

**MHP
2025 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 2025 which are effective until new income limits for 2026 are published by HUD (typically in the first week of April of 2026).

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	28,700	32,800	36,900	41,000	44,300	47,600	50,850	54,150
	50% AMI	47,850	54,700	61,550	68,350	73,850	79,300	84,800	90,250
	TC 50% AMI	47,850	54,700	61,550	68,350	73,850	79,300	84,800	90,250
	60% AMI	57,420	65,640	73,860	82,020	88,620	95,160	101,760	108,300
	TC 60% AMI	57,420	65,640	73,860	82,020	88,620	95,160	101,760	108,300
	80% AMI	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000
Boston-Cambridge-Quincy, MA	30% AMI	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
	50% AMI	57,900	66,200	74,450	82,700	89,350	95,950	102,550	109,200
	TC 50% AMI	57,900	66,200	74,450	82,700	89,350	95,950	102,550	109,200
	60% AMI	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
	TC 60% AMI	69,480	79,440	89,340	99,240	107,220	115,140	123,060	131,040
	80% AMI	92,650	105,850	119,100	132,300	142,900	153,500	164,100	174,650
Brockton, MA	30% AMI	27,600	31,550	35,500	39,400	42,600	45,750	48,900	54,150
	50% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	TC 50% AMI	46,000	52,600	59,150	65,700	71,000	76,250	81,500	86,750
	60% AMI	55,200	63,120	70,980	78,840	85,200	91,500	97,800	104,100
	TC 60% AMI	55,200	63,120	70,980	78,840	85,200	91,500	97,800	104,100
	80% AMI	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550

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Lawrence, MA	30% AMI	29,700	33,950	38,200	42,400	45,800	49,200	52,600	56,000
	50% AMI	49,500	56,550	63,600	70,650	76,350	82,000	87,650	93,300
	TC 50% AMI	49,500	56,550	63,600	70,650	76,350	82,000	87,650	93,300
	60% AMI	59,400	67,860	76,320	84,780	91,620	98,400	105,180	111,960
	TC 60% AMI	59,400	67,860	76,320	84,780	91,620	98,400	105,180	111,960
	80% AMI	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550
Lowell, MA	30% AMI	28,750	32,850	36,950	41,050	44,350	47,650	50,950	54,200
	50% AMI	47,950	54,800	61,650	68,450	73,950	79,450	84,900	90,400
	TC 50% AMI	47,950	54,800	61,650	68,450	73,950	79,450	84,900	90,400
	60% AMI	57,540	65,760	73,980	82,140	88,740	95,340	101,880	108,480
	TC 60% AMI	57,540	65,760	73,980	82,140	88,740	95,340	101,880	108,480
	80% AMI	73,200	83,650	94,100	104,550	112,950	121,300	129,650	138,050
Berkshire County, MA	30% AMI	25,150	28,750	32,350	35,900	38,800	43,150	48,650	54,150
	50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	TC 50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	TC 60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	80% AMI	67,000	76,550	86,100	95,650	103,350	111,000	118,650	126,300
Pittsfield, MA	30% AMI	25,800	29,500	33,200	36,850	39,800	43,150	48,650	54,150
	50% AMI	43,000	49,150	55,300	61,400	66,350	71,250	76,150	81,050
	TC 50% AMI	43,000	49,150	55,300	61,400	66,350	71,250	76,150	81,050
	60% AMI	51,600	58,980	66,360	73,680	79,620	85,500	91,380	97,260
	TC 60% AMI	51,600	58,980	66,360	73,680	79,620	85,500	91,380	97,260
	80% AMI	68,800	78,600	88,450	98,250	106,150	114,000	121,850	129,700

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Easton-Raynham, MA	30% AMI	33,950	38,800	43,650	48,500	52,400	56,300	60,150	64,050
	50% AMI	56,600	64,700	72,800	80,850	87,350	93,800	100,300	106,750
	TC 50% AMI	56,600	64,700	72,800	80,850	87,350	93,800	100,300	106,750
	60% AMI	67,920	77,640	87,360	97,020	104,820	112,560	120,360	128,100
	TC 60% AMI	67,920	77,640	87,360	97,020	104,820	112,560	120,360	128,100
	80% AMI	78,500	89,700	100,900	112,100	121,100	130,050	139,050	148,000
New Bedford, MA	30% AMI	25,150	28,750	32,350	35,900	38,800	43,150	48,650	54,150
	50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	TC 50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	TC 60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	80% AMI	67,000	76,550	86,100	95,650	103,350	111,000	118,650	126,300
Providence-Fall River, RI-MA	30% AMI	24,050	27,450	30,900	34,300	37,650	43,150	48,650	54,150
	50% AMI	40,050	45,750	51,450	57,150	61,750	66,300	70,900	75,450
	TC 50% AMI	40,050	45,750	51,450	57,150	61,750	66,300	70,900	75,450
	60% AMI	48,060	54,900	61,740	68,580	74,100	79,560	85,080	90,540
	TC 60% AMI	48,060	54,900	61,740	68,580	74,100	79,560	85,080	90,540
	80% AMI	64,050	73,200	82,350	91,450	98,800	106,100	113,400	120,750
Taunton-Mansfield-Norton, MA	30% AMI	26,400	30,200	33,950	37,700	40,750	43,750	48,650	54,150
	50% AMI	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900
	TC 50% AMI	44,000	50,250	56,550	62,800	67,850	72,850	77,900	82,900
	60% AMI	52,800	60,300	67,860	75,360	81,420	87,420	93,480	99,480
	TC 60% AMI	52,800	60,300	67,860	75,360	81,420	87,420	93,480	99,480
	80% AMI	70,350	80,400	90,450	100,500	108,550	116,600	124,650	132,700

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Franklin County, MA	30% AMI	15,650	21,150	26,650	32,150	37,650	41,850	44,750	47,650
	50% AMI	25,250	28,850	32,450	36,100	38,950	41,850	44,750	47,650
	TC 50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	60% AMI	30,300	34,620	38,940	43,320	46,740	50,220	53,700	57,180
	TC 60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	80% AMI	40,450	46,200	52,000	57,750	62,400	67,000	71,650	76,250
Springfield, MA	30% AMI	25,150	28,750	32,350	35,900	38,800	43,150	48,650	54,150
	50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	TC 50% AMI	41,850	47,800	53,850	59,800	64,600	69,400	74,150	78,950
	60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	TC 60% AMI	50,220	57,360	64,620	71,760	77,520	83,280	88,980	94,740
	80% AMI	67,000	76,550	86,100	95,650	103,350	111,000	118,650	126,300
Eastern Worcester County, MA	30% AMI	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
	50% AMI	56,350	64,400	72,450	80,500	86,900	93,350	99,800	106,250
	TC 50% AMI	56,350	64,400	72,450	80,500	86,900	93,350	99,800	106,250
	60% AMI	67,620	77,280	86,940	96,600	104,280	112,020	119,760	127,500
	TC 60% AMI	67,620	77,280	86,940	96,600	104,280	112,020	119,760	127,500
	80% AMI	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550
Fitchburg-Leominster, MA	30% AMI	26,200	29,950	33,700	37,400	40,400	43,400	48,650	54,150
	50% AMI	43,650	49,900	56,150	62,350	67,350	72,350	77,350	82,350
	TC 50% AMI	43,650	49,900	56,150	62,350	67,350	72,350	77,350	82,350
	60% AMI	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820
	TC 60% AMI	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820
	80% AMI	69,850	79,800	89,800	99,750	107,750	115,750	123,700	131,700

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Western Worcester County, MA	30% AMI	26,100	29,800	33,550	37,250	40,250	43,250	48,650	54,150
	50% AMI	43,450	49,650	55,850	62,050	67,050	72,000	76,950	81,950
	TC 50% AMI	43,450	49,650	55,850	62,050	67,050	72,000	76,950	81,950
	60% AMI	52,140	59,580	67,020	74,460	80,460	86,400	92,340	98,340
	TC 60% AMI	52,140	59,580	67,020	74,460	80,460	86,400	92,340	98,340
	80% AMI	69,550	79,450	89,400	99,300	107,250	115,200	123,150	131,100
Worcester, MA	30% AMI	26,200	29,950	33,700	37,400	40,400	43,400	48,650	54,150
	50% AMI	43,650	49,900	56,150	62,350	67,350	72,350	77,350	82,350
	TC 50% AMI	43,650	49,900	56,150	62,350	67,350	72,350	77,350	82,350
	60% AMI	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820
	TC 60% AMI	52,380	59,880	67,380	74,820	80,820	86,820	92,820	98,820
	80% AMI	69,850	79,800	89,800	99,750	107,750	115,750	123,700	131,700
Dukes County, MA	30% AMI	31,550	36,050	40,550	45,050	48,700	52,300	55,900	59,500
	50% AMI	52,550	60,050	67,550	75,050	81,100	87,100	93,100	99,100
	TC 50% AMI	52,550	60,050	67,550	75,050	81,100	87,100	93,100	99,100
	60% AMI	63,060	72,060	81,060	90,060	97,320	104,520	111,720	118,920
	TC 60% AMI	63,060	72,060	81,060	90,060	97,320	104,520	111,720	118,920
	80% AMI	72,950	83,400	93,800	104,200	112,550	120,900	129,250	137,550
Nantucket County, MA	30% AMI	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650
	50% AMI	58,000	66,250	74,550	82,800	89,450	96,050	102,700	109,300
	TC 50% AMI	58,000	66,250	74,550	82,800	89,450	96,050	102,700	109,300
	60% AMI	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
	TC 60% AMI	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
	80% AMI	83,850	95,800	107,800	119,750	129,350	138,950	148,500	158,100