

**MHP**  
**2023 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 2023 which are effective until new income limits for 2024 are published by HUD (typically in the first week of April of 2024).*

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](mailto: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	453	605	648	777	898	1,007
	50% RENT	755	1,007	1,079	1,295	1,496	1,670
	TC 50% RENT	1,007	1,007	1,079	1,295	1,496	1,670
	60% RENT	906	1,209	1,295	1,554	1,796	2,004
	TC 60% RENT	1,209	1,209	1,295	1,554	1,796	2,004
	80% RENT	1,208	1,611	1,726	2,071	2,393	2,670
Boston-Cambridge-Quincy, MA	30% RENT	583	778	834	1,001	1,157	1,291
	50% RENT	973	1,298	1,391	1,670	1,929	2,152
	TC 50% RENT	1,298	1,298	1,391	1,670	1,929	2,152
	60% RENT	1,168	1,558	1,670	2,004	2,315	2,583
	TC 60% RENT	1,558	1,558	1,670	2,004	2,315	2,583
	80% RENT	1,554	2,073	2,221	2,666	3,080	3,436
Brockton, MA	30% RENT	465	621	665	798	923	1,030
	50% RENT	777	1,036	1,110	1,331	1,538	1,716
	TC 50% RENT	1,036	1,036	1,110	1,331	1,538	1,716
	60% RENT	932	1,243	1,332	1,597	1,845	2,059
	TC 60% RENT	1,243	1,243	1,332	1,597	1,845	2,059
	80% RENT	1,242	1,656	1,774	2,128	2,460	2,743