

MHP
2017 INCOME LIMITS FOR AFFORDABLE UNITS

Note: These maximum rents are based on U.S. Department of Housing and Urban Development (HUD) maximum rents for 2017, which are effective until new maximum rents for 2018 are published by HUD (typically in mid-to late-March of 2018).

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	18,950	21,650	24,350	27,050	29,250	32,960	37,140	41,320
	50% AMI	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550
	TC 50% AMI	31,600	36,100	40,600	45,100	48,750	52,350	55,950	59,550
	60% AMI	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460
	TC 60% AMI	37,920	43,320	48,720	54,120	58,500	62,820	67,140	71,460
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	69,520	79,420	89,320	99,220	107,250	115,170	123,090	131,010
Boston-Cambridge-Quincy, MA	30% AMI	21,700	24,800	27,900	31,000	33,500	36,000	38,450	41,320
	50% AMI	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
	TC 50% AMI	36,200	41,400	46,550	51,700	55,850	60,000	64,150	68,250
	60% AMI	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
	TC 60% AMI	43,440	49,680	55,860	62,040	67,020	72,000	76,980	81,900
	80% AMI	54,750	62,550	70,350	78,150	84,450	90,700	96,950	103,200
	110% AMI	79,640	91,080	102,410	113,740	122,870	132,000	141,130	150,150
Brockton, MA	30% AMI	17,400	19,900	22,400	24,850	28,780	32,960	37,140	41,320
	50% AMI	29,000	33,150	37,300	41,400	44,750	48,050	51,350	54,650
	TC 50% AMI	29,000	33,150	37,300	41,400	44,750	48,050	51,350	54,650
	60% AMI	34,800	39,780	44,760	49,680	53,700	57,660	61,620	65,580
	TC 60% AMI	34,800	39,780	44,760	49,680	53,700	57,660	61,620	65,580
	80% AMI	46,400	53,000	59,650	66,250	71,550	76,850	82,150	87,450
	110% AMI	63,800	72,930	82,060	91,080	98,450	105,710	112,970	120,230

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Lawrence, MA	30% AMI	18,450	21,050	23,700	26,300	28,780	32,960	37,140	41,320
	50% AMI	30,700	35,050	39,450	43,800	47,350	50,850	54,350	57,850
	TC 50% AMI	30,700	35,050	39,450	43,800	47,350	50,850	54,350	57,850
	60% AMI	36,840	42,060	47,340	52,560	56,820	61,020	65,220	69,420
	TC 60% AMI	36,840	42,060	47,340	52,560	56,820	61,020	65,220	69,420
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	67,540	77,110	86,790	96,360	104,170	111,870	119,570	127,270
Lowell, MA	30% AMI	20,250	23,150	26,050	28,900	31,250	33,550	37,140	41,320
	50% AMI	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600
	TC 50% AMI	33,750	38,550	43,350	48,150	52,050	55,900	59,750	63,600
	60% AMI	40,500	46,260	52,020	57,780	62,460	67,080	71,700	76,320
	TC 60% AMI	40,500	46,260	52,020	57,780	62,460	67,080	71,700	76,320
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	74,250	84,810	95,370	105,930	114,510	122,980	131,450	139,920
Berkshire County, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160
Pittsfield, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160

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Easton-Raynham, MA	30% AMI	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100
	50% AMI	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	TC 50% AMI	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	60% AMI	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220
	TC 60% AMI	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	83,820	95,810	107,800	119,680	129,360	138,930	148,500	158,070
New Bedford, MA	30% AMI	13,250	16,240	20,420	24,600	28,780	32,960	37,140	41,320
	50% AMI	22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600
	TC 50% AMI	22,050	25,200	28,350	31,500	34,050	36,550	39,100	41,600
	60% AMI	26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920
	TC 60% AMI	26,460	30,240	34,020	37,800	40,860	43,860	46,920	49,920
	80% AMI	35,250	40,300	45,350	50,350	54,400	58,450	62,450	66,500
	110% AMI	48,510	55,440	62,370	69,300	74,910	80,410	86,020	91,520
Providence-Fall River, RI-MA	30% AMI	15,200	17,350	20,420	24,600	28,780	32,960	37,140	41,320
	50% AMI	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
	TC 50% AMI	25,250	28,850	32,450	36,050	38,950	41,850	44,750	47,600
	60% AMI	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120
	TC 60% AMI	30,300	34,620	38,940	43,260	46,740	50,220	53,700	57,120
	80% AMI	40,400	46,200	51,950	57,700	62,350	66,950	71,550	76,200
	110% AMI	55,550	63,470	71,390	79,310	85,690	92,070	98,450	104,720
Taunton-Mansfield-Norton, MA	30% AMI	18,900	21,600	24,300	27,000	29,200	32,960	37,140	41,320
	50% AMI	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
	TC 50% AMI	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400
	60% AMI	37,800	43,200	48,600	54,000	58,320	62,640	66,960	71,280
	TC 60% AMI	37,800	43,200	48,600	54,000	58,320	62,640	66,960	71,280
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	69,300	79,200	89,100	99,000	106,920	114,840	122,760	130,680

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Franklin County, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160
Springfield, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
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	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160
Eastern Worcester County, MA	30% AMI	22,900	26,150	29,400	32,650	35,300	37,900	40,500	43,100
	50% AMI	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	TC 50% AMI	38,100	43,550	49,000	54,400	58,800	63,150	67,500	71,850
	60% AMI	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220
	TC 60% AMI	45,720	52,260	58,800	65,280	70,560	75,780	81,000	86,220
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	83,820	95,810	107,800	119,680	129,360	138,930	148,500	158,070
Fitchburg-Leominster, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160

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Western Worcester County, MA	30% AMI	16,800	19,200	21,600	24,600	28,780	32,960	37,140	41,320
	50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	TC 50% AMI	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800
	60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	TC 60% AMI	33,600	38,400	43,200	48,000	51,840	55,680	59,520	63,360
	80% AMI	44,800	51,200	57,600	64,000	69,150	74,250	79,400	84,500
	110% AMI	61,600	70,400	79,200	88,000	95,040	102,080	109,120	116,160
Worcester, MA	30% AMI	18,000	20,600	23,150	25,700	28,780	32,960	37,140	41,320
	50% AMI	30,000	34,300	38,600	42,850	46,300	49,750	53,150	56,600
	TC 50% AMI	30,000	34,300	38,600	42,850	46,300	49,750	53,150	56,600
	60% AMI	36,000	41,160	46,320	51,420	55,560	59,700	63,780	67,920
	TC 60% AMI	36,000	41,160	46,320	51,420	55,560	59,700	63,780	67,920
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	66,000	75,460	84,920	94,270	101,860	109,450	116,930	124,520
Dukes County, MA	30% AMI	18,300	20,900	23,500	26,100	28,780	32,960	37,140	41,320
	50% AMI	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
	TC 50% AMI	30,450	34,800	39,150	43,500	47,000	50,500	53,950	57,450
	60% AMI	36,540	41,760	46,980	52,200	56,400	60,600	64,740	68,940
	TC 60% AMI	36,540	41,760	46,980	52,200	56,400	60,600	64,740	68,940
	80% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	110% AMI	66,990	76,560	86,130	95,700	103,400	111,100	118,690	126,390
Nantucket County, MA	30% AMI	20,900	23,900	26,900	29,850	32,250	34,650	37,140	41,320
	50% AMI	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700
	TC 50% AMI	34,850	39,800	44,800	49,750	53,750	57,750	61,700	65,700
	60% AMI	41,820	47,760	53,760	59,700	64,500	69,300	74,040	78,840
	TC 60% AMI	41,820	47,760	53,760	59,700	64,500	69,300	74,040	78,840
	80% AMI	50,450	57,650	64,850	72,050	77,850	83,600	89,350	95,150
	110% AMI	76,670	87,560	98,560	109,450	118,250	127,050	135,740	144,540