

**MHP**

**2020 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 2020 which are effective until new income limits for 2021 are published by HUD (typically in mid-to late-March of 2021).*

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	380	507	543	652	754	879
	50% RENT	634	846	906	1,087	1,256	1,401
	TC 50% RENT	846	846	906	1,087	1,256	1,401
	60% RENT	761	1,015	1,087	1,305	1,507	1,681
	TC 60% RENT	1,015	1,015	1,087	1,305	1,507	1,681
	80% RENT	1,014	1,353	1,450	1,740	2,010	2,242
	110% RENT	1,395	1,861	1,993	2,392	2,763	3,082
Boston-Cambridge-Quincy, MA	30% RENT	503	671	719	863	997	1,112
	50% RENT	840	1,120	1,200	1,440	1,663	1,855
	TC 50% RENT	1,120	1,120	1,200	1,440	1,663	1,855
	60% RENT	1,008	1,344	1,440	1,728	1,995	2,226
	TC 60% RENT	1,344	1,344	1,440	1,728	1,995	2,226
	80% RENT	1,263	1,685	1,805	2,166	2,502	2,791
	110% RENT	1,848	2,464	2,640	3,168	3,658	4,081
Brockton, MA	30% RENT	375	500	535	642	742	879
	50% RENT	624	833	893	1,071	1,238	1,381
	TC 50% RENT	833	833	893	1,071	1,238	1,381
	60% RENT	750	1,000	1,071	1,285	1,485	1,657
	TC 60% RENT	1,000	1,000	1,071	1,285	1,485	1,657
	80% RENT	999	1,333	1,428	1,713	1,980	2,208
	110% RENT	1,375	1,834	1,964	2,356	2,723	3,038
Lawrence, MA	30% RENT	386	515	551	662	765	879
	50% RENT	642	857	918	1,102	1,274	1,421
	TC 50% RENT	857	857	918	1,102	1,274	1,421
	60% RENT	771	1,029	1,102	1,323	1,529	1,705
	TC 60% RENT	1,029	1,029	1,102	1,323	1,529	1,705
	80% RENT	1,029	1,372	1,470	1,765	2,038	2,273
	110% RENT	1,414	1,886	2,021	2,425	2,803	3,126

**MHP**  
**2020 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	425	567	608	730	842	940
	50% RENT	708	945	1,012	1,215	1,404	1,566
	TC 50% RENT	945	945	1,012	1,215	1,404	1,566
	60% RENT	850	1,134	1,215	1,458	1,685	1,879
	TC 60% RENT	1,134	1,134	1,215	1,458	1,685	1,879
	80% RENT	1,029	1,373	1,471	1,766	2,041	2,277
	110% RENT	1,559	2,079	2,227	2,673	3,089	3,445
Berkshire County, MA	30% RENT	336	448	480	576	711	879
	50% RENT	560	747	801	961	1,110	1,238
	TC 50% RENT	747	747	801	961	1,110	1,238
	60% RENT	672	897	961	1,153	1,332	1,486
	TC 60% RENT	897	897	961	1,153	1,332	1,486
	80% RENT	897	1,196	1,281	1,537	1,776	1,981
	110% RENT	1,233	1,644	1,762	2,114	2,443	2,725
Pittsfield, MA	30% RENT	357	477	511	613	724	879
	50% RENT	597	796	853	1,023	1,181	1,318
	TC 50% RENT	796	796	853	1,023	1,181	1,318
	60% RENT	716	955	1,023	1,228	1,418	1,582
	TC 60% RENT	955	955	1,023	1,228	1,418	1,582
	80% RENT	954	1,272	1,363	1,636	1,890	2,358
	110% RENT	1,313	1,751	1,876	2,252	2,600	2,901
Easton-Raynham, MA	30% RENT	477	637	683	820	946	1,056
	50% RENT	796	1,062	1,138	1,365	1,577	1,760
	TC 50% RENT	1,062	1,062	1,138	1,365	1,577	1,760
	60% RENT	956	1,275	1,365	1,638	1,893	2,112
	TC 60% RENT	1,275	1,275	1,365	1,638	1,893	2,112
	80% RENT	1,029	1,373	1,471	1,766	2,041	2,277
	110% RENT	1,752	2,337	2,503	3,003	3,470	3,872
New Bedford, MA	30% RENT	327	437	468	562	711	879
	50% RENT	547	730	781	937	1,083	1,208
	TC 50% RENT	730	730	781	937	1,083	1,208
	60% RENT	657	876	938	1,125	1,299	1,450
	TC 60% RENT	876	876	938	1,125	1,299	1,450
	80% RENT	874	1,166	1,249	1,498	1,731	1,932
	110% RENT	1,204	1,606	1,720	2,062	2,382	2,659

**MHP**  
**2020 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	342	457	490	587	711	879
	50% RENT	570	761	815	978	1,131	1,262
	TC 50% RENT	761	761	815	978	1,131	1,262
	60% RENT	684	913	978	1,174	1,357	1,515
	TC 60% RENT	913	913	978	1,174	1,357	1,515
	80% RENT	913	1,218	1,305	1,566	1,810	2,268
	110% RENT	1,255	1,674	1,794	2,153	2,488	2,777
Taunton-Mansfield-Norton, MA	30% RENT	414	552	591	735	820	915
	50% RENT	690	920	985	1,182	1,366	1,525
	TC 50% RENT	920	920	985	1,182	1,366	1,525
	60% RENT	828	1,104	1,182	1,419	1,640	1,830
	TC 60% RENT	1,104	1,104	1,182	1,419	1,640	1,830
	80% RENT	1,029	1,373	1,471	1,766	2,041	2,277
	110% RENT	1,518	2,024	2,168	2,601	3,007	3,355
Franklin County, MA	30% RENT	336	448	480	576	711	879
	50% RENT	543	725	790	961	1,110	1,238
	TC 50% RENT	747	747	801	961	1,110	1,238
	60% RENT	652	870	948	1,153	1,332	1,486
	TC 60% RENT	897	897	961	1,153	1,332	1,486
	80% RENT	897	1,196	1,281	1,537	1,776	1,981
	110% RENT	1,196	1,595	1,738	2,114	2,443	2,725
Springfield, MA	30% RENT	336	448	480	576	711	879
	50% RENT	543	725	790	961	1,110	1,238
	TC 50% RENT	747	747	801	961	1,110	1,238
	60% RENT	652	870	948	1,153	1,332	1,486
	TC 60% RENT	897	897	961	1,153	1,332	1,486
	80% RENT	897	1,196	1,281	1,537	1,776	1,981
	110% RENT	1,196	1,595	1,738	2,114	2,443	2,725
Eastern Worcester County, MA	30% RENT	439	586	628	753	871	972
	50% RENT	732	977	1,046	1,256	1,451	1,618
	TC 50% RENT	977	977	1,046	1,256	1,451	868
	60% RENT	879	1,173	1,256	1,507	1,741	1,942
	TC 60% RENT	1,173	1,173	1,256	1,507	1,741	1,942
	80% RENT	1,029	1,373	1,471	1,766	2,041	2,277
	110% RENT	1,612	2,150	2,303	2,763	3,192	3,561

**MHP**  
**2020 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>
Fitchburg-Leominster, MA	30% RENT	336	448	480	576	711	879
	50% RENT	560	747	801	961	1,110	1,238
	TC 50% RENT	747	747	801	961	1,110	1,238
	60% RENT	672	897	961	1,153	1,332	1,486
	TC 60% RENT	897	897	961	1,153	1,332	1,486
	80% RENT	897	1,196	1,281	1,537	1,776	1,981
	110% RENT	1,233	1,644	1,762	2,114	2,443	2,725
	Western Worcester County, MA	30% RENT	347	463	496	596	714
50% RENT	579	773	829	995	1,149	1,282	
TC 50% RENT	773	773	829	995	1,149	1,282	
60% RENT	696	928	995	1,194	1,379	1,539	
TC 60% RENT	928	928	995	1,194	1,379	1,539	
80% RENT	927	1,237	1,326	1,591	1,838	2,051	
110% RENT	1,276	1,702	1,824	2,189	2,528	2,821	
Worcester, MA	30% RENT	387	516	553	663	766	879
	50% RENT	645	860	921	1,105	1,276	1,425
	TC 50% RENT	860	860	921	1,105	1,276	1,425
	60% RENT	774	1,032	1,105	1,326	1,532	1,710
	TC 60% RENT	1,032	1,032	1,105	1,326	1,532	1,710
	80% RENT	1,029	1,373	1,471	1,766	2,041	2,277
	110% RENT	1,419	1,892	2,026	2,431	2,809	3,135
	Dukes County, MA	30% RENT	413	551	590	708	818
50% RENT		687	917	983	1,180	1,362	1,520
TC 50% RENT		917	917	983	1,180	1,362	1,520
60% RENT		825	1,101	1,179	1,416	1,635	1,824
TC 60% RENT		1,101	1,101	1,179	1,416	1,635	1,824
80% RENT		1,057	1,410	1,510	1,812	2,094	2,336
110% RENT		1,513	2,018	2,162	2,596	2,997	3,344
Nantucket County, MA		30% RENT	459	612	656	787	910
	50% RENT	765	1,021	1,094	1,313	1,517	1,692
	TC 50% RENT	1,021	1,021	1,094	1,313	1,517	1,692
	60% RENT	918	1,225	1,313	1,576	1,821	2,031
	TC 60% RENT	1,225	1,225	1,313	1,576	1,821	2,031
	80% RENT	1,052	1,403	1,503	1,803	2,084	2,325
	110% RENT	1,684	2,246	2,407	2,890	3,338	3,723