

**MHP**  
**2023 INCOME LIMITS FOR AFFORDABLE UNITS**

*COVID-19 Note: Property owners and rental agents of affordable housing should refer to the Massachusetts Department of Housing and Community Development's guidance here to operators and owners, with regard to rent increases at their properties:*

*Note: These income limits are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2023, which are effective until new income limits for 2024 are published by HUD (typically in the first week of April of 2024).*

At least 20% of the units in an MHP-financed project must be affordable to households earning no more than 50% of the area median income, or at least 40% of the units must be affordable to households earning no more than 60% of the area median income, or at least 50% of the units must be affordable to households earning no more than 80% of the area median income. Alternatively, at least 25% of the units in each project must be rented to households earning less than 80% of the median area income, provided that the maximum allowable restricted rents are at least 10% below comparable market rents. The MHP requires that tenants in affordable units meet income-eligibility guidelines, and also requires that the rents for the affordable units not exceed the Maximum Allowable Rents published annually by the MHP. "TC" refers to Multifamily Tax Subsidy Income Limits and are to be used for projects funded with tax credits. Please contact the MHP for more information about determining the income-eligibility of tenants. Here are the current income requirements for new tenants in affordable units:

	<u>Area Median Income</u> (AMI)	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Barnstable Town, MA	30% AMI	24,200	27,650	31,100	34,550	37,350	40,280	45,420	50,560
	50% AMI	40,300	46,050	51,800	57,550	62,200	66,800	71,400	76,000
	TC 50% AMI	40,300	46,050	51,800	57,550	62,200	66,800	71,400	76,000
	60% AMI	48,360	55,260	62,160	69,060	74,640	80,160	85,680	91,200
	TC 60% AMI	48,360	55,260	62,160	69,060	74,640	80,160	85,680	91,200
	80% AMI	64,450	73,650	82,850	92,050	99,450	106,800	114,150	121,550
Boston-Cambridge-Quincy, MA	30% AMI	31,150	35,600	40,050	44,500	48,100	51,650	55,200	58,750
	50% AMI	51,950	59,400	66,800	74,200	80,150	86,100	92,050	97,950
	TC 50% AMI	51,950	59,400	66,800	74,200	80,150	86,100	92,050	97,950
	60% AMI	62,340	71,280	80,160	89,040	96,180	103,320	110,460	117,540
	TC 60% AMI	62,340	71,280	80,160	89,040	96,180	103,320	110,460	117,540
	80% AMI	82,950	94,800	106,650	118,450	127,950	137,450	146,900	156,400
Brockton, MA	30% AMI	24,850	28,400	31,950	35,500	38,350	41,200	45,420	50,560
	50% AMI	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
	TC 50% AMI	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
	60% AMI	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
	TC 60% AMI	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
	80% AMI	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900

**MHP**  
**2023 INCOME LIMITS FOR AFFORDABLE UNITS**

	<u>Area Median Income (AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Lawrence, MA	30% AMI	25,600	29,250	32,900	36,550	39,500	42,400	45,420	50,560
	50% AMI	42,700	48,800	54,900	60,950	65,850	70,750	75,600	80,500
	TC 50% AMI	42,700	48,800	54,900	60,950	65,850	70,750	75,600	80,500
	60% AMI	51,240	58,560	65,880	73,140	79,020	84,900	90,720	96,600
	TC 60% AMI	51,240	58,560	65,880	73,140	79,020	84,900	90,720	96,600
	80% AMI	66,300	75,750	85,200	94,650	102,250	109,800	117,400	124,950
Lowell, MA	30% AMI	27,800	31,800	35,750	39,700	42,900	46,100	49,250	52,450
	50% AMI	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
	TC 50% AMI	46,350	53,000	59,600	66,200	71,500	76,800	82,100	87,400
	60% AMI	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
	TC 60% AMI	55,620	63,600	71,520	79,440	85,800	92,160	98,520	104,880
	80% AMI	66,300	75,750	85,200	94,650	102,250	109,800	117,400	124,950
Berkshire County, MA	30% AMI	20,950	23,950	26,950	30,000	35,140	40,280	45,420	50,560
	50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	TC 50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	TC 60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	80% AMI	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250
Pittsfield, MA	30% AMI	21,500	24,600	27,650	30,700	35,140	40,280	45,420	50,560
	50% AMI	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550
	TC 50% AMI	35,850	40,950	46,050	51,150	55,250	59,350	63,450	67,550
	60% AMI	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060
	TC 60% AMI	43,020	49,140	55,260	61,380	66,300	71,220	76,140	81,060
	80% AMI	57,300	65,500	73,700	81,850	88,400	94,950	101,500	108,050

**MHP**  
**2023 INCOME LIMITS FOR AFFORDABLE UNITS**

	<u>Area Median Income</u> (AMI)	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Easton-Raynham, MA	30% AMI	31,700	36,200	40,750	45,250	48,900	52,500	56,150	59,750
	50% AMI	52,800	60,350	67,900	75,400	81,450	87,500	93,500	99,550
	TC 50% AMI	52,800	60,350	67,900	75,400	81,450	87,500	93,500	99,550
	60% AMI	63,360	72,420	81,480	90,480	97,740	105,000	112,200	119,460
	TC 60% AMI	63,360	72,420	81,480	90,480	97,740	105,000	112,200	119,460
	80% AMI	66,300	75,750	85,200	94,650	102,250	109,800	117,400	124,950
New Bedford, MA	30% AMI	20,950	23,950	26,950	30,000	35,140	40,280	45,420	50,560
	50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	TC 50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	TC 60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	80% AMI	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250
Providence-Fall River, RI-MA	30% AMI	21,500	24,600	27,650	30,700	35,140	40,280	45,420	50,560
	50% AMI	35,850	41,000	46,100	51,200	55,300	59,400	63,500	67,600
	TC 50% AMI	35,850	41,000	46,100	51,200	55,300	59,400	63,500	67,600
	60% AMI	43,020	49,200	55,320	61,440	66,360	71,280	76,200	81,120
	TC 60% AMI	43,020	49,200	55,320	61,440	66,360	71,280	76,200	81,120
	80% AMI	57,350	65,550	73,750	81,900	88,500	95,050	101,600	108,150
Taunton-Mansfield-Norton, MA	30% AMI	24,850	28,400	31,950	35,500	38,350	41,200	45,420	50,560
	50% AMI	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
	TC 50% AMI	41,450	47,350	53,250	59,150	63,900	68,650	73,350	78,100
	60% AMI	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
	TC 60% AMI	49,740	56,820	63,900	70,980	76,680	82,380	88,020	93,720
	80% AMI	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900

**MHP**  
**2023 INCOME LIMITS FOR AFFORDABLE UNITS**

	<u>Area Median Income</u> <u>(AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Franklin County, MA	30% AMI	20,950	23,950	26,950	30,000	35,140	40,280	45,420	50,560
	50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	TC 50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	TC 60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	80% AMI	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250
Springfield, MA	30% AMI	20,950	23,950	26,950	30,000	35,140	40,280	45,420	50,560
	50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	TC 50% AMI	34,900	39,850	44,850	49,800	53,800	57,800	61,800	65,750
	60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	TC 60% AMI	41,880	47,820	53,820	59,760	64,560	69,360	74,160	78,900
	80% AMI	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250
Eastern Worcester County, MA	30% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	50% AMI	48,550	55,500	62,450	69,350	74,900	80,450	86,000	91,550
	TC 50% AMI	48,550	55,500	62,450	69,350	74,900	80,450	86,000	91,550
	60% AMI	58,260	66,600	74,940	83,220	89,880	96,540	103,200	109,860
	TC 60% AMI	58,260	66,600	74,940	83,220	89,880	96,540	103,200	109,860
	80% AMI	66,300	75,750	85,200	94,650	102,250	109,800	117,400	124,950
Fitchburg-Leominster, MA	30% AMI	22,300	25,500	28,700	31,850	35,140	40,280	45,420	50,560
	50% AMI	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
	TC 50% AMI	37,150	42,450	47,750	53,050	57,300	61,550	65,800	70,050
	60% AMI	44,580	50,940	57,300	63,660	68,760	73,860	78,960	84,060
	TC 60% AMI	44,580	50,940	57,300	63,660	68,760	73,860	78,960	84,060
	80% AMI	59,400	67,900	76,400	84,850	91,650	98,450	105,250	112,050

**MHP**  
**2023 INCOME LIMITS FOR AFFORDABLE UNITS**

	<u>Area Median Income</u> <u>(AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Western Worcester County, MA	30% AMI	21,700	24,800	27,900	31,000	35,140	40,280	45,420	50,560
	50% AMI	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
	TC 50% AMI	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
	60% AMI	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
	TC 60% AMI	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
	80% AMI	57,900	66,200	74,450	82,700	89,350	95,950	102,550	109,200
Worcester, MA	30% AMI	24,600	28,100	31,600	35,100	37,950	40,750	45,420	50,560
	50% AMI	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	TC 50% AMI	40,950	46,800	52,650	58,500	63,200	67,900	72,550	77,250
	60% AMI	49,140	56,160	63,180	70,200	75,840	81,480	87,060	92,700
	TC 60% AMI	49,140	56,160	63,180	70,200	75,840	81,480	87,060	92,700
	80% AMI	65,550	74,900	84,250	93,600	101,100	108,600	116,100	123,600
Dukes County, MA	30% AMI	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550
	50% AMI	45,600	52,100	58,600	65,100	70,350	75,550	80,750	85,950
	TC 50% AMI	45,600	52,100	58,600	65,100	70,350	75,550	80,750	85,950
	60% AMI	54,720	62,520	70,320	78,120	84,420	90,660	96,900	103,140
	TC 60% AMI	54,720	62,520	70,320	78,120	84,420	90,660	96,900	103,140
	80% AMI	70,150	80,150	90,150	100,150	108,200	116,200	124,200	132,200
Nantucket County, MA	30% AMI	30,500	34,850	39,200	43,550	47,050	50,550	54,050	57,500
	50% AMI	50,800	58,050	65,300	72,550	78,400	84,200	90,000	95,800
	TC 50% AMI	50,800	58,050	65,300	72,550	78,400	84,200	90,000	95,800
	60% AMI	60,960	69,660	78,360	87,060	94,080	101,040	108,000	114,960
	TC 60% AMI	60,960	69,660	78,360	87,060	94,080	101,040	108,000	114,960
	80% AMI	69,800	79,800	89,750	99,700	107,700	115,700	123,650	131,650