

**MHP**  
**2024 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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 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. 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	498	665	712	855	988	1,102
	50% RENT	830	1,107	1,186	1,423	1,646	1,836
	TC 50% RENT	1,107	1,107	1,186	1,423	1,646	1,836
	60% RENT	996	1,329	1,424	1,708	1,975	2,203
	TC 60% RENT	1,329	1,329	1,424	1,708	1,975	2,203
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Boston-Cambridge-Quincy, MA	30% RENT	642	857	918	1,102	1,273	1,420
	50% RENT	1,070	1,427	1,530	1,836	2,121	2,367
	TC 50% RENT	1,427	1,427	1,530	1,836	2,121	2,367
	60% RENT	1,284	1,713	1,836	2,203	2,546	2,841
	TC 60% RENT	1,713	1,713	1,836	2,203	2,546	2,841
	80% RENT	1,710	2,280	2,442	2,931	3,386	3,777
Brockton, MA	30% RENT	512	683	732	878	1,015	1,132
	50% RENT	853	1,138	1,220	1,463	1,691	1,887
	TC 50% RENT	1,138	1,138	1,220	1,463	1,691	1,887
	60% RENT	1,024	1,366	1,464	1,756	2,029	2,265
	TC 60% RENT	1,366	1,366	1,464	1,756	2,029	2,265
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Lawrence, MA	30% RENT	527	703	754	905	1,045	1,166
	50% RENT	879	1,172	1,256	1,507	1,742	1,943

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	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
	TC 50% RENT	1,172	1,172	1,256	1,507	1,742	1,943
	60% RENT	1,055	1,407	1,507	1,809	2,091	2,332
	TC 60% RENT	1,407	1,407	1,507	1,809	2,091	2,332
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
	110% RENT	1,934	2,579	2,763	3,316	3,833	4,276
Lowell, MA	30% RENT	541	722	773	928	1,072	1,196
	50% RENT	902	1,203	1,289	1,547	1,787	1,993
	TC 50% RENT	1,203	1,203	1,289	1,547	1,787	1,993
	60% RENT	1,083	1,444	1,547	1,857	2,145	2,392
	TC 60% RENT	1,444	1,444	1,547	1,857	2,145	2,392
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Berkshire County, MA	30% RENT	431	575	616	740	867	1,049
	50% RENT	718	958	1,026	1,232	1,423	1,588
	TC 50% RENT	958	958	1,026	1,232	1,423	1,588
	60% RENT	862	1,150	1,232	1,479	1,708	1,906
	TC 60% RENT	1,150	1,150	1,232	1,479	1,708	1,906
	80% RENT	1,149	1,533	1,643	1,971	2,278	2,541
Pittsfield, MA	30% RENT	443	591	633	760	879	1,049
	50% RENT	738	985	1,055	1,266	1,462	1,631
	TC 50% RENT	985	985	1,055	1,266	1,462	1,631
	60% RENT	886	1,182	1,266	1,519	1,755	1,957
	TC 60% RENT	1,182	1,182	1,266	1,519	1,755	1,957
	80% RENT	1,181	1,575	1,687	2,025	2,340	2,610
Easton-Raynham, MA	30% RENT	608	811	868	1,042	1,204	1,343
	50% RENT	1,013	1,351	1,447	1,736	2,006	2,237
	TC 50% RENT	1,351	1,351	1,447	1,736	2,006	2,237
	60% RENT	1,215	1,621	1,737	2,083	2,407	2,685
	TC 60% RENT	1,621	1,621	1,737	2,083	2,407	2,685
	80% RENT	1,366	1,822	1,952	2,342	2,706	3,018
New Bedford, MA	30% RENT	431	575	616	740	867	1,049
	50% RENT	718	958	1,026	1,232	1,423	1,588
	TC 50% RENT	958	958	1,026	1,232	1,423	1,588
	60% RENT	862	1,150	1,232	1,479	1,708	1,906

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	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
	TC 60% RENT	1,150	1,150	1,232	1,479	1,708	1,906
	80% RENT	1,149	1,533	1,643	1,971	2,278	2,541
Providence-Fall River, RI-MA	30% RENT	442	590	632	758	878	1,049
	50% RENT	737	983	1,054	1,265	1,461	1,630
	TC 50% RENT	983	983	1,054	1,265	1,461	1,630
	60% RENT	885	1,180	1,265	1,518	1,753	1,956
	TC 60% RENT	1,180	1,180	1,265	1,518	1,753	1,956
	80% RENT	1,179	1,573	1,686	2,023	2,337	2,607
Taunton-Mansfield-Norton, MA	30% RENT	512	683	732	878	1,015	1,132
	50% RENT	853	1,138	1,220	1,463	1,691	1,887
	TC 50% RENT	1,138	1,138	1,220	1,463	1,691	1,887
	60% RENT	1,024	1,366	1,464	1,756	2,029	2,265
	TC 60% RENT	1,366	1,366	1,464	1,756	2,029	2,265
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Franklin County, MA	30% RENT	431	575	616	740	867	1,049
	50% RENT	718	958	1,026	1,232	1,423	1,588
	TC 50% RENT	958	958	1,026	1,232	1,423	1,588
	60% RENT	862	1,150	1,232	1,479	1,708	1,906
	TC 60% RENT	1,150	1,150	1,232	1,479	1,708	1,906
	80% RENT	1,149	1,533	1,643	1,971	2,278	2,541
Springfield, MA	30% RENT	431	575	616	740	867	1,049
	50% RENT	718	958	1,026	1,232	1,423	1,588
	TC 50% RENT	958	958	1,026	1,232	1,423	1,588
	60% RENT	862	1,150	1,232	1,479	1,708	1,906
	TC 60% RENT	1,150	1,150	1,232	1,479	1,708	1,906
	80% RENT	1,149	1,533	1,643	1,971	2,278	2,541
Eastern Worcester County, MA	30% RENT	579	773	829	995	1,149	1,282
	50% RENT	967	1,290	1,382	1,658	1,916	2,137
	TC 50% RENT	1,290	1,290	1,382	1,658	1,916	2,137
	60% RENT	1,161	1,548	1,659	1,990	2,299	2,565
	TC 60% RENT	1,548	1,548	1,659	1,990	2,299	2,565
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Fitchburg-Leominster, MA	30% RENT	459	612	656	787	910	1,049

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	50% RENT	765	1,021	1,093	1,312	1,516	1,692
	TC 50% RENT	1,021	1,021	1,093	1,312	1,516	1,692
	60% RENT	918	1,225	1,312	1,575	1,820	2,031
	TC 60% RENT	1,225	1,225	1,312	1,575	1,820	2,031
	80% RENT	1,224	1,632	1,749	2,100	2,426	2,706
Western Worcester County, MA	30% RENT	447	597	640	767	886	1,049
	50% RENT	746	995	1,066	1,280	1,478	1,648
	TC 50% RENT	995	995	1,066	1,280	1,478	1,648
	60% RENT	895	1,194	1,279	1,536	1,773	1,978
	TC 60% RENT	1,194	1,194	1,279	1,536	1,773	1,978
	80% RENT	1,193	1,591	1,705	2,046	2,365	2,637
Worcester, MA	30% RENT	507	676	724	868	1,003	1,120
	50% RENT	843	1,125	1,205	1,447	1,673	1,866
	TC 50% RENT	1,125	1,125	1,205	1,447	1,673	1,866
	60% RENT	1,012	1,350	1,446	1,737	2,007	2,239
	TC 60% RENT	1,350	1,350	1,446	1,737	2,007	2,239
	80% RENT	1,284	1,712	1,834	2,201	2,543	2,836
Dukes County, MA	30% RENT	541	722	773	928	1,072	1,196
	50% RENT	902	1,203	1,289	1,547	1,787	1,993
	TC 50% RENT	1,203	1,203	1,289	1,547	1,787	1,993
	60% RENT	1,083	1,444	1,547	1,857	2,145	2,392
	TC 60% RENT	1,444	1,444	1,547	1,857	2,145	2,392
	80% RENT	1,320	1,760	1,885	2,262	2,614	2,916
Nantucket County, MA	30% RENT	603	805	862	1,035	1,195	1,333
	50% RENT	1,005	1,340	1,435	1,722	1,990	2,220
	TC 50% RENT	1,340	1,340	1,435	1,722	1,990	2,220
	60% RENT	1,206	1,608	1,722	2,067	2,388	2,664
	TC 60% RENT	1,608	1,608	1,722	2,067	2,388	2,664
	80% RENT	1,438	1,918	2,056	2,467	2,851	3,180