

**MHP**  
**2019 INCOME LIMITS FOR AFFORDABLE UNITS**

*Note: These maximum rents are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2019, which are effective until new income limits for 2020 are published by HUD (typically in mid-to late-March of 2020).*

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> (AMI)	<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	19,250	22,000	24,750	27,450	30,170	34,590	39,010	43,430
	50% AMI	32,050	36,600	41,200	45,750	49,450	53,100	56,750	60,400
	TC 50% AMI	32,050	36,600	41,200	45,750	49,450	53,100	56,750	60,400
	60% AMI	38,460	43,920	49,440	54,900	59,340	63,720	68,100	72,480
	TC 60% AMI	38,460	43,920	49,440	54,900	59,340	63,720	68,100	72,480
	80% AMI	51,250	58,600	65,900	73,200	79,100	84,950	90,800	96,650
	110% AMI	70,510	80,520	90,640	100,650	108,790	116,820	124,850	132,880
Boston-Cambridge-Quincy, MA	30% AMI	24,900	28,450	32,000	35,550	38,400	41,250	44,100	46,950
	50% AMI	41,500	47,400	53,350	59,250	64,000	68,750	73,500	78,250
	TC 50% AMI	41,500	47,400	53,350	59,250	64,000	68,750	73,500	78,250
	60% AMI	49,800	56,880	64,020	71,100	76,800	82,500	88,200	93,900
	TC 60% AMI	49,800	56,880	64,020	71,100	76,800	82,500	88,200	93,900
	80% AMI	62,450	71,400	80,300	89,200	96,350	103,500	110,650	117,750
	110% AMI	91,300	104,280	117,370	130,350	140,800	151,250	161,700	172,150
Brockton, MA	30% AMI	19,450	22,200	25,000	27,750	30,170	34,590	39,010	43,430
	50% AMI	32,400	37,000	41,650	46,250	49,950	53,650	57,350	61,050
	TC 50% AMI	32,400	37,000	41,650	46,250	49,950	53,650	57,350	61,050
	60% AMI	38,880	44,400	49,980	55,500	59,940	64,380	68,820	73,260
	TC 60% AMI	38,880	44,400	49,980	55,500	59,940	64,380	68,820	73,260
	80% AMI	51,800	59,200	66,600	74,000	79,950	85,850	91,800	97,700
	110% AMI	71,280	81,400	91,630	101,750	109,890	118,030	126,170	134,310

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Lawrence, MA	30% AMI	21,500	24,550	27,600	30,650	33,150	35,600	39,010	43,430
	50% AMI	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400
	TC 50% AMI	35,750	40,850	45,950	51,050	55,150	59,250	63,350	67,400
	60% AMI	42,900	49,020	55,140	61,260	66,180	71,100	76,020	80,880
	TC 60% AMI	42,900	49,020	55,140	61,260	66,180	71,100	76,020	80,880
	80% AMI	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700
	110% AMI	78,650	89,870	101,090	112,310	121,330	130,350	139,370	148,280
Lowell, MA	30% AMI	22,650	25,850	29,100	32,300	34,900	37,500	40,100	43,430
	50% AMI	37,700	43,050	48,450	53,800	58,150	62,450	66,750	71,050
	TC 50% AMI	37,700	43,050	48,450	53,800	58,150	62,450	66,750	71,050
	60% AMI	45,240	51,660	58,140	64,560	69,780	74,940	80,100	85,260
	TC 60% AMI	45,240	51,660	58,140	64,560	69,780	74,940	80,100	85,260
	80% AMI	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700
	110% AMI	82,940	94,710	106,590	118,360	127,930	137,390	146,850	156,310
Berkshire County, MA	30% AMI	18,650	21,300	23,950	26,600	30,170	34,590	39,010	43,430
	50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	TC 50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	TC 60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	80% AMI	49,700	56,800	63,900	70,950	76,650	82,350	88,000	93,700
	110% AMI	68,310	78,100	87,890	97,570	105,380	113,190	121,000	128,810
Pittsfield, MA	30% AMI	18,650	21,300	23,950	26,600	30,170	34,590	39,010	43,430
	50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	TC 50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	TC 60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	80% AMI	49,700	56,800	63,900	70,950	76,650	82,350	88,000	93,700
	110% AMI	68,310	78,100	87,890	97,570	105,380	113,190	121,000	128,810

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Easton-Raynham, MA	30% AMI	24,750	28,300	31,850	35,350	38,200	41,050	43,850	46,700
	TC 50% AMI	41,300	47,200	53,100	58,950	63,700	68,400	73,100	77,850
	60% AMI	49,560	56,640	63,720	70,740	76,440	82,080	87,720	93,420
	TC 60% AMI	49,560	56,640	63,720	70,740	76,440	82,080	87,720	93,420
	80% AMI	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700
	110% AMI	90,860	103,840	116,820	129,690	140,140	150,480	160,820	171,270
New Bedford, MA	30% AMI	16,250	18,550	21,330	25,750	30,170	34,590	39,010	43,430
	50% AMI	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
	TC 50% AMI	27,050	30,900	34,750	38,600	41,700	44,800	47,900	51,000
	60% AMI	32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200
	TC 60% AMI	32,460	37,080	41,700	46,320	50,040	53,760	57,480	61,200
	80% AMI	43,200	49,400	55,550	61,700	66,650	71,600	76,550	81,450
	110% AMI	59,510	67,980	76,450	84,920	91,740	98,560	105,380	112,200
Providence-Fall River, RI-MA	30% AMI	17,200	19,650	22,100	25,750	30,170	34,590	39,010	43,430
	50% AMI	28,700	32,800	36,900	40,950	44,250	47,550	50,800	54,100
	TC 50% AMI	28,700	32,800	36,900	40,950	44,250	47,550	50,800	54,100
	60% AMI	34,440	39,360	44,280	49,140	53,100	57,060	60,960	64,920
	TC 60% AMI	34,440	39,360	44,380	49,140	53,100	57,060	60,960	64,920
	80% AMI	45,850	52,400	58,950	65,500	70,750	76,000	81,250	86,500
	110% AMI	63,140	72,160	81,180	90,090	97,350	104,610	111,760	119,020
Taunton-Mansfield-Norton, MA	30% AMI	20,450	23,400	26,300	29,200	31,550	34,590	39,010	43,430
	50% AMI	34,100	39,000	43,850	48,700	52,600	56,500	60,400	64,300
	TC 50% AMI	34,100	39,000	43,850	48,700	52,600	56,500	60,400	64,300
	60% AMI	40,920	46,800	52,620	58,440	63,120	67,800	72,480	77,160
	TC 60% AMI	40,920	46,800	52,620	58,440	63,120	67,800	72,480	77,160
	80% AMI	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700
	110% AMI	75,020	85,800	96,470	107,140	115,720	124,300	132,880	141,460



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Western Worcester County, MA	30% AMI	18,650	21,300	23,950	26,600	30,170	34,590	39,010	43,430
	50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	TC 50% AMI	31,050	35,500	39,950	44,350	47,900	51,450	55,000	58,550
	60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	TC 60% AMI	37,260	42,600	47,940	53,220	57,480	61,740	66,000	70,260
	80% AMI	49,700	56,800	63,900	70,950	76,650	82,350	88,000	93,700
	110% AMI	68,310	78,100	87,890	97,570	105,380	113,190	121,000	128,810
Worcester, MA	30% AMI	19,850	22,650	25,500	28,300	30,600	34,590	39,010	43,430
	50% AMI	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250
	TC 50% AMI	33,050	37,750	42,450	47,150	50,950	54,700	58,500	62,250
	60% AMI	39,660	45,300	50,940	56,580	61,140	65,640	70,200	74,700
	TC 60% AMI	39,660	45,300	50,940	56,580	61,140	65,640	70,200	74,700
	80% AMI	52,850	60,400	67,950	75,450	81,500	87,550	93,600	99,600
	110% AMI	72,710	83,050	93,390	103,730	112,090	120,340	128,700	136,950
Dukes County, MA	30% AMI	20,650	23,600	26,550	29,500	31,900	34,590	39,010	43,430
	50% AMI	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900
	TC 50% AMI	34,450	39,350	44,250	49,150	53,100	57,050	60,950	64,900
	60% AMI	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880
	TC 60% AMI	41,340	47,220	53,100	58,980	63,720	68,460	73,140	77,880
	80% AMI	54,350	62,100	69,850	77,600	83,850	90,050	96,250	102,450
	110% AMI	75,790	86,570	97,350	108,130	116,820	125,510	134,090	142,780
Nantucket County, MA	30% AMI	24,550	28,050	31,550	35,050	37,900	40,700	43,500	46,300
	50% AMI	40,900	46,750	52,600	58,400	63,100	67,750	72,450	77,100
	TC 50% AMI	40,900	46,750	52,600	58,400	63,100	67,750	72,450	77,100
	60% AMI	49,080	56,100	63,120	70,080	75,720	81,300	86,940	92,520
	TC 60% AMI	49,080	56,100	63,120	70,080	75,720	81,300	86,940	92,520
	80% AMI	53,150	60,750	68,350	75,900	82,000	88,050	94,150	100,200
	110% AMI	89,980	102,850	115,720	128,480	138,820	149,050	159,390	169,620