

MHP
2022 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING UNITS

2022 Maximum Allowable Rents 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 maximum rents are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2022 which are effective until new income limits for 2023 are published by HUD (typically in the first week of April of 2023).

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	428	571	611	733	848	946
	50% RENT	713	951	1,019	1,223	1,413	1,576
	TC 50% RENT	951	951	1,019	1,223	1,413	1,576
	60% RENT	855	1,141	1,223	1,468	1,695	1,891
	TC 60% RENT	1,141	1,141	1,223	1,468	1,695	1,891
	80% RENT	1,141	1,522	1,631	1,957	2,261	2,522
Boston-Cambridge-Quincy, MA	30% RENT	552	736	788	946	1,093	1,220
	50% RENT	920	1,227	1,315	1,577	1,823	2,033
	TC 50% RENT	1,227	1,227	1,315	1,577	1,823	2,033
	60% RENT	1,104	1,473	1,578	1,893	2,187	2,440
	TC 60% RENT	1,473	1,473	1,578	1,893	2,187	2,440
	80% RENT	1,467	1,957	2,097	2,517	2,908	3,243
Brockton, MA	30% RENT	439	586	628	753	871	972
	50% RENT	732	977	1,047	1,257	1,452	1,620
	TC 50% RENT	977	977	1,047	1,257	1,452	1,620
	60% RENT	879	1,173	1,257	1,509	1,743	1,944

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	TC 60% RENT	1,173	1,173	1,257	1,509	1,743	1,944
	80% RENT	1,172	1,563	1,675	2,011	2,323	2,591
Lawrence, MA	30% RENT	453	605	648	777	898	1,002
	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	1,173	1,565	1,676	2,012	2,325	2,593

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Lowell, MA	30% RENT	497	663	711	853	985	1,100
	50% RENT	829	1,106	1,185	1,421	1,642	1,832
	TC 50% RENT	1,106	1,106	1,185	1,421	1,642	1,832
	60% RENT	995	1,327	1,422	1,705	1,971	2,199
	TC 60% RENT	1,327	1,327	1,422	1,705	1,971	2,199
	80% RENT	1,173	1,565	1,676	2,012	2,325	2,593
Berkshire County, MA	30% RENT	371	495	530	636	759	929
	50% RENT	617	823	882	1,058	1,223	1,365
	TC 50% RENT	823	823	882	1,058	1,223	1,365
	60% RENT	741	988	1,059	1,270	1,468	1,638
	TC 60% RENT	988	988	1,059	1,270	1,468	1,638
	80% RENT	988	1,318	1,412	1,695	1,958	2,183
Pittsfield, MA	30% RENT	380	507	543	652	768	929
	50% RENT	634	846	906	1,087	1,256	1,401
	TC 50% RENT	846	846	906	1,087	1,256	1,401
	60% RENT	761	1,015	1,087	1,305	1,507	1,681
	TC 60% RENT	1,015	1,015	1,087	1,305	1,507	1,681
	80% RENT	1,014	1,353	1,450	1,740	2,010	2,242
Easton-Raynham, MA	30% RENT	560	747	801	961	1,110	1,238
	50% RENT	934	1,246	1,335	1,602	1,851	2,065
	TC 50% RENT	1,246	1,246	1,335	1,602	1,851	2,065
	60% RENT	1,121	1,495	1,602	1,923	2,221	2,478
	TC 60% RENT	1,495	1,495	1,602	1,923	2,221	2,478
	80% RENT	1,173	1,565	1,676	2,012	2,325	2,593
New Bedford, MA	30% RENT	371	495	530	636	759	929
	50% RENT	617	823	882	1,058	1,223	1,365
	TC 50% RENT	823	823	882	1,058	1,223	1,365
	60% RENT	741	988	1,059	1,270	1,468	1,638
	TC 60% RENT	988	988	1,059	1,270	1,468	1,638
	80% RENT	988	1,318	1,412	1,695	1,958	2,183

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Providence-Fall River, RI-MA	30% RENT	380	507	543	652	768	929
	50% RENT	634	846	906	1,088	1,257	1,402
	TC 50% RENT	846	846	906	1,088	1,257	1,402
	60% RENT	761	1,015	1,088	1,306	1,509	1,683
	TC 60% RENT	1,015	1,015	1,088	1,306	1,509	1,683
	80% RENT	1,014	1,353	1,450	1,741	2,011	2,243
Taunton-Mansfield-Norton, MA	30% RENT	439	586	628	753	871	972
	50% RENT	732	977	1,047	1,257	1,452	1,620
	TC 50% RENT	977	977	1,047	1,257	1,452	1,620
	60% RENT	879	1,173	1,257	1,509	1,743	1,944
	TC 60% RENT	1,173	1,173	1,257	1,509	1,743	1,944
	80% RENT	1,172	1,563	1,675	2,011	2,323	2,591
Franklin County, MA	30% RENT	371	495	530	636	759	929
	50% RENT	617	823	882	1,058	1,223	1,365
	TC 50% RENT	823	823	882	1,058	1,223	1,365
	60% RENT	741	988	1,059	1,270	1,468	1,638
	TC 60% RENT	988	988	1,059	1,270	1,468	1,638
	80% RENT	988	1,318	1,412	1,695	1,958	2,183
Springfield, MA	30% RENT	371	495	530	636	759	929
	50% RENT	617	823	882	1,058	1,223	1,365
	TC 50% RENT	823	823	882	1,058	1,223	1,365
	60% RENT	741	988	1,059	1,270	1,468	1,638
	TC 60% RENT	988	988	1,059	1,270	1,468	1,638
	80% RENT	988	1,318	1,412	1,695	1,958	2,183
Eastern Worcester County, MA	30% RENT	516	688	737	885	1,021	1,140
	50% RENT	859	1,146	1,228	1,473	1,703	1,900
	TC 50% RENT	1,146	1,146	1,228	1,473	1,703	1,900
	60% RENT	1,031	1,375	1,473	1,768	2,043	2,280
	TC 60% RENT	1,375	1,375	1,473	1,768	2,043	2,280
	80% RENT	1,173	1,565	1,676	2,012	2,325	2,593

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Fitchburg-Leominster, MA	30% RENT	394	526	563	676	781	929
	50% RENT	657	877	940	1,127	1,303	1,453
	TC 50% RENT	877	877	940	1,127	1,303	1,453
	60% RENT	789	1,053	1,128	1,353	1,563	1,744
	TC 60% RENT	1,053	1,053	1,128	1,353	1,563	1,744
	80% RENT	1,052	1,403	1,503	1,803	2,084	2,325
	Western Worcester County, MA	30% RENT	384	513	550	660	772
50% RENT	641	855	916	1,100	1,270	1,417	
TC 50% RENT	855	855	916	1,100	1,270	1,417	
60% RENT	769	1,026	1,099	1,320	1,524	1,701	
TC 60% RENT	1,026	1,026	1,099	1,320	1,524	1,701	
80% RENT	1,026	1,368	1,466	1,758	2,032	2,267	
Worcester, MA	30% RENT	435	581	622	746	862	962
	50% RENT	725	967	1,036	1,243	1,436	1,602
	TC 50% RENT	967	967	1,036	1,243	1,436	1,602
	60% RENT	870	1,161	1,243	1,492	1,724	1,923
	TC 60% RENT	1,161	1,161	1,243	1,492	1,724	1,923
	80% RENT	1,160	1,547	1,658	1,990	2,298	2,563
	Dukes County, MA	30% RENT	484	646	692	831	960
50% RENT		807	1,076	1,153	1,383	1,599	1,783
TC 50% RENT		1,076	1,076	1,153	1,383	1,599	1,783
60% RENT		968	1,291	1,383	1,660	1,919	2,140
TC 60% RENT		1,291	1,291	1,383	1,660	1,919	2,140
80% RENT		1,242	1,656	1,774	2,128	2,460	2,743
Nantucket County, MA		30% RENT	540	720	771	925	1,068
	50% RENT	898	1,198	1,284	1,541	1,781	1,987
	TC 50% RENT	1,198	1,198	1,284	1,541	1,781	1,987
	60% RENT	1,078	1,438	1,541	1,849	2,137	2,385
	TC 60% RENT	1,438	1,438	1,541	1,849	2,137	2,385
	80% RENT	1,236	1,648	1,766	2,118	2,448	2,731