

MHP
2017 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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. 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 the MHP. "TC" refers to Maximum Allowable Rents under the Tax Credit Program. 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	354	473	507	608	703	824
	50% RENT	592	790	846	1,015	1,173	1,308
	TC 50% RENT	790	790	846	1,015	1,173	1,308
	60% RENT	711	948	1,015	1,218	1,407	1,570
	TC 60% RENT	948	948	1,015	1,218	1,407	1,570
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,303	1,738	1,861	2,233	2,580	2,879
Boston-Cambridge-Quincy, MA	30% RENT	406	542	581	697	806	900
	50% RENT	678	905	970	1,163	1,344	1,500
	TC 50% RENT	905	905	970	1,163	1,344	1,500
	60% RENT	814	1,086	1,164	1,396	1,613	1,800
	TC 60% RENT	1,086	1,086	1,164	1,396	1,613	1,800
	80% RENT	1,026	1,368	1,466	1,758	2,032	2,267
	110% RENT	1,493	1,991	2,134	2,560	2,957	3,300
Brockton, MA	30% RENT	326	435	466	560	670	824
	50% RENT	543	725	776	932	1,076	1,201
	TC 50% RENT	725	725	776	932	1,076	1,201
	60% RENT	652	870	932	1,119	1,292	1,441
	TC 60% RENT	870	870	932	1,119	1,292	1,441
	80% RENT	870	1,160	1,242	1,491	1,722	1,921
	110% RENT	1,196	1,595	1,709	2,051	2,369	2,642
Lawrence, MA	30% RENT	345	461	493	592	688	824
	50% RENT	575	767	821	986	1,139	1,271
	TC 50% RENT	767	767	821	986	1,139	1,271
	60% RENT	690	921	986	1,183	1,367	1,525
	TC 60% RENT	921	921	986	1,183	1,367	1,525
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,266	1,688	1,808	2,169	2,506	2,796

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Lowell, MA	30% RENT	379	506	542	651	751	838
	50% RENT	632	843	903	1,083	1,252	1,397
	TC 50% RENT	843	843	903	1,083	1,252	1,397
	60% RENT	759	1,012	1,084	1,300	1,503	1,677
	TC 60% RENT	1,012	1,012	1,084	1,300	1,503	1,677
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,392	1,856	1,988	2,384	2,755	3,074
Berkshire County, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Pittsfield, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Easton-Raynham, MA	30% RENT	429	572	613	735	849	947
	50% RENT	714	952	1,020	1,225	1,415	1,578
	TC 50% RENT	952	952	1,020	1,225	1,415	1,578
	60% RENT	857	1,143	1,224	1,470	1,698	1,894
	TC 60% RENT	1,143	1,143	1,224	1,470	1,698	1,894
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,571	2,095	2,245	2,695	3,113	3,473
New Bedford, MA	30% RENT	248	331	368	510	667	824
	50% RENT	413	551	590	708	819	913
	TC 50% RENT	551	551	590	708	819	913
	60% RENT	495	661	708	850	983	1,096
	TC 60% RENT	661	661	708	850	983	1,096
	80% RENT	660	881	944	1,133	1,309	1,461
	110% RENT	909	1,212	1,299	1,559	1,802	2,010

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Providence-Fall River, RI-MA	30% RENT	285	380	406	510	667	824
	50% RENT	473	631	676	811	937	1,046
	TC 50% RENT	631	631	676	811	937	1,046
	60% RENT	567	757	811	973	1,125	1,255
	TC 60% RENT	757	757	811	973	1,125	1,255
	80% RENT	757	1,010	1,082	1,298	1,500	1,673
	110% RENT	1,041	1,388	1,487	1,784	2,062	2,301
Taunton-Mansfield-Norton, MA	30% RENT	354	472	506	607	702	824
	50% RENT	590	787	843	1,012	1,170	1,305
	TC 50% RENT	787	787	843	1,012	1,170	1,305
	60% RENT	708	945	1,012	1,215	1,404	1,566
	TC 60% RENT	945	945	1,012	1,215	1,404	1,566
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,299	1,732	1,856	2,227	2,574	2,871
Franklin County, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Springfield, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Eastern Worcester County, MA	30% RENT	429	572	613	735	849	947
	50% RENT	714	952	1,020	1,225	1,415	1,578
	TC 50% RENT	952	952	1,020	1,225	1,415	1,578
	60% RENT	857	1,143	1,224	1,470	1,698	1,894
	TC 60% RENT	1,143	1,143	1,224	1,470	1,698	1,894
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,571	2,095	2,245	2,695	3,113	3,473

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Fitchburg-Leominster, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Western Worcester County, MA	30% RENT	315	420	450	540	667	824
	50% RENT	525	700	750	900	1,040	1,160
	TC 50% RENT	700	700	750	900	1,040	1,160
	60% RENT	630	840	900	1,080	1,248	1,392
	TC 60% RENT	840	840	900	1,080	1,248	1,392
	80% RENT	840	1,120	1,200	1,440	1,664	1,856
	110% RENT	1,155	1,540	1,650	1,980	2,288	2,552
Worcester, MA	30% RENT	337	450	482	578	681	824
	50% RENT	562	750	803	965	1,114	1,243
	TC 50% RENT	750	750	803	965	1,114	1,243
	60% RENT	675	900	964	1,158	1,337	1,492
	TC 60% RENT	900	900	964	1,158	1,337	1,492
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,237	1,650	1,768	2,123	2,451	2,736
Dukes County, MA	30% RENT	342	457	490	587	686	824
	50% RENT	570	761	815	978	1,131	1,262
	TC 50% RENT	761	761	815	978	1,131	1,262
	60% RENT	684	913	978	1,174	1,357	1,515
	TC 60% RENT	913	913	978	1,174	1,357	1,515
	80% RENT	892	1,190	1,275	1,530	1,768	1,972
	110% RENT	1,255	1,674	1,794	2,153	2,488	2,777
Nantucket County, MA	30% RENT	391	522	560	672	776	866
	50% RENT	653	871	933	1,120	1,293	1,443
	TC 50% RENT	871	871	933	1,120	1,293	1,443
	60% RENT	783	1,045	1,119	1,344	1,552	1,732
	TC 60% RENT	1,045	1,045	1,119	1,344	1,552	1,732
	80% RENT	945	1,261	1,351	1,621	1,873	2,090
	110% RENT	1,437	1,916	2,052	2,464	2,846	3,176