

MHP

2018 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 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. 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	317	423	454	545	681	843
	50% RENT	566	755	808	970	1,120	1,250
	TC 50% RENT	755	755	808	970	1,120	1,250
	60% RENT	679	906	970	1,164	1,344	1,500
	TC 60% RENT	906	906	970	1,164	1,344	1,500
	80% RENT	905	1,207	1,293	1,552	1,793	2,000
	110% RENT	1,245	1,661	1,779	2,134	2,465	2,750
Boston-Cambridge-Quincy, MA	30% RENT	424	566	606	728	841	938
	50% RENT	707	943	1,011	1,213	1,401	1,563
	TC 50% RENT	943	943	1,011	1,213	1,401	1,563
	60% RENT	849	1,132	1,213	1,456	1,682	1,876
	TC 60% RENT	1,132	1,132	1,213	1,456	1,682	1,876
	80% RENT	1,061	1,415	1,518	1,825	2,108	2,352
	110% RENT	1,557	2,076	2,224	2,670	3,084	3,440
Brockton, MA	30% RENT	331	442	473	568	683	843
	50% RENT	552	736	788	946	1,093	1,220
	TC 50% RENT	736	736	788	946	1,093	1,220
	60% RENT	662	883	946	1,135	1,312	1,464
	TC 60% RENT	883	883	946	1,135	1,312	1,464
	80% RENT	883	1,178	1,262	1,515	1,750	1,952
	110% RENT	1,214	1,619	1,735	2,081	2,406	2,684
Lawrence, MA	30% RENT	373	498	534	641	741	843
	50% RENT	623	831	890	1,068	1,235	1,377
	TC 50% RENT	831	831	890	1,068	1,235	1,377
	60% RENT	747	997	1,068	1,282	1,482	1,653
	TC 60% RENT	997	997	1,068	1,282	1,482	1,653
	80% RENT	943	1,258	1,348	1,618	1,861	2,086
	110% RENT	1,371	1,828	1,959	2,351	2,717	3,030

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	<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	414	553	593	711	821	917
	50% RENT	691	922	988	1,186	1,370	1,528
	TC 50% RENT	922	922	988	1,186	1,370	1,528
	60% RENT	830	1,107	1,186	1,423	1,644	1,834
	TC 60% RENT	1,107	1,107	1,186	1,423	1,644	1,834
	80% RENT	943	1,258	1,348	1,618	1,870	2,086
	110% RENT	1,521	2,029	2,175	2,609	3,015	3,363
Berkshire County, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Pittsfield, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Easton-Raynham, MA	30% RENT	452	603	646	776	897	1,001
	50% RENT	754	1,006	1,078	1,293	1,495	1,667
	TC 50% RENT	1,006	1,006	1,078	1,293	1,495	1,667
	60% RENT	905	1,207	1,293	1,552	1,794	2,001
	TC 60% RENT	1,207	1,207	1,293	1,552	1,794	2,001
	80% RENT	943	1,258	1,348	1,618	1,870	2,086
	110% RENT	1,659	2,213	2,371	2,846	3,289	3,668
New Bedford, MA	30% RENT	276	368	395	519	681	843
	50% RENT	461	615	658	790	913	1,018
	TC 50% RENT	615	615	658	790	913	1,018
	60% RENT	553	738	790	948	1,095	1,222
	TC 60% RENT	738	738	790	948	1,095	1,222
	80% RENT	736	982	1,052	1,262	1,458	1,627
	110% RENT	1,014	1,353	1,449	1,738	2,008	2,241

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Providence-Fall River, RI-MA	30% RENT	316	422	452	542	681	843
	50% RENT	527	703	753	903	1,044	1,165
	TC 50% RENT	703	703	753	903	1,044	1,165
	60% RENT	633	844	904	1,084	1,253	1,398
	TC 60% RENT	844	844	904	1,084	1,253	1,398
	80% RENT	843	1,125	1,205	1,446	1,670	1,863
	110% RENT	1,161	1,548	1,658	1,988	2,297	2,563
Taunton-Mansfield-Norton, MA	30% RENT	349	466	499	598	700	843
	50% RENT	582	776	831	997	1,151	1,285
	TC 50% RENT	776	776	831	997	1,151	1,285
	60% RENT	698	931	997	1,197	1,382	1,542
	TC 60% RENT	931	931	997	1,197	1,382	1,542
	80% RENT	930	1,241	1,330	1,596	1,843	2,056
	110% RENT	1,280	1,707	1,828	2,194	2,534	2,827
Franklin County, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Springfield, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Eastern Worcester County, MA	30% RENT	442	590	632	758	876	977
	50% RENT	737	983	1,053	1,262	1,460	1,628
	TC 50% RENT	983	983	1,053	1,262	1,460	1,628
	60% RENT	885	1,180	1,264	1,515	1,752	1,954
	TC 60% RENT	1,180	1,180	1,264	1,516	1,752	1,954
	80% RENT	943	1,258	1,348	1,618	1,870	2,086
	110% RENT	1,623	2,164	2,318	2,777	3,212	3,583

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Fitchburg-Leominster, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Western Worcester County, MA	30% RENT	317	423	454	545	681	843
	50% RENT	529	706	756	908	1,049	1,171
	TC 50% RENT	706	706	756	908	1,049	1,171
	60% RENT	635	847	908	1,090	1,259	1,405
	TC 60% RENT	847	847	908	1,090	1,259	1,405
	80% RENT	847	1,130	1,210	1,452	1,678	1,872
	110% RENT	1,164	1,553	1,665	1,999	2,308	2,576
Worcester, MA	30% RENT	338	451	483	580	689	843
	50% RENT	563	751	805	966	1,115	1,245
	TC 50% RENT	751	751	805	966	1,115	1,245
	60% RENT	675	901	966	1,159	1,338	1,494
	TC 60% RENT	901	901	966	1,159	1,338	1,494
	80% RENT	901	1,202	1,288	1,545	1,785	1,991
	110% RENT	1,239	1,652	1,771	2,125	2,454	2,739
Dukes County, MA	30% RENT	365	487	521	626	723	843
	50% RENT	608	811	869	1,043	1,205	1,345
	TC 50% RENT	811	811	869	1,043	1,205	1,345
	60% RENT	729	973	1,043	1,252	1,446	1,614
	TC 60% RENT	973	973	1,043	1,252	1,446	1,614
	80% RENT	943	1,258	1,348	1,618	1,870	2,086
	110% RENT	1,338	1,784	1,912	2,296	2,652	2,959
Nantucket County, MA	30% RENT	436	582	623	748	865	965
	50% RENT	728	971	1,040	1,248	1,441	1,608
	TC 50% RENT	971	971	1,040	1,248	1,441	1,608
	60% RENT	873	1,165	1,248	1,498	1,730	1,930
	TC 60% RENT	1,165	1,165	1,248	1,498	1,730	1,930
	80% RENT	962	1,283	1,375	1,650	1,906	2,126
	110% RENT	1,602	2,136	2,289	2,747	3,172	3,539