

MHP
2021 INCOME LIMITS FOR AFFORDABLE UNITS

COVID-19 Note: Property owners and rental agents of affordable housing should refer to the Massachusetts Department of Housing and Community Development's guidance here to operators and owners, with regard to rent increases at their properties:

Note: These income limits are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2021, which are effective until new income limits for 2022 are published by HUD (typically in the first week of April of 2022).

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	20,450	23,350	26,250	29,150	31,500	35,580	40,120	44,660
	50% AMI	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
	TC 50% AMI	34,050	38,900	43,750	48,600	52,500	56,400	60,300	64,200
	60% AMI	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
	TC 60% AMI	40,860	46,680	52,500	58,320	63,000	67,680	72,360	77,040
	80% AMI	54,450	62,200	70,000	77,750	84,000	90,200	96,450	102,650
	110% AMI	74,910	85,580	96,250	106,920	115,500	124,080	132,660	141,240
Boston-Cambridge-Quincy, MA	30% AMI	28,200	32,200	36,250	40,250	43,500	46,700	49,950	53,150
	50% AMI	47,000	53,700	60,400	67,100	72,500	77,850	82,500	88,600
	TC 50% AMI	47,000	53,700	60,400	67,100	72,500	77,850	83,250	88,600
	60% AMI	56,400	64,440	72,480	80,520	87,000	93,420	99,000	106,320
	TC 60% AMI	56,400	64,440	72,480	80,520	87,000	93,420	99,900	106,320
	80% AMI	70,750	80,850	90,950	101,050	109,150	117,250	125,350	133,400
	110% AMI	103,400	118,140	132,880	147,620	159,500	171,270	181,500	194,920
Brockton, MA	30% AMI	21,000	24,000	27,000	29,950	32,350	35,580	40,120	44,660
	50% AMI	35,000	40,000	45,000	49,950	53,950	57,950	61,950	65,950
	TC 50% AMI	37,100	42,400	47,700	53,000	57,250	61,500	65,750	70,000
	60% AMI	42,000	48,000	54,000	59,940	64,740	69,540	74,340	79,140
	TC 60% AMI	44,520	50,880	57,240	63,600	68,700	73,800	78,900	84,000
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	77,000	88,000	99,000	109,890	118,690	127,490	136,290	145,090

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Lawrence, MA	30% AMI	21,600	24,700	27,800	30,850	33,350	35,800	40,120	44,660
	50% AMI	36,050	41,200	46,350	51,450	55,600	59,700	63,800	67,950
	TC 50% AMI	36,900	42,200	47,450	52,700	56,950	61,150	65,350	69,600
	60% AMI	43,260	49,440	55,620	61,740	66,720	71,640	76,560	81,540
	TC 60% AMI	44,280	50,640	56,940	63,240	68,340	73,380	78,420	83,520
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	79,310	90,640	101,970	113,190	122,320	131,340	140,360	149,490
Lowell, MA	30% AMI	23,700	27,100	30,500	33,850	36,600	39,300	42,000	44,700
	50% AMI	39,550	45,200	50,850	56,450	61,000	65,500	70,000	74,550
	TC 50% AMI	39,550	45,200	50,850	56,450	61,000	65,500	70,000	74,550
	60% AMI	47,460	54,240	61,020	67,740	73,200	78,600	84,000	89,460
	TC 60% AMI	47,460	54,240	61,020	67,740	73,200	78,600	84,000	89,460
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	87,010	99,440	111,870	124,190	134,200	144,100	154,000	164,010
Berkshire County, MA	30% AMI	17,700	20,200	22,750	26,500	31,040	35,580	40,120	44,660
	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	55,540	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
Pittsfield, MA	30% AMI	18,150	20,750	23,350	26,500	31,040	35,580	40,120	44,660
	50% AMI	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
	TC 50% AMI	30,250	34,600	38,900	43,200	46,700	50,150	53,600	57,050
	60% AMI	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
	TC 60% AMI	36,300	41,520	46,680	51,840	56,040	60,180	64,320	68,460
	80% AMI	48,400	55,300	62,200	69,100	74,650	80,200	85,700	91,250
	110% AMI	66,550	76,120	85,580	95,040	102,740	110,330	117,920	125,510

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Easton-Raynham, MA	30% AMI	26,750	30,600	34,400	38,200	41,300	44,350	47,400	50,450
	TC 50% AMI	44,950	513,350	57,750	64,150	69,300	74,450	79,550	84,700
	60% AMI	53,520	61,140	68,760	76,380	82,500	88,620	94,740	100,860
	TC 60% AMI	53,940	61,620	69,300	76,980	83,160	89,340	95,460	101,640
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	98,120	112,090	126,060	140,030	151,250	162,470	173,690	184,910
New Bedford, MA	30% AMI	17,700	20,200	22,750	26,500	31,040	35,580	40,120	44,660
	50% AMI	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
	TC 50% AMI	35,350	40,400	45,450	50,450	54,500	58,550	62,600	66,600
	60% AMI	35,340	40,380	45,420	50,460	54,540	58,560	62,580	66,660
	TC 60% AMI	42,420	48,480	54,540	60,540	65,400	70,260	75,120	79,920
	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
Providence-Fall River, RI-MA	30% AMI	18,200	20,800	23,400	26,500	31,040	35,580	40,120	44,660
	50% AMI	30,300	34,600	38,950	43,250	46,750	50,200	53,650	57,100
	TC 50% AMI	32,650	37,300	41,950	46,600	50,350	54,100	57,800	61,550
	60% AMI	36,360	41,520	46,740	51,900	56,100	60,240	64,380	68,520
	TC 60% AMI	39,180	44,760	50,340	55,920	60,420	64,920	69,360	73,860
	80% AMI	48,450	55,400	62,300	69,200	74,750	80,300	85,850	91,350
	110% AMI	66,660	76,120	85,690	95,150	102,850	110,440	118,030	125,620
Taunton-Mansfield-Norton, MA	30% AMI	21,000	24,000	27,000	29,950	32,350	35,580	40,120	44,640
	50% AMI	35,000	40,000	45,000	49,950	53,950	57,950	61,950	65,950
	TC 50% AMI	40,850	46,700	52,550	58,350	63,050	67,700	72,400	77,050
	60% AMI	42,000	48,000	54,000	59,940	64,740	69,540	74,340	79,140
	TC 60% AMI	49,020	56,040	63,060	70,020	75,660	81,240	86,880	92,460
	80% AMI	55,950	63,950	71,950	79,900	86,300	92,700	99,100	105,500
	110% AMI	77,000	88,000	99,000	109,890	118,690	127,490	136,290	145,090

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Western Worcester County, MA	30% AMI	18,350	21,000	23,600	26,500	31,040	35,580	40,120	44,660
	50% AMI	30,600	35,000	39,350	43,700	47,200	50,700	54,200	57,700
	TC 50% AMI	30,600	35,000	39,350	43,700	47,200	50,700	54,200	57,700
	60% AMI	36,720	42,000	47,220	52,440	56,640	60,840	65,040	69,240
	TC 60% AMI	36,720	42,000	47,220	52,440	56,640	60,840	65,040	69,240
	80% AMI	48,950	55,950	62,950	69,900	75,500	81,100	86,700	92,300
	110% AMI	67,320	77,000	86,570	96,140	103,840	111,540	119,240	126,940
Worcester, MA	30% AMI	20,800	23,750	26,700	29,650	32,050	35,580	40,120	44,660
	50% AMI	34,600	39,550	44,500	49,400	53,400	57,350	61,300	65,250
	TC 50% AMI	36,400	39,500	44,500	49,400	53,400	57,350	61,300	65,250
	60% AMI	41,520	47,460	53,400	59,280	64,080	68,820	73,560	78,300
	TC 60% AMI	41,520	47,460	53,400	59,280	64,080	68,820	73,560	78,300
	80% AMI	55,350	63,250	71,150	79,050	85,400	91,700	98,050	104,350
	110% AMI	76,120	87,010	97,900	108,680	117,480	126,170	134,860	143,550
Dukes County, MA	30% AMI	23,100	26,400	29,700	33,000	35,650	38,300	40,950	446,640
	50% AMI	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	TC 50% AMI	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600
	60% AMI	46,200	52,800	59,400	66,000	71,280	76,560	81,840	87,120
	TC 60% AMI	46,200	52,800	59,400	66,000	71,280	76,560	81,840	87,120
	80% AMI	59,200	67,650	76,100	84,550	91,350	98,100	104,850	111,650
	110% AMI	84,700	96,800	108,900	121,000	130,680	140,360	150,040	159,720
Nantucket County, MA	30% AMI	25,750	29,400	33,100	36,750	39,700	42,650	45,600	48,550
	50% AMI	42,900	49,000	55,150	61,250	66,150	71,050	75,950	80,850
	TC 50% AMI	47,600	54,400	61,200	68,000	73,450	78,900	84,350	89,800
	60% AMI	51,480	58,800	66,180	73,500	79,380	85,260	91,140	97,020
	TC 60% AMI	57,120	65,280	73,440	81,600	88,140	94,680	101,220	107,760
	80% AMI	58,950	67,350	75,750	84,150	90,900	97,650	104,350	111,100
	110% AMI	94,380	107,800	121,330	134,750	145,530	156,310	167,090	177,870