

MHP
2021 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING 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 maximum rents 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. 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	383	511	547	656	758	889
	50% RENT	638	851	911	1,093	1,263	1,410
	TC 50% RENT	851	851	911	1,093	1,263	1,410
	60% RENT	765	1,021	1,094	1,312	1,516	1,692
	TC 60% RENT	1,021	1,021	1,094	1,312	1,516	1,692
	80% RENT	1,020	1,361	1,458	1,750	2,021	2,255
	110% RENT	1,404	1,872	2,006	2,406	2,780	3,102
Boston-Cambridge-Quincy, MA	30% RENT	528	705	755	906	1,046	1,167
	50% RENT	881	1,175	1,258	1,510	1,745	1,946
	TC 50% RENT	1,175	1,175	1,258	1,510	1,745	1,946
	60% RENT	1,057	1,410	1,510	1,812	2,094	2,335
	TC 60% RENT	1,410	1,410	1,510	1,812	2,094	2,335
	80% RENT	1,326	1,768	1,895	2,273	2,627	2,931
	110% RENT	1,938	2,585	2,769	3,322	3,839	4,281
Brockton, MA	30% RENT	393	525	562	675	778	889
	50% RENT	656	875	937	1,125	1,298	1,448
	TC 50% RENT	875	875	937	1,125	1,298	1,448
	60% RENT	787	1,050	1,125	1,350	1,558	1,738
	TC 60% RENT	1,050	1,050	1,125	1,350	1,558	1,738
	80% RENT	1,048	1,398	1,498	1,798	2,077	2,317
	110% RENT	1,443	1,925	2,062	2,475	2,857	3,187
Lawrence, MA	30% RENT	405	540	578	695	802	895
	50% RENT	675	901	965	1,158	1,338	1,492
	TC 50% RENT	901	901	965	1,158	1,338	1,492
	60% RENT	810	1,081	1,158	1,390	1,605	1,791
	TC 60% RENT	1,081	1,081	1,158	1,390	1,605	1,791
	80% RENT	1,048	1,398	1,498	1,798	2,077	2,317
	110% RENT	1,486	1,982	2,124	2,549	2,943	3,283

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Providence-Fall River, RI-MA	30% RENT	341	455	487	585	719	889
	50% RENT	567	757	811	973	1,125	1,255
	TC 50% RENT	757	757	811	973	1,125	1,255
	60% RENT	681	909	973	1,168	1,350	1,506
	TC 60% RENT	909	909	973	1,168	1,350	1,506
	80% RENT	908	1,211	1,298	1,557	1,799	2,007
	110% RENT	1,249	1,666	1,784	2,142	2,475	2,761
Taunton-Mansfield-Norton, MA	30% RENT	393	525	562	675	778	889
	50% RENT	656	875	937	1,125	1,298	1,448
	TC 50% RENT	875	875	937	1,125	1,298	1,448
	60% RENT	787	1,050	1,125	1,350	1,558	1,738
	TC 60% RENT	1,050	1,050	1,125	1,350	1,558	1,738
	80% RENT	1,048	1,398	1,498	1,798	2,077	2,317
	110% RENT	1,443	1,925	2,062	2,475	2,857	3,187
Franklin County, MA	30% RENT	331	442	473	568	719	889
	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
Springfield, MA	30% RENT	331	442	473	568	719	889
	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
Eastern Worcester County, MA	30% RENT	462	616	660	791	914	1,020
	50% RENT	768	1,025	1,098	1,317	1,522	1,698
	TC 50% RENT	1,025	1,025	1,098	1,317	1,522	1,698
	60% RENT	922	1,230	1,317	1,581	1,827	2,038
	TC 60% RENT	1,230	1,230	1,317	1,581	1,827	2,038
	80% RENT	1,048	1,398	1,498	1,798	2,077	2,317
	110% RENT	1,691	2,255	2,415	2,898	3,349	3,737

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Fitchburg-Leominster, MA	30% RENT	353	471	505	606	724	889
	50% RENT	588	785	840	1,008	1,165	1,300
	TC 50% RENT	785	785	840	1,008	1,165	1,300
	60% RENT	706	942	1,008	1,210	1,398	1,560
	TC 60% RENT	942	942	1,008	1,210	1,398	1,560
	80% RENT	941	1,255	1,345	1,613	1,864	2,080
	110% RENT	1,295	1,727	1,849	2,219	2,563	2,860
	Western Worcester County, MA	30% RENT	343	458	491	590	719
50% RENT		573	765	820	983	1,136	1,267
TC 50% RENT		765	765	820	983	1,136	1,267
60% RENT		688	918	984	1,180	1,363	1,521
TC 60% RENT		918	918	984	1,180	1,363	1,521
80% RENT		917	1,223	1,311	1,573	1,817	2,027
110% RENT		1,262	1,683	1,804	2,164	2,499	2,788
Worcester, MA		30% RENT	390	520	556	667	771
	50% RENT	648	865	926	1,112	1,285	1,433
	TC 50% RENT	865	865	926	1,112	1,285	1,433
	60% RENT	778	1,038	1,112	1,335	1,542	1,720
	TC 60% RENT	1,038	1,038	1,112	1,335	1,542	1,720
	80% RENT	1,037	1,383	1,482	1,778	2,055	2,292
	110% RENT	1,427	1,903	2,039	2,447	2,827	3,154
	Dukes County, MA	30% RENT	432	577	618	742	858
50% RENT		721	962	1,031	1,237	1,430	1,595
TC 50% RENT		962	962	1,031	1,237	1,430	1,595
60% RENT		866	1,155	1,237	1,485	1,716	1,914
TC 60% RENT		1,155	1,155	1,237	1,485	1,716	1,914
80% RENT		1,110	1,480	1,585	1,902	2,198	2,452
110% RENT		1,587	2,117	2,268	2,722	3,146	3,509
Nantucket County, MA		30% RENT	482	643	689	827	955
	50% RENT	804	1,072	1,148	1,378	1,592	1,776
	TC 50% RENT	1,072	1,072	1,148	1,378	1,592	1,776
	60% RENT	965	1,287	1,378	1,654	1,911	2,131
	TC 60% RENT	1,287	1,287	1,378	1,654	1,911	2,131
	80% RENT	1,104	1,473	1,578	1,893	2,188	2,441
	110% RENT	1,769	2,359	2,527	3,033	3,503	3,907