

MHP

2019 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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. 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	360	481	515	618	720	864
	50% RENT	600	801	858	1,030	1,190	1,327
	TC 50% RENT	801	801	858	1,030	1,190	1,327
	60% RENT	720	961	1,029	1,236	1,428	1,593
	TC 60% RENT	961	961	1,029	1,236	1,428	1,593
	80% RENT	960	1,281	1,373	1,647	1,903	2,123
	110% RENT	1,321	1,762	1,887	2,266	2,618	2,920
Boston-Cambridge-Quincy, MA	30% RENT	466	622	666	800	924	1,031
	50% RENT	777	1,037	1,111	1,333	1,540	1,718
	TC 50% RENT	1,037	1,037	1,111	1,333	1,540	1,718
	60% RENT	933	1,245	1,333	1,600	1,848	2,062
	TC 60% RENT	1,245	1,245	1,333	1,600	1,848	2,062
	80% RENT	1,170	1,561	1,673	2,007	2,319	2,587
	110% RENT	1,711	2,282	2,444	2,934	3,389	3,781
Brockton, MA	30% RENT	364	486	520	625	724	864
	50% RENT	607	810	867	1,041	1,202	1,341
	TC 50% RENT	810	810	867	1,041	1,202	1,341
	60% RENT	729	972	1,041	1,249	1,443	1,609
	TC 60% RENT	972	972	1,041	1,249	1,443	1,609
	80% RENT	971	1,295	1,387	1,665	1,924	2,146
	110% RENT	1,336	1,782	1,908	2,290	2,645	2,950
Lawrence, MA	30% RENT	402	537	575	690	797	890
	50% RENT	669	893	957	1,148	1,327	1,481
	TC 50% RENT	893	893	957	1,148	1,327	1,481
	60% RENT	804	1,072	1,149	1,378	1,593	1,777
	TC 60% RENT	1,072	1,072	1,149	1,378	1,593	1,777
	80% RENT	990	1,321	1,415	1,698	1,963	2,190
	110% RENT	1,474	1,966	2,106	2,527	2,920	3,258

MHP
2019 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING UNITS

	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Lowell, MA	30% RENT	424	566	606	727	840	937
	50% RENT	706	942	1,009	1,211	1,399	1,561
	TC 50% RENT	942	942	1,009	1,211	1,399	1,561
	60% RENT	848	1,131	1,211	1,453	1,679	1,873
	TC 60% RENT	1,131	1,131	1,211	1,453	1,679	1,873
	80% RENT	990	1,321	1,415	1,698	1,963	2,190
	110% RENT	1,554	2,073	2,220	2,664	3,078	3,434
Berkshire County, MA	30% RENT	349	466	499	598	709	864
	50% RENT	582	776	831	998	1,153	1,286
	TC 50% RENT	776	776	831	998	1,153	1,286
	60% RENT	698	931	998	1,198	1,383	1,543
	TC 60% RENT	931	931	998	1,198	1,383	1,543
	80% RENT	931	1,242	1,331	1,597	1,845	2,058
	110% RENT	1,280	1,707	1,830	2,197	2,536	2,829
Pittsfield, MA	30% RENT	349	466	499	598	709	864
	50% RENT	582	776	831	998	1,153	1,286
	TC 50% RENT	776	776	831	998	1,153	1,286
	60% RENT	698	931	998	1,198	1,383	1,543
	TC 60% RENT	931	931	998	1,198	1,383	1,543
	80% RENT	931	1,242	1,331	1,597	1,845	2,058
	110% RENT	1,280	1,707	1,830	2,197	2,536	2,829
Easton-Raynham, MA	30% RENT	463	618	663	796	919	1,026
	50% RENT	774	1,032	1,106	1,327	1,533	1,710
	TC 50% RENT	1,032	1,032	1,106	1,327	1,533	1,710
	60% RENT	929	1,239	1,327	1,593	1,839	2,052
	TC 60% RENT	1,239	1,239	1,327	1,593	1,839	2,052
	80% RENT	990	1,321	1,415	1,698	1,963	2,190
	110% RENT	1,703	2,271	2,433	2,920	3,372	3,762
New Bedford, MA	30% RENT	304	406	435	533	699	864
	50% RENT	507	676	724	868	1,003	1,120
	TC 50% RENT	676	676	724	868	1,003	1,120
	60% RENT	608	811	869	1,042	1,204	1,344
	TC 60% RENT	811	811	869	1,042	1,204	1,344
	80% RENT	810	1,080	1,157	1,388	1,604	1,790
	110% RENT	1,115	1,487	1,593	1,911	2,208	2,464

MHP
2019 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING UNITS

	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Providence-Fall River, RI-MA	30% RENT	322	430	460	552	699	864
	50% RENT	537	717	768	922	1,065	1,188
	TC 50% RENT	717	717	768	922	1,065	1,188
	60% RENT	645	861	922	1,107	1,278	1,426
	TC 60% RENT	861	861	922	1,109	1,278	1,426
	80% RENT	859	1,146	1,228	1,473	1,703	1,900
	110% RENT	1,183	1,578	1,691	2,029	2,343	2,615
Taunton-Mansfield-Norton, MA	30% RENT	383	511	548	657	759	864
	50% RENT	639	852	913	1,096	1,266	1,412
	TC 50% RENT	852	852	913	1,096	1,266	1,412
	60% RENT	767	1,023	1,096	1,315	1,519	1,695
	TC 60% RENT	1,023	1,023	1,096	1,315	1,519	1,695
	80% RENT	990	1,321	1,415	1,698	1,963	2,190
	110% RENT	1,406	1,875	2,010	2,411	2,785	3,107
Franklin County, MA	30% RENT	349	466	499	598	709	864
	50% RENT	582	776	831	998	1,153	1,286
	TC 50% RENT	776	776	831	998	1,153	1,286
	60% RENT	698	931	998	1,198	1,383	1,543
	TC 60% RENT	931	931	998	1,198	1,383	1,543
	80% RENT	931	1,242	1,331	1,597	1,845	2,058
	110% RENT	1,280	1,707	1,830	2,197	2,536	2,829
Springfield, MA	30% RENT	349	466	499	598	709	864
	50% RENT	582	776	831	998	1,153	1,286
	TC 50% RENT	776	776	831	998	1,153	1,286
	60% RENT	698	931	998	1,198	1,383	1,543
	TC 60% RENT	931	931	998	1,198	1,383	1,543
	80% RENT	931	1,242	1,331	1,597	1,845	2,058
	110% RENT	1,280	1,707	1,830	2,197	2,536	2,829
Eastern Worcester County, MA	30% RENT	457	610	653	785	906	1,011
	50% RENT	762	1,017	1,090	1,307	1,510	1,685
	TC 50% RENT	1,017	1,017	1,090	1,307	1,510	1,685
	60% RENT	915	1,221	1,308	1,569	1,812	2,022
	TC 60% RENT	1,221	1,221	1,308	1,569	1,812	2,022
	80% RENT	990	1,321	1,415	1,698	1,963	2,190
	110% RENT	1,678	2,238	2,398	2,876	3,323	3,707

