

**MHP  
2018 INCOME LIMITS FOR AFFORDABLE UNITS**

*Note: These maximum rents are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2018, which are effective until new income limits for 2019 are published by HUD (typically in mid-to late-March of 2019).*

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	18,100	20,700	23,300	25,850	29,420	33,740	38,060	42,380
	50% AMI	30,200	34,500	38,800	43,100	46,550	50,000	53,450	56,900
	TC 50% AMI	30,200	34,500	38,800	43,100	46,550	50,000	53,450	56,900
	60% AMI	36,240	41,400	46,560	51,720	55,860	60,000	64,140	68,280
	TC 60% AMI	36,240	41,400	46,560	51,720	55,860	60,000	64,140	68,280
	80% AMI	48,300	55,200	62,100	68,950	74,500	80,000	85,500	91,050
	110% AMI	66,440	75,900	85,360	94,820	102,410	110,000	117,590	125,180
Boston-Cambridge-Quincy, MA	30% AMI	22,650	25,900	29,150	32,350	34,950	37,550	40,150	42,750
	50% AMI	37,750	43,150	48,550	53,900	58,250	62,550	66,850	71,150
	TC 50% AMI	37,750	43,150	48,550	53,900	58,250	62,550	66,850	71,150
	60% AMI	45,300	51,780	58,260	64,680	69,900	75,060	80,220	85,380
	TC 60% AMI	45,300	51,780	58,260	64,680	69,900	75,060	80,220	85,380
	80% AMI	56,800	64,900	73,000	81,100	87,600	94,100	100,600	107,100
	110% AMI	83,050	94,930	106,810	118,580	128,150	137,610	147,070	156,530
Brockton, MA	30% AMI	17,700	20,200	22,750	25,250	29,420	33,740	38,060	42,380
	50% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	TC 50% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	60% AMI	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
	TC 60% AMI	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
	80% AMI	47,150	53,850	60,600	67,300	72,700	78,100	83,500	88,850
	110% AMI	64,790	74,030	83,270	92,510	99,990	107,360	114,730	122,210

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Lawrence, MA	30% AMI	19,950	22,800	25,650	28,500	30,800	33,740	38,060	42,380
	50% AMI	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
	TC 50% AMI	33,250	38,000	42,750	47,500	51,300	55,100	58,900	62,700
	60% AMI	39,900	45,600	51,300	57,000	61,560	66,120	70,680	75,240
	TC 60% AMI	39,900	45,600	51,300	57,000	61,560	66,120	70,680	94,950
	80% AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
	110% AMI	73,150	83,600	94,050	104,500	112,860	121,220	129,580	137,940
Lowell, MA	30% AMI	22,150	25,300	28,450	31,600	34,150	36,700	39,200	42,380
	50% AMI	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
	TC 50% AMI	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
	60% AMI	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
	TC 60% AMI	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
	80% AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
	110% AMI	81,180	92,840	104,390	115,940	125,290	134,530	143,770	153,120
Berkshire County, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260
Pittsfield, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260

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Easton-Raynham, MA	30% AMI	24,150	27,600	31,050	34,500	37,300	40,050	42,800	45,550
	TC 50% AMI	40,250	46,000	51,750	57,500	62,100	66,700	71,300	75,900
	60% AMI	48,300	55,200	62,100	69,000	74,520	80,040	85,560	91,080
	TC 60% AMI	48,300	55,200	62,100	69,000	74,520	80,040	85,560	91,080
	80% AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
	110% AMI	88,550	101,200	113,850	126,500	136,620	146,740	156,860	166,980
New Bedford, MA	30% AMI	14,750	16,850	20,780	25,100	29,420	33,740	38,060	42,380
	50% AMI	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350
	TC 50% AMI	24,600	28,100	31,600	35,100	37,950	40,750	43,550	46,350
	60% AMI	29,520	33,720	37,920	42,120	45,540	48,900	52,260	55,620
	TC 60% AMI	29,520	33,720	37,920	42,120	45,540	48,900	52,260	55,620
	80% AMI	39,300	44,900	50,500	56,100	60,600	65,100	69,600	74,100
	110% AMI	54,120	61,820	69,520	77,220	83,490	89,650	95,810	101,970
Providence-Fall River, RI-MA	30% AMI	16,900	19,300	21,700	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000
	TC 50% AMI	28,150	32,150	36,150	40,150	43,400	46,600	49,800	53,000
	60% AMI	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600
	TC 60% AMI	33,780	38,580	43,380	48,180	52,080	55,920	59,760	63,600
	80% AMI	45,000	51,400	57,850	64,250	69,400	74,550	79,700	84,850
	110% AMI	61,930	70,730	79,530	88,330	95,480	102,520	109,560	116,600
Taunton-Mansfield-Norton, MA	30% AMI	18,650	21,300	23,950	26,600	29,420	33,740	38,060	42,380
	50% AMI	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500
	TC 50% AMI	31,050	35,450	39,900	44,300	47,850	51,400	54,950	58,500
	60% AMI	37,260	42,540	47,880	53,160	57,420	61,680	65,940	70,200
	TC 60% AMI	37,260	42,540	47,880	53,160	57,420	61,680	65,940	70,200
	80% AMI	49,650	56,750	63,850	70,900	76,600	82,250	87,950	93,600
	110% AMI	68,310	77,990	87,780	97,460	105,270	113,080	120,890	128,700

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Franklin County, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260
Springfield, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
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	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260
Eastern Worcester County, MA	30% AMI	23,600	27,000	30,350	33,700	36,400	39,100	41,800	44,500
	50% AMI	39,350	44,950	50,500	56,150	60,650	65,150	69,650	74,150
	TC 50% AMI	39,350	44,950	50,500	56,150	60,650	65,150	69,650	74,150
	60% AMI	47,220	53,940	60,600	67,380	72,780	78,180	83,580	88,980
	TC 60% AMI	47,220	53,940	60,660	67,380	72,780	78,180	83,580	88,980
	80% AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
	110% AMI	86,570	98,890	111,100	123,530	133,430	143,330	153,230	163,130
Fitchburg-Leominster, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260

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Western Worcester County, MA	30% AMI	16,950	19,400	21,800	25,100	29,420	33,740	38,060	42,380
	50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	TC 50% AMI	28,250	32,300	36,350	40,350	43,600	46,850	50,050	53,300
	60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	TC 60% AMI	33,900	38,760	43,620	48,420	52,320	56,220	60,060	63,960
	80% AMI	45,200	51,650	58,100	64,550	69,750	74,900	80,050	85,250
	110% AMI	62,150	71,060	79,970	88,770	95,920	103,070	110,110	117,260
Worcester, MA	30% AMI	18,050	20,600	23,200	25,750	29,420	33,740	38,060	42,380
	50% AMI	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
	TC 50% AMI	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
	60% AMI	36,060	41,220	46,380	51,480	55,620	59,760	63,840	67,980
	TC 60% AMI	36,060	41,220	46,380	51,480	55,620	59,760	63,840	67,980
	80% AMI	48,100	54,950	61,800	68,650	74,150	79,650	85,150	90,650
	110% AMI	66,110	75,570	85,030	94,380	101,970	109,560	117,040	124,630
Dukes County, MA	30% AMI	19,500	22,250	25,050	27,800	30,050	33,740	38,060	42,380
	50% AMI	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200
	TC 50% AMI	32,450	37,100	41,750	46,350	50,100	53,800	57,500	61,200
	60% AMI	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440
	TC 60% AMI	38,940	44,520	50,100	55,620	60,120	64,560	69,000	73,440
	80% AMI	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
	110% AMI	71,390	81,620	91,850	101,970	110,220	118,360	126,500	134,640
Nantucket County, MA	30% AMI	23,300	26,600	29,950	33,250	35,950	38,600	41,250	43,900
	50% AMI	38,850	44,400	49,950	55,450	59,900	64,350	68,800	73,200
	TC 50% AMI	38,850	44,400	49,950	55,450	59,900	64,350	68,800	73,200
	60% AMI	46,620	53,280	59,940	66,540	71,880	77,220	82,560	87,840
	TC 60% AMI	46,620	53,280	59,940	66,540	71,880	77,220	82,560	87,840
	80% AMI	51,350	58,650	66,000	73,300	79,200	85,050	90,900	96,800
	110% AMI	85,470	97,680	109,890	121,990	131,780	141,570	151,360	161,040