

MHP
2023 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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 maximum rents 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. 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. These rents assume that the landlord pays all utilities; an allowance for any utilities paid by tenants must be deducted from these rents. Utility allowances are available from the local housing authority or by calling MHP. "TC" refers to Maximum Allowable Rents under the Tax Credit Program. Rents for projects approved under the Local Initiative Program (LIP), can be obtained from the Department of Housing and Community Development (DHCD)(Rieko Hayashi; rieko.hayashi@state.ma.us). Here are the current Maximum Allowable Rents for the affordable units in all MHP-financed projects:

	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Barnstable Town, MA	30% RENT	453	605	648	777	898	1,007
	50% RENT	755	1,007	1,079	1,295	1,496	1,670
	TC 50% RENT	1,007	1,007	1,079	1,295	1,496	1,670
	60% RENT	906	1,209	1,295	1,554	1,796	2,004
	TC 60% RENT	1,209	1,209	1,295	1,554	1,796	2,004
	80% RENT	1,208	1,611	1,726	2,071	2,393	2,670
Boston-Cambridge-Quincy, MA	30% RENT	583	778	834	1,001	1,157	1,291
	50% RENT	973	1,298	1,391	1,670	1,929	2,152
	TC 50% RENT	1,298	1,298	1,391	1,670	1,929	2,152
	60% RENT	1,168	1,558	1,670	2,004	2,315	2,583
	TC 60% RENT	1,558	1,558	1,670	2,004	2,315	2,583
	80% RENT	1,554	2,073	2,221	2,666	3,080	3,436
Brockton, MA	30% RENT	465	621	665	798	923	1,030
	50% RENT	777	1,036	1,110	1,331	1,538	1,716
	TC 50% RENT	1,036	1,036	1,110	1,331	1,538	1,716
	60% RENT	932	1,243	1,332	1,597	1,845	2,059
	TC 60% RENT	1,243	1,243	1,332	1,597	1,845	2,059
	80% RENT	1,242	1,656	1,774	2,128	2,460	2,743

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	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Lawrence, MA	30% RENT	480	640	685	822	950	1,060
	50% RENT	800	1,067	1,143	1,372	1,585	1,768
	TC 50% RENT	1,067	1,067	1,143	1,372	1,585	1,768
	60% RENT	960	1,281	1,372	1,647	1,902	2,122
	TC 60% RENT	1,281	1,281	1,372	1,647	1,902	2,122
	80% RENT	1,242	1,657	1,775	2,130	2,461	2,745
Lowell, MA	30% RENT	521	695	745	893	1,032	1,152
	50% RENT	868	1,158	1,241	1,490	1,721	1,920
	TC 50% RENT	1,158	1,158	1,241	1,490	1,721	1,920
	60% RENT	1,042	1,390	1,490	1,788	2,065	2,304
	TC 60% RENT	1,390	1,390	1,490	1,788	2,065	2,304
	80% RENT	1,242	1,657	1,775	2,130	2,461	2,745
Berkshire County, MA	30% RENT	392	523	561	673	814	1,007
	50% RENT	654	872	934	1,121	1,295	1,445
	TC 50% RENT	872	872	934	1,121	1,295	1,445
	60% RENT	785	1,047	1,121	1,345	1,554	1,734
	TC 60% RENT	1,047	1,047	1,121	1,345	1,554	1,734
	80% RENT	1,046	1,395	1,495	1,793	2,072	2,312
Pittsfield, MA	30% RENT	402	537	576	691	823	1,007
	50% RENT	672	896	960	1,151	1,330	1,483
	TC 50% RENT	896	896	960	1,151	1,330	1,483
	60% RENT	806	1,075	1,152	1,381	1,596	1,780
	TC 60% RENT	1,075	1,075	1,152	1,381	1,596	1,780
	80% RENT	1,074	1,432	1,535	1,842	2,128	2,373
Easton-Raynham, MA	30% RENT	594	792	848	1,018	1,176	1,312
	50% RENT	990	1,320	1,414	1,697	1,960	2,187
	TC 50% RENT	1,320	1,320	1,414	1,697	1,960	2,187
	60% RENT	1,188	1,584	1,697	2,037	2,352	2,625
	TC 60% RENT	1,584	1,584	1,697	2,037	2,352	2,625
	80% RENT	1,242	1,657	1,775	2,130	2,461	2,745

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New Bedford, MA	30% RENT	392	523	561	673	814	1,007
	50% RENT	654	872	934	1,121	1,295	1,445
	TC 50% RENT	872	872	934	1,121	1,295	1,445
	60% RENT	785	1,047	1,121	1,345	1,554	1,734
	TC 60% RENT	1,047	1,047	1,121	1,345	1,554	1,734
	80% RENT	1,046	1,395	1,495	1,793	2,072	2,312
Providence-Fall River, RI-MA	30% RENT	402	537	576	691	823	1,007
	50% RENT	672	896	960	1,152	1,331	1,485
	TC 50% RENT	896	896	960	1,152	1,331	1,485
	60% RENT	806	1,075	1,152	1,383	1,597	1,782
	TC 60% RENT	1,075	1,075	1,152	1,383	1,597	1,782
	80% RENT	1,074	1,433	1,536	1,843	2,130	2,376
Taunton-Mansfield-Norton, MA	30% RENT	465	621	665	798	923	1,030
	50% RENT	777	1,036	1,110	1,331	1,538	1,716
	TC 50% RENT	1,036	1,036	1,110	1,331	1,538	1,716
	60% RENT	932	1,243	1,332	1,597	1,845	2,059
	TC 60% RENT	1,243	1,243	1,332	1,597	1,845	2,059
	80% RENT	1,242	1,656	1,774	2,128	2,460	2,743
Franklin County, MA	30% RENT	392	523	561	673	814	1,007
	50% RENT	654	872	934	1,121	1,295	1,445
	TC 50% RENT	872	872	934	1,121	1,295	1,445
	60% RENT	785	1,047	1,121	1,345	1,554	1,734
	TC 60% RENT	1,047	1,047	1,121	1,345	1,554	1,734
	80% RENT	1,046	1,395	1,495	1,793	2,072	2,312
Springfield, MA	30% RENT	392	523	561	673	814	1,007
	50% RENT	654	872	934	1,121	1,295	1,445
	TC 50% RENT	872	872	934	1,121	1,295	1,445
	60% RENT	785	1,047	1,121	1,345	1,554	1,734
	TC 60% RENT	1,047	1,047	1,121	1,345	1,554	1,734
	80% RENT	1,046	1,395	1,495	1,793	2,072	2,312
Eastern Worcester County, MA	30% RENT	546	728	780	936	1,081	1,207
	50% RENT	909	1,213	1,300	1,561	1,803	2,011
	TC 50% RENT	1,213	1,213	1,300	1,561	1,803	2,011
	60% RENT	1,092	1,456	1,560	1,873	2,163	2,413
	TC 60% RENT	1,456	1,456	1,560	1,873	2,163	2,413
	80% RENT	1,242	1,657	1,775	2,130	2,461	2,745

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Fitchburg-Leominster, MA	30% RENT	417	557	597	717	837	1,007
	50% RENT	696	928	995	1,193	1,379	1,538
	TC 50% RENT	928	928	995	1,193	1,379	1,538
	60% RENT	835	1,114	1,194	1,432	1,655	1,846
	TC 60% RENT	1,114	1,114	1,194	1,432	1,655	1,846
	80% RENT	1,113	1,485	1,591	1,910	2,206	2,461
	Western Worcester County, MA	30% RENT	406	542	581	697	826
50% RENT	678	905	970	1,163	1,344	1,500	
TC 50% RENT	905	905	970	1,163	1,344	1,500	
60% RENT	814	1,086	1,164	1,396	1,613	1,800	
TC 60% RENT	1,086	1,086	1,164	1,396	1,613	1,800	
80% RENT	1,085	1,447	1,551	1,861	2,150	2,398	
Worcester, MA	30% RENT	461	615	658	790	913	1,018
	50% RENT	767	1,023	1,096	1,316	1,521	1,697
	TC 50% RENT	1,023	1,023	1,096	1,316	1,521	1,697
	60% RENT	921	1,228	1,316	1,579	1,825	2,037
	TC 60% RENT	1,228	1,228	1,316	1,579	1,825	2,037
	80% RENT	1,228	1,638	1,755	2,106	2,433	2,715
	Dukes County, MA	30% RENT	512	683	732	878	1,015
50% RENT		855	1,140	1,221	1,465	1,693	1,888
TC 50% RENT		1,140	1,140	1,221	1,465	1,693	1,888
60% RENT		1,026	1,368	1,465	1,758	2,031	2,266
TC 60% RENT		1,368	1,368	1,465	1,758	2,031	2,266
80% RENT		1,314	1,753	1,878	2,253	2,604	2,905
Nantucket County, MA		30% RENT	571	762	816	980	1,132
	50% RENT	952	1,270	1,360	1,632	1,886	2,105
	TC 50% RENT	1,270	1,270	1,360	1,632	1,886	2,105
	60% RENT	1,143	1,524	1,632	1,959	2,264	2,526
	TC 60% RENT	1,524	1,524	1,632	1,959	2,264	2,526
	80% RENT	1,308	1,745	1,870	2,243	2,592	2,892