

**MHP
2016 INCOME LIMITS FOR AFFORDABLE UNITS**

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	17,850	20,400	22,950	25,450	28,440	32,580	36,730	40,890
	50% AMI	29,750	34,000	38,250	42,450	45,850	49,250	52,650	56,050
	TC 50% AMI	29,750	34,000	38,250	42,450	45,850	49,250	52,650	56,050
	60% AMI	35,700	40,800	45,900	50,940	55,020	59,100	63,180	67,260
	TC 60% AMI	35,700	40,800	45,900	50,940	55,020	59,100	63,180	67,260
	80% AMI	47,550	54,350	61,150	67,900	73,350	78,800	84,200	89,650
	110% AMI	65,450	74,800	84,150	93,390	100,870	108,350	115,830	123,310
Boston-Cambridge-Quincy, MA	30% AMI	20,650	23,600	26,550	29,450	31,850	34,200	36,730	40,890
	50% AMI	34,350	39,250	44,150	49,050	53,000	56,900	60,850	64,750
	TC 50% AMI	34,350	39,250	44,150	49,050	53,000	56,900	60,850	64,750
	60% AMI	41,220	47,100	52,980	58,860	63,600	68,280	73,020	77,700
	TC 60% AMI	41,220	47,100	52,980	58,860	63,600	68,280	73,020	77,700
	80% AMI	51,150	58,450	65,750	73,050	78,900	84,750	90,600	96,450
	110% AMI	75,570	86,350	97,130	107,910	116,600	125,180	133,870	142,450
Brockton, MA	30% AMI	18,350	20,950	23,550	26,150	28,440	32,580	36,730	40,890
	50% AMI	30,500	34,850	39,200	43,550	47,050	50,550	54,050	57,500
	TC 50% AMI	30,500	34,850	39,200	43,550	47,050	50,550	54,050	57,500
	60% AMI	36,600	41,820	47,040	52,260	56,460	60,660	64,860	69,000
	TC 60% AMI	36,600	41,820	47,040	52,260	56,460	60,660	64,860	69,000
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	67,100	76,670	86,240	95,810	103,510	111,210	118,910	126,500

MHP
2016 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>
Lawrence, MA	30% AMI	17,700	20,200	22,750	25,250	28,440	32,580	36,730	40,890
	50% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	TC 50% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	60% AMI	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
	TC 60% AMI	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,790	74,030	83,270	92,510	99,990	107,360	114,730	122,210
Lowell, MA	30% AMI	19,150	21,900	24,650	27,350	29,550	32,580	36,730	40,890
	50% AMI	31,950	36,500	41,050	45,600	49,250	52,900	56,550	60,200
	TC 50% AMI	31,950	36,500	41,050	45,600	49,250	52,900	56,550	60,200
	60% AMI	38,340	43,800	49,260	54,720	59,100	63,480	67,860	72,240
	TC 60% AMI	38,340	43,800	49,260	54,720	59,100	63,480	67,860	72,240
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	70,290	80,300	90,310	100,320	108,350	116,380	124,410	132,440
Berkshire County, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890
Pittsfield, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890

MHP
2016 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	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
	50% AMI	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400
	TC 50% AMI	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400
	60% AMI	44,160	50,460	56,760	63,060	68,160	73,200	78,240	83,280
	TC 60% AMI	44,160	50,460	56,760	63,060	68,160	73,200	78,240	83,280
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	80,960	92,510	104,060	115,610	124,960	134,200	143,440	152,680
New Bedford, MA	30% AMI	12,400	16,020	20,160	24,300	28,440	32,580	36,550	38,900
	50% AMI	20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900
	TC 50% AMI	20,650	23,600	26,550	29,450	31,850	34,200	36,550	38,900
	60% AMI	24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680
	TC 60% AMI	24,780	28,320	31,860	35,340	38,220	41,040	43,860	46,680
	80% AMI	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,220
	110% AMI	45,430	51,920	58,410	64,790	70,070	75,240	80,410	85,580
Providence-Fall River, RI-MA	30% AMI	15,300	17,500	20,160	24,300	28,440	32,580	36,730	40,890
	50% AMI	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050
	TC 50% AMI	25,500	29,150	32,800	36,400	39,350	42,250	45,150	48,050
	60% AMI	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660
	TC 60% AMI	30,600	34,980	39,360	43,680	47,220	50,700	54,180	57,660
	80% AMI	40,800	46,600	52,450	58,250	62,950	67,600	72,250	76,900
	110% AMI	56,100	64,130	72,160	80,080	86,570	92,950	99,330	105,710
Taunton-Mansfield-Norton, MA	30% AMI	17,700	20,200	22,750	25,250	28,440	32,580	36,730	40,890
	50% AMI	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600
	TC 50% AMI	29,500	33,700	37,900	42,100	45,500	48,850	52,250	55,600
	60% AMI	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720
	TC 60% AMI	35,400	40,440	45,480	50,520	54,600	58,620	62,700	66,720
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,900	74,140	83,380	92,620	100,100	107,470	114,950	122,320

MHP
2016 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>
Franklin County, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890
Springfield, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,900	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	62,280	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	114,180	120,890
Eastern Worcester County, MA	30% AMI	22,100	25,250	28,400	31,550	34,100	36,600	39,150	41,650
	50% AMI	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400
	TC 50% AMI	36,800	42,050	47,300	52,550	56,800	61,000	65,200	69,400
	60% AMI	44,160	50,460	56,760	63,060	68,160	73,200	78,240	83,280
	TC 60% AMI	44,160	50,460	56,760	63,060	68,160	73,200	78,240	83,280
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	80,960	92,510	104,060	115,610	124,960	134,200	143,440	152,680
Fitchburg-Leominster, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890

MHP
2016 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	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890
Worcester, MA	30% AMI	17,500	20,000	22,500	24,950	28,440	32,580	36,730	40,890
	50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	TC 50% AMI	29,150	33,300	37,450	41,600	44,950	48,300	51,600	54,950
	60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	TC 60% AMI	34,980	39,960	44,940	49,920	53,940	57,960	61,920	65,940
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	64,130	73,260	82,390	91,520	98,890	106,260	113,520	120,890
Dukes County, MA	30% AMI	17,800	20,350	22,900	25,400	28,440	32,580	36,730	40,890
	50% AMI	29,650	33,850	38,100	42,300	45,700	49,100	52,500	55,850
	TC 50% AMI	29,650	33,850	38,100	42,300	45,700	49,100	52,500	55,850
	60% AMI	35,580	40,620	45,720	50,760	54,840	58,920	63,000	67,020
	TC 60% AMI	35,580	40,620	45,720	50,760	54,840	58,920	63,000	67,020
	80% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	110% AMI	65,230	74,470	83,820	93,060	100,540	108,020	115,500	122,870
Nantucket County, MA	30% AMI	19,950	22,800	25,650	28,450	30,750	33,050	36,730	40,890
	50% AMI	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650
	TC 50% AMI	33,250	38,000	42,750	47,450	51,250	55,050	58,850	62,650
	60% AMI	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180
	TC 60% AMI	39,900	45,600	51,300	56,940	61,500	66,060	70,620	75,180
	80% AMI	53,100	60,650	68,250	75,800	81,900	87,950	94,000	100,100
	110% AMI	73,150	83,600	94,050	104,390	112,750	121,110	129,470	137,830