56,650	\$68,000	\$73,650	\$79,300	\$85,000	\$90,650	\$101,950
5	\$36,750	\$48,950	\$61,200	\$73,450	\$79,550	\$85,650	\$91,800	\$97,950	\$110,150
6	\$39,450	\$52,550	\$65,750	\$78,900	\$85,450	\$92,000	\$98,600	\$105,200	\$118,300



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Income Limits (continued)								
HH Size	110% AMI	115% AMI	120% AMI	130% AMI	140% AMI	150% AMI	160% AMI	165% AMI
1	\$87,300	\$91,250	\$95,200	\$103,150	\$111,050	\$119,000	\$126,950	\$130,900
2	\$99,750	\$104,250	\$108,800	\$117,850	\$126,900	\$136,000	\$145,050	\$149,600
3	\$112,200	\$117,300	\$122,400	\$132,600	\$142,750	\$153,000	\$163,200	\$168,300
4	\$124,650	\$130,300	\$135,950	\$147,300	\$158,600	\$169,950	\$181,300	\$186,950
5	\$134,650	\$140,750	\$146,850	\$159,100	\$171,300	\$183,550	\$195,850	\$201,950
6	\$144,600	\$151,150	\$157,750	\$170,900	\$184,000	\$197,150	\$210,350	\$216,900

Sales prices and rent maximums allowed for Boston Planning and Development agency funded units. Prices may vary in Massachusetts towns.

BPDA Inclusionary Development Policy
2019 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
1	\$23,800	\$31,750	\$39,700	\$47,600	\$51,600	\$55,550	\$59,500	\$63,500	\$71,400	\$79,350
2	\$27,200	\$36,250	\$45,350	\$54,400	\$58,950	\$63,450	\$68,000	\$72,550	\$81,600	\$90,650
3	\$30,600	\$40,800	\$51,000	\$61,200	\$66,300	\$71,400	\$76,500	\$81,600	\$91,800	\$102,000
4	\$34,000	\$45,300	\$56,650	\$68,000	\$73,650	\$79,300	\$85,000	\$90,650	\$101,950	\$113,300
5	\$36,750	\$48,950	\$61,200	\$73,450	\$79,550	\$85,650	\$91,800	\$97,950	\$110,150	\$122,400
6	\$39,450	\$52,550	\$65,750	\$78,900	\$85,450	\$92,000	\$98,600	\$105,200	\$118,300	\$131,450

HH Size	Income Limits*										
	110% AMI	115% AMI	120% AMI	130% AMI	140% AMI	150% AMI	160% AMI	170% AMI	180% AMI	190% AMI	200% AMI
1	\$87,300	\$91,250	\$95,200	\$103,150	\$111,050	\$119,000	\$126,950	\$134,850	\$142,800	\$150,700	\$158,650
2	\$99,750	\$104,250	\$108,800	\$117,850	\$126,900	\$136,000	\$145,050	\$154,100	\$163,200	\$172,200	\$181,300
3	\$112,200	\$117,300	\$122,400	\$132,600	\$142,750	\$153,000	\$163,200	\$173,350	\$183,600	\$193,750	\$203,950
4	\$124,650	\$130,300	\$135,950	\$147,300	\$158,600	\$169,950	\$181,300	\$192,600	\$203,950	\$215,250	\$226,600
5	\$134,650	\$140,750	\$146,850	\$159,100	\$171,300	\$183,550	\$195,850	\$208,050	\$220,300	\$232,500	\$244,750
6	\$144,600	\$151,150	\$157,750	\$170,900	\$184,000	\$197,150	\$210,350	\$223,450	\$236,600	\$249,700	\$262,900

Bedrooms	Maximum Sales Prices								
	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	150% AMI
Studio	\$70,600	\$97,300	\$124,000	\$150,700	\$177,400	\$204,100	\$230,800	\$257,500	\$327,900
1	\$93,000	\$124,000	\$155,200	\$186,400	\$217,400	\$248,600	\$277,200	\$304,400	\$386,500
2	\$115,200	\$150,700	\$186,200	\$221,900	\$257,500	\$288,700	\$320,100	\$351,400	\$445,200
3	\$137,300	\$177,400	\$217,400	\$257,500	\$292,700	\$327,900	\$363,100	\$398,300	\$503,800
4	\$159,500	\$204,100	\$248,400	\$288,700	\$327,700	\$366,900	\$406,000	\$445,000	\$562,300