

**MHP
2022 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 2022, which are effective until new income limits for 2023 are published by HUD (typically in the first week of April of 2023).

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 (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>
Barnstable Town, MA	30% AMI	22,850	26,100	29,350	32,600	35,250	37,850	41,910	46,630
	50% AMI	38,050	43,500	48,950	54,350	58,700	63,050	67,400	71,750
	TC 50% AMI	38,050	43,500	48,950	54,350	58,700	63,050	67,400	71,750
	60% AMI	45,660	52,200	58,740	65,220	70,440	75,660	80,880	86,100
	TC 60% AMI	45,660	52,200	58,740	65,220	70,440	75,660	80,880	86,100
	80% AMI	60,900	69,600	78,300	86,950	93,950	100,900	107,850	114,800
Boston-Cambridge-Quincy, MA	30% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	50% AMI	49,100	56,100	63,100	70,100	75,750	81,350	86,950	92,550
	TC 50% AMI	49,100	56,100	63,100	70,100	75,750	81,350	86,950	92,550
	60% AMI	58,920	67,320	75,720	84,120	90,900	97,620	104,340	111,060
	TC 60% AMI	58,920	67,320	75,720	84,120	90,900	97,620	104,340	111,060
	80% AMI	78,300	89,500	100,700	111,850	120,800	129,750	138,700	147,650
Brockton, MA	30% AMI	23,450	26,800	30,150	33,500	36,200	38,900	41,910	46,630
	50% AMI	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750
	TC 50% AMI	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750
	60% AMI	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500
	TC 60% AMI	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500
	80% AMI	62,550	71,500	80,450	89,350	96,500	103,650	110,800	117,950

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Lawrence, MA	30% AMI	24,200	27,650	31,100	34,550	37,350	40,100	42,850	46,630
	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	62,600	71,550	80,500	89,400	96,600	103,750	110,900	118,050
Lowell, MA	30% AMI	26,550	30,350	34,150	37,900	40,950	44,000	47,000	50,050
	50% AMI	44,250	50,550	56,850	63,150	68,250	73,300	78,350	83,400
	TC 50% AMI	44,250	50,550	56,850	63,150	68,250	73,300	78,350	83,400
	60% AMI	53,100	60,660	68,220	75,780	81,900	87,960	94,020	100,080
	TC 60% AMI	53,100	60,660	68,220	75,780	81,900	87,960	94,020	100,080
	80% AMI	62,600	71,550	80,500	89,400	96,600	103,750	110,900	118,050
Berkshire County, MA	30% AMI	19,800	22,600	25,450	28,250	32,470	37,190	41,910	46,630
	50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	TC 50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	TC 60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	80% AMI	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Pittsfield, MA	30% AMI	20,300	23,200	26,100	29,000	32,470	37,190	41,910	46,630
	50% AMI	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
	TC 50% AMI	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
	60% AMI	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
	TC 60% AMI	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
	80% AMI	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050

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	Easton-Raynham, MA	30% AMI	29,900	34,200	38,450	42,700	46,150	49,550	52,950
	50% AMI	49,850	57,000	64,100	71,200	76,900	82,600	88,300	94,000
	TC 50% AMI	49,850	57,000	64,100	71,200	76,900	82,600	88,300	94,000
	60% AMI	59,820	68,400	76,920	85,440	92,280	99,120	105,960	112,800
	TC 60% AMI	59,820	68,400	76,920	85,440	92,280	99,120	105,960	112,800
	80% AMI	62,600	71,550	80,500	89,400	96,600	103,750	110,900	118,050
New Bedford, MA	30% AMI	19,800	22,600	25,450	28,250	32,470	37,190	41,910	46,630
	50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	TC 50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	TC 60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	80% AMI	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Providence-Fall River, RI-MA	30% AMI	20,300	23,200	26,100	29,000	32,470	37,190	41,910	46,630
	50% AMI	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
	TC 50% AMI	33,850	38,700	43,550	48,350	52,250	56,100	60,000	63,850
	60% AMI	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620
	TC 60% AMI	40,620	46,440	52,260	58,020	62,700	67,320	72,000	76,620
	80% AMI	54,150	61,900	69,650	77,350	83,550	89,750	95,950	102,150
Taunton-Mansfield-Norton, MA	30% AMI	23,450	26,800	30,150	33,500	36,200	38,900	41,910	46,630
	50% AMI	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750
	TC 50% AMI	39,100	44,700	50,300	55,850	60,350	64,800	69,300	73,750
	60% AMI	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500
	TC 60% AMI	46,920	53,640	60,360	67,020	72,420	77,760	83,160	88,500
	80% AMI	62,550	71,500	80,450	89,350	96,500	103,650	110,800	117,950

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	Franklin County, MA	30% AMI	19,800	22,600	25,450	28,250	32,470	37,190	41,910
	50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	TC 50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	TC 60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	80% AMI	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Springfield, MA	30% AMI	19,800	22,600	25,450	28,250	32,470	37,190	41,910	46,630
	50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	TC 50% AMI	32,950	37,650	42,350	47,050	50,850	54,600	58,350	62,150
	60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	TC 60% AMI	39,540	45,180	50,820	56,460	61,020	65,520	70,020	74,580
	80% AMI	52,750	60,250	67,800	75,300	81,350	87,350	93,400	99,400
Eastern Worcester County, MA	30% AMI	27,550	31,450	35,400	39,300	42,450	45,600	48,750	51,900
	50% AMI	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500
	TC 50% AMI	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500
	60% AMI	55,020	62,880	70,740	78,600	84,900	91,200	97,500	103,800
	TC 60% AMI	55,020	62,880	70,740	78,600	84,900	91,200	97,500	103,800
	80% AMI	62,600	71,550	80,500	89,400	96,600	103,750	110,900	118,050
Fitchburg-Leominster, MA	30% AMI	21,050	24,050	27,050	30,050	32,500	37,190	41,910	46,630
	50% AMI	35,100	40,100	45,100	50,100	54,150	58,150	62,150	66,150
	TC 50% AMI	35,100	40,100	45,100	50,100	54,150	58,150	62,150	66,150
	60% AMI	42,120	48,120	54,120	60,120	64,980	69,780	74,580	79,380
	TC 60% AMI	42,120	48,120	54,120	60,120	64,980	69,780	74,580	79,380
	80% AMI	56,150	64,150	72,150	80,150	86,600	93,000	99,400	105,800

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Western Worcester County, MA	30% AMI	20,550	23,450	26,400	29,300	32,470	37,190	41,910	46,630
	50% AMI	34,200	39,100	44,000	48,850	52,800	56,700	60,600	64,500
	TC 50% AMI	34,200	39,100	44,000	48,850	52,800	56,700	60,600	64,500
	60% AMI	41,040	46,920	52,800	58,620	63,360	68,040	72,720	77,400
	TC 60% AMI	41,040	46,920	52,800	58,620	63,360	68,040	72,720	77,400
	80% AMI	54,750	62,550	70,350	78,150	84,450	90,700	96,950	103,200
Worcester, MA	30% AMI	23,250	26,550	29,850	33,150	35,850	38,500	41,910	46,630
	50% AMI	38,700	44,200	49,750	55,250	59,700	64,100	68,550	72,950
	TC 50% AMI	38,700	44,200	49,750	55,250	59,700	64,100	68,550	72,950
	60% AMI	46,440	53,040	59,700	66,300	71,640	76,920	82,260	87,540
	TC 60% AMI	46,440	53,040	59,700	66,300	71,640	76,920	82,260	87,540
	80% AMI	61,900	70,750	79,600	88,400	95,500	102,550	109,650	116,700
Dukes County, MA	30% AMI	25,850	29,550	33,250	36,900	39,900	42,850	45,800	48,750
	50% AMI	43,050	49,200	55,350	61,500	66,450	71,350	76,300	81,200
	TC 50% AMI	43,050	49,200	55,350	61,500	66,450	71,350	76,300	81,200
	60% AMI	51,660	59,040	66,420	73,800	79,740	85,620	91,560	97,440
	TC 60% AMI	51,660	59,040	66,420	73,800	79,740	85,620	91,560	97,440
	80% AMI	66,250	75,700	85,150	94,600	102,200	109,750	117,350	124,900
Nantucket County, MA	30% AMI	28,800	32,900	37,000	41,100	44,400	47,700	51,000	54,300
	50% AMI	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
	TC 50% AMI	47,950	54,800	61,650	68,500	74,000	79,500	84,950	90,450
	60% AMI	57,540	65,760	73,980	82,200	88,800	95,400	101,940	108,540
	TC 60% AMI	57,540	65,760	73,980	82,200	88,800	95,400	101,940	108,540
	80% AMI	65,950	75,350	84,750	94,150	101,700	109,250	116,750	124,300