

**MHP**  
**2024 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 2024, which are effective until new income limits for 2025 are published by HUD (typically in the first week of April of 2025).*

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</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>
Barnstable Town, MA	30% AMI	26,600	30,400	34,200	38,000	41,050	44,100	47,340	52,720
	50% AMI	44,300	50,650	56,950	63,300	68,400	73,450	78,500	83,600
	TC 50% AMI	44,300	50,650	56,950	63,300	68,400	73,450	78,500	83,600
	60% AMI	53,160	60,780	68,340	75,960	82,080	88,140	94,200	100,320
	TC 60% AMI	53,160	60,780	68,340	75,960	82,080	88,140	94,200	100,320
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Boston-Cambridge-Quincy, MA	30% AMI	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,650
	50% AMI	57,100	65,300	73,450	81,600	88,150	94,700	101,200	107,700
	TC 50% AMI	57,100	65,300	73,450	81,600	88,150	94,700	101,200	107,700
	60% AMI	68,520	78,360	88,140	97,920	105,780	113,640	121,440	129,240
	TC 60% AMI	68,520	78,360	88,140	97,920	105,780	113,640	121,440	129,240
	80% AMI	91,200	104,200	117,250	130,250	140,700	151,100	161,550	171,950
Brockton, MA	30% AMI	27,350	31,250	35,150	39,050	42,200	45,300	48,450	52,720
	50% AMI	45,550	52,050	58,550	65,050	70,250	75,500	80,650	85,900
	TC 50% AMI	45,550	52,050	58,550	65,050	70,250	75,500	80,650	85,900
	60% AMI	54,660	62,460	70,260	78,060	84,300	90,600	96,780	103,080
	TC 60% AMI	54,660	62,460	70,260	78,060	84,300	90,600	96,780	103,080
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100

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Lawrence, MA	30% AMI	28,150	32,200	36,200	40,200	43,450	46,650	49,850	53,100
	50% AMI	46,900	53,600	60,300	67,000	72,400	77,750	83,100	88,450
	TC 50% AMI	46,900	53,600	60,300	67,000	72,400	77,750	83,100	88,450
	60% AMI	56,280	64,320	72,360	80,400	86,880	93,300	99,720	106,140
	TC 60% AMI	56,280	64,320	72,360	80,400	86,880	93,300	99,720	106,140
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Lowell, MA	30% AMI	28,900	33,000	37,150	41,250	44,550	47,850	51,150	54,450
	50% AMI	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750
	TC 50% AMI	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750
	60% AMI	57,780	66,000	74,280	82,500	89,100	95,700	102,300	108,900
	TC 60% AMI	57,780	66,000	74,280	82,500	89,100	95,700	102,300	108,900
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Berkshire County, MA	30% AMI	23,000	26,300	29,600	32,850	36,580	41,960	47,340	52,720
	50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	TC 50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	TC 60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	80% AMI	61,350	70,100	78,850	87,600	94,650	101,650	108,650	115,650
Pittsfield, MA	30% AMI	23,650	27,000	30,400	33,750	36,580	41,960	47,340	52,720
	50% AMI	39,400	45,000	50,650	56,250	60,750	65,250	69,750	74,250
	TC 50% AMI	39,400	45,000	50,650	56,250	60,750	65,250	69,750	74,250
	60% AMI	47,280	54,000	60,780	67,500	72,900	78,300	83,700	89,100
	TC 60% AMI	47,280	54,000	60,780	67,500	72,900	78,300	83,700	89,100
	80% AMI	63,000	72,000	81,000	90,000	97,200	104,400	111,600	118,800

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Easton-Raynham, MA	30% AMI	32,450	37,050	41,700	46,300	50,050	53,750	57,450	61,150
	50% AMI	54,050	61,750	69,450	77,150	83,350	89,500	95,700	101,850
	TC 50% AMI	54,050	61,750	69,450	77,150	83,350	89,500	95,700	101,850
	60% AMI	64,860	74,100	83,340	92,580	100,020	107,400	114,840	122,220
	TC 60% AMI	64,860	74,100	83,340	92,580	100,020	107,400	114,840	122,220
	80% AMI	72,900	83,300	93,700	104,100	112,450	120,750	129,100	137,400
New Bedford, MA	30% AMI	23,000	26,300	29,600	32,850	36,580	41,960	47,340	52,720
	50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	TC 50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	TC 60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	80% AMI	61,350	70,100	78,850	87,600	94,650	101,650	108,650	115,650
Providence-Fall River, RI-MA	30% AMI	23,600	27,000	30,350	33,700	36,580	41,960	47,340	52,720
	50% AMI	39,350	45,000	50,600	56,200	60,700	65,200	69,700	74,200
	TC 50% AMI	39,350	45,000	50,600	56,200	60,700	65,200	69,700	74,200
	60% AMI	47,220	54,000	60,720	67,440	72,840	78,240	83,640	89,040
	TC 60% AMI	47,220	54,000	60,720	67,440	72,840	78,240	83,640	89,040
	80% AMI	62,950	71,950	80,950	89,900	97,100	104,300	111,500	118,700
Taunton-Mansfield-Norton, MA	30% AMI	27,350	31,250	35,150	39,050	42,200	45,300	48,450	52,720
	50% AMI	45,550	52,050	58,550	65,050	70,250	75,500	80,650	85,900
	TC 50% AMI	45,550	52,050	58,550	65,050	70,250	75,500	80,650	85,900
	60% AMI	54,660	62,460	70,260	78,060	84,300	90,600	96,780	103,080
	TC 60% AMI	54,660	62,460	70,260	78,060	84,300	90,600	96,780	103,080
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100

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Franklin County, MA	30% AMI	23,000	26,300	29,600	32,850	36,580	41,960	47,340	52,720
	50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	TC 50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	TC 60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	80% AMI	61,350	70,100	78,850	87,600	94,650	101,650	108,650	115,650
Springfield, MA	30% AMI	23,000	26,300	29,600	32,850	36,580	41,960	47,340	52,720
	50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	TC 50% AMI	38,350	43,800	49,300	54,750	59,150	63,550	67,900	72,300
	60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	TC 60% AMI	46,020	52,560	59,160	65,700	70,980	76,260	81,480	86,760
	80% AMI	61,350	70,100	78,850	87,600	94,650	101,650	108,650	115,650
Eastern Worcester County, MA	30% AMI	30,950	35,400	39,800	44,200	47,750	51,300	54,850	58,350
	50% AMI	51,600	59,000	66,350	73,700	79,600	85,500	91,400	97,300
	TC 50% AMI	51,600	59,000	66,350	73,700	79,600	85,500	91,400	97,300
	60% AMI	61,920	70,800	79,620	88,440	95,520	102,600	109,680	116,760
	TC 60% AMI	61,920	70,800	79,620	88,440	95,520	102,600	109,680	116,760
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Fitchburg-Leominster, MA	30% AMI	24,500	28,000	31,500	35,000	37,800	41,960	47,340	52,720
	50% AMI	40,850	46,650	52,500	58,350	63,000	67,700	72,350	77,050
	TC 50% AMI	40,850	46,650	52,500	58,350	63,000	67,700	72,350	77,050
	60% AMI	49,020	55,980	63,000	70,020	75,600	81,240	86,820	92,460
	TC 60% AMI	49,020	55,980	63,000	70,020	75,600	81,240	86,820	92,460
	80% AMI	65,300	74,650	84,000	93,300	100,800	108,250	115,700	123,200

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Western Worcester County, MA	30% AMI	23,900	27,300	30,700	34,100	36,850	41,960	47,340	52,720
	50% AMI	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
	TC 50% AMI	39,800	45,500	51,200	56,850	61,400	65,950	70,500	75,050
	60% AMI	47,760	54,600	61,440	68,220	73,680	79,140	84,600	90,060
	TC 60% AMI	47,760	54,600	61,440	68,220	73,680	79,140	84,600	90,060
	80% AMI	63,650	72,800	81,850	90,950	98,250	105,500	112,800	120,100
Worcester, MA	30% AMI	27,050	30,900	34,750	38,600	41,700	44,800	47,900	52,720
	50% AMI	45,000	51,450	57,900	64,350	69,500	74,650	79,800	84,950
	TC 50% AMI	45,000	51,450	57,900	64,350	69,500	74,650	79,800	84,950
	60% AMI	54,000	61,740	69,480	77,220	83,400	89,580	95,760	101,940
	TC 60% AMI	54,000	61,740	69,480	77,220	83,400	89,580	95,760	101,940
	80% AMI	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100
Dukes County, MA	30% AMI	28,900	33,000	37,150	41,250	44,550	47,850	51,150	54,450
	50% AMI	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750
	TC 50% AMI	48,150	55,000	61,900	68,750	74,250	79,750	85,250	90,750
	60% AMI	57,780	66,000	74,280	82,500	89,100	95,700	102,300	108,900
	TC 60% AMI	57,780	66,000	74,280	82,500	89,100	95,700	102,300	108,900
	80% AMI	70,400	80,450	90,500	100,550	108,600	116,650	124,700	132,750
Nantucket County, MA	30% AMI	32,200	36,800	41,400	45,950	49,650	53,350	57,000	60,700
	50% AMI	53,600	61,250	68,900	76,550	82,700	88,800	94,950	101,050
	TC 50% AMI	53,600	61,250	68,900	76,550	82,700	88,800	94,950	101,050
	60% AMI	64,320	73,500	82,680	91,860	99,240	106,560	113,940	121,260
	TC 60% AMI	64,320	73,500	82,680	91,860	99,240	106,560	113,940	121,260
	80% AMI	76,750	87,750	98,700	109,650	118,450	127,200	136,000	144,750