

MHP
2016 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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. 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 the MHP. "TC" refers to Maximum Allowable Rents under the Tax Credit Program. 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	334	446	478	573	673	814
	50% RENT	557	743	796	956	1,103	1,231
	TC 50% RENT	743	743	796	956	1,103	1,231
	60% RENT	669	892	956	1,147	1,324	1,477
	TC 60% RENT	892	892	956	1,147	1,324	1,477
	80% RENT	891	1,188	1,273	1,528	1,765	1,970
	110% RENT	1,227	1,636	1,753	2,103	2,428	2,708
Boston-Cambridge-Quincy, MA	30% RENT	387	516	553	663	766	855
	50% RENT	643	858	920	1,103	1,275	1,422
	TC 50% RENT	858	858	920	1,103	1,275	1,422
	60% RENT	772	1,030	1,104	1,324	1,530	1,707
	TC 60% RENT	1,030	1,030	1,104	1,324	1,530	1,707
	80% RENT	958	1,278	1,370	1,643	1,899	2,118
	110% RENT	1,416	1,889	2,024	2,428	2,806	3,129
Brockton, MA	30% RENT	343	458	491	588	682	814
	50% RENT	571	762	816	980	1,132	1,263
	TC 50% RENT	762	762	816	980	1,132	1,263
	60% RENT	686	915	980	1,176	1,359	1,516
	TC 60% RENT	915	915	980	1,176	1,359	1,516
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,257	1,677	1,797	2,156	2,491	2,780
Lawrence, MA	30% RENT	331	442	473	568	671	814
	50% RENT	552	736	788	946	1,093	1,220
	TC 50% RENT	736	736	788	946	1,093	1,220
	60% RENT	662	883	946	1,135	1,312	1,464
	TC 60% RENT	883	883	946	1,135	1,312	1,464
	80% RENT	862	1,150	1,232	1,478	1,708	1,906

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110% RENT	1,214	1,619	1,735	2,081	2,406	2,684

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Lowell, MA	30% RENT	358	478	513	616	711	814
	50% RENT	598	798	855	1,026	1,185	1,322
	TC 50% RENT	798	798	855	1,026	1,185	1,322
	60% RENT	718	958	1,026	1,231	1,422	1,587
	TC 60% RENT	958	958	1,026	1,231	1,422	1,587
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,317	1,757	1,882	2,257	2,608	2,909
Berkshire County, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Pittsfield, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Easton-Raynham, MA	30% RENT	414	552	591	710	820	915
	50% RENT	690	920	985	1,182	1,366	1,525
	TC 50% RENT	920	920	985	1,182	1,366	1,525
	60% RENT	828	1,104	1,182	1,419	1,640	1,830
	TC 60% RENT	1,104	1,104	1,182	1,419	1,640	1,830
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,518	2,024	2,168	2,601	3,007	3,355
New Bedford, MA	30% RENT	232	310	355	504	659	814
	50% RENT	387	516	553	663	766	855
	TC 50% RENT	516	516	553	663	766	855
	60% RENT	464	619	663	796	919	1,026
	TC 60% RENT	619	619	663	796	919	1,026
	80% RENT	618	825	883	1,060	1,225	1,366
	110% RENT	851	1,135	1,216	1,460	1,685	1,881

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Providence-Fall River, RI-MA	30% RENT	286	382	410	504	659	814
	50% RENT	477	637	683	820	946	1,056
	TC 50% RENT	637	637	683	820	946	1,056
	60% RENT	573	765	819	984	1,136	1,267
	TC 60% RENT	765	765	819	984	1,136	1,267
	80% RENT	765	1,020	1,092	1,311	1,515	1,690
	110% RENT	1,051	1,402	1,502	1,804	2,083	2,323
Taunton-Mansfield-Norton, MA	30% RENT	331	442	473	568	671	814
	50% RENT	552	737	790	947	1,095	1,221
	TC 50% RENT	737	737	790	947	1,095	1,221
	60% RENT	663	885	948	1,137	1,314	1,465
	TC 60% RENT	885	885	948	1,137	1,314	1,465
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,216	1,622	1,738	2,084	2,409	2,686
Franklin County, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Springfield, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Eastern Worcester County, MA	30% RENT	414	552	591	710	820	915
	50% RENT	690	920	985	1,182	1,366	1,525
	TC 50% RENT	920	920	985	1,182	1,366	1,525
	60% RENT	828	1,104	1,182	1,419	1,640	1,830
	TC 60% RENT	1,104	1,104	1,182	1,419	1,640	1,830
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,518	2,024	2,168	2,601	3,007	3,355

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Fitchburg-Leominster, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Western Worcester County, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Worcester, MA	30% RENT	327	437	468	562	667	814
	50% RENT	546	728	780	936	1,081	1,207
	TC 50% RENT	728	728	780	936	1,081	1,207
	60% RENT	655	874	936	1,123	1,298	1,449
	TC 60% RENT	874	874	936	1,123	1,298	1,449
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,202	1,603	1,717	2,059	2,380	2,656
Dukes County, MA	30% RENT	333	445	476	572	673	814
	50% RENT	555	741	793	952	1,100	1,227
	TC 50% RENT	741	741	793	952	1,100	1,227
	60% RENT	666	889	952	1,143	1,320	1,473
	TC 60% RENT	889	889	952	1,143	1,320	1,473
	80% RENT	862	1,150	1,232	1,478	1,708	1,906
	110% RENT	1,222	1,630	1,746	2,095	2,420	2,700
Nantucket County, MA	30% RENT	373	498	534	641	740	826
	50% RENT	623	831	890	1,068	1,233	1,376
	TC 50% RENT	831	831	890	1,068	1,233	1,376
	60% RENT	747	997	1,068	1,282	1,480	1,651
	TC 60% RENT	997	997	1,068	1,282	1,480	1,651
	80% RENT	995	1,327	1,421	1,706	1,971	2,198
	110% RENT	1,371	1,828	1,959	2,351	2,714	3,027