

# 2023

## COMMONWEALTH OF MASSACHUSETTS

### AFFORDABLE HOUSING PROGRAM

# INCOME AND RENT LIMITS

(For HUD's Assisted Housing Programs and Multifamily Tax Subsidy Projects - "MTSP")

**Effective Date: 05/15/2023 for 2023**

#### INCLUDES:

**(1.) 30% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "EXTREMELY LOW INCOME"  
Applicable to Massachusetts LIHTC Program per DHCD Qualified Allocation Plan (QAP)

**(2.) 50% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "VERY LOW INCOME"  
Applicable to Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 20% set-asides

**(3.) 60% OF AREA MEDIAN INCOME**

Applicable to Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 40% set-asides

**(4.) 80% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "LOW INCOME"  
Also applicable to the MassHousing MGL Ch. 40B New England Fund (NEF) Program

#### ALSO INCLUDES:

**(5.) 70% OF AREA MEDIAN INCOME**

Rent Limit Only - Applicable to Older NEF Funded M.G.L. Ch. 40B Developments  
Income Qualification for Occupancy is 80% of Median Income Limit

Effective Date: 05/15/2023 for 2023

**2023**  
**INCOME LIMITS**  
 (For Affordable Housing Programs)  
**30% of Area Median**  
 (Published Limits)  
**EXTREMELY LOW INCOME**

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 100% 4 Person MFI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>									
BARNSTABLE Town, MA MSA	<b>\$124,300</b>	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,280	\$45,420	\$50,560
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	<b>\$149,300</b>	\$31,150	\$35,600	\$40,050	\$44,500	\$48,100	\$51,650	\$55,200	\$58,750
BROCKTON, MA - HMFA	<b>\$113,900</b>	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200	\$45,420	\$50,560
LAWRENCE, MA NH - HMFA	<b>\$118,600</b>	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,420	\$50,560
LOWELL, MA - HMFA	<b>\$132,400</b>	\$27,800	\$31,800	\$35,750	\$39,700	\$42,900	\$46,100	\$49,250	\$52,450
<b>PITTSFIELD, MA MSA</b>									
BERKSHIRE COUNTY, MA (part) HMFA	<b>\$101,500</b>	\$20,950	\$23,950	\$26,950	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
PITTSFIELD, MA - HMFA	<b>\$88,800</b>	\$21,500	\$24,600	\$27,650	\$30,700	\$35,140	\$40,280	\$45,420	\$50,560
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>									
EASTON - RAYNHAM, MA - HMFA	<b>\$152,600</b>	\$31,700	\$36,200	\$40,750	\$45,250	\$48,900	\$52,500	\$56,150	\$59,750
NEW BEDFORD, MA - HMFA	<b>\$87,700</b>	\$20,950	\$23,950	\$26,950	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Providence, RI-FALL RIVER, MA - HMFA	<b>\$106,000</b>	\$21,500	\$24,600	\$27,650	\$30,700	\$35,140	\$40,280	\$45,420	\$50,560
TAUNTON-MANSFIELD-NORTON, MA - HMFA	<b>\$124,900</b>	\$24,850	\$28,400	\$31,950	\$35,500	\$38,350	\$41,200	\$45,420	\$50,560
<b>SPRINGFIELD, MA MSA</b>									
SPRINGFIELD, MA - MSA	<b>\$93,700</b>	\$20,950	\$23,950	\$26,950	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
<b>WORCESTER, MA MSA</b>									
Eastern WORCESTER COUNTY, MA - HMFA	<b>\$147,600</b>	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
FITCHBURG-LEOMINSTER, MA - HMFA	<b>\$104,400</b>	\$22,300	\$25,500	\$28,700	\$31,850	\$35,140	\$40,280	\$45,420	\$50,560
Western WORCESTER COUNTY, MA - HMFA	<b>\$98,800</b>	\$21,700	\$24,800	\$27,900	\$31,000	\$35,140	\$40,280	\$45,420	\$50,560
WORCESTER, MA - HMFA	<b>\$122,000</b>	\$24,600	\$28,100	\$31,600	\$35,100	\$37,950	\$40,750	\$45,420	\$50,560
<b><u>NON-Metropolitan Areas Massachusetts Counties</u></b>									
DUKES COUNTY	<b>\$124,900</b>	\$27,350	\$31,250	\$35,150	\$39,050	\$42,200	\$45,300	\$48,450	\$51,550
FRANKLIN COUNTY	<b>\$98,600</b>	\$20,950	\$23,950	\$26,950	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
NANTUCKET COUNTY	<b>\$136,300</b>	\$30,500	\$34,850	\$39,200	\$43,550	\$47,050	\$50,550	\$54,050	\$57,500

**NOTE 1: Extremely Low Income:** Effective July 1, 2014, the statutory definition of Extremely Low Income (ELI), formerly the 30% of AMI income targeting standard, was changed. The new definition is: "ELI families are defined as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30 percent of Area Median Income." As a result, in some Massachusetts income limit areas, where the 30% of AMI limit would otherwise be less than the comparable poverty limit level, the income limit for some family sizes are increased. The Federal "poverty level" refers to the Poverty Guidelines as published and periodically updated by the Dept. of Health and Human Services. The most recent update was published [1/12/2023](#).

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>	<u>8 Persons</u>
Department of Health and Human Services (HHS) Poverty Guidelines (Contiguous U.S.):	\$14,580	\$19,720	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560

Effective Date: 05/15/2023 for 2023

**2023  
AFFORDABLE RENTS  
30% of 30% of Median  
EXTREMELY LOW INCOME**

**Metropolitan Statistical Areas (MSAs)  
or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%

**BARNSTABLE Town, MA MSA**

BARNSTABLE Town, MA MSA

\$605      \$648      \$777      \$898      \$1,007      \$1,199

**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

\$778      \$834      \$1,001      \$1,157      \$1,291      \$1,424

BROCKTON, MA - HMFA

\$621      \$665      \$798      \$923      \$1,030      \$1,199

LAWRENCE, MA NH - HMFA

\$640      \$685      \$822      \$950      \$1,060      \$1,199

LOWELL, MA - HMFA

\$695      \$745      \$893      \$1,032      \$1,152      \$1,271

**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

\$523      \$561      \$673      \$814      \$1,007      \$1,199

PITTSFIELD, MA - HMFA

\$537      \$576      \$691      \$823      \$1,007      \$1,199

**Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

\$792      \$848      \$1,018      \$1,176      \$1,312      \$1,448

NEW BEDFORD, MA - HMFA

\$523      \$561      \$673      \$814      \$1,007      \$1,199

Providence, RI-FALL RIVER, MA - HMFA

\$537      \$576      \$691      \$823      \$1,007      \$1,199

TAUNTON-MANSFIELD-NORTON, MA - HMFA

\$621      \$665      \$798      \$923      \$1,030      \$1,199

**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

\$523      \$561      \$673      \$814      \$1,007      \$1,199

**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

\$728      \$780      \$936      \$1,081      \$1,207      \$1,331

FITCHBURG-LEOMINSTER, MA - HMFA

\$557      \$597      \$717      \$837      \$1,007      \$1,199

Western WORCESTER COUNTY, MA - HMFA

\$542      \$581      \$697      \$826      \$1,007      \$1,199

WORCESTER, MA - HMFA

\$615      \$658      \$790      \$913      \$1,018      \$1,199

**NON-Metropolitan Areas  
Massachusetts Counties**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%

DUKES COUNTY

\$683      \$732      \$878      \$1,015      \$1,132      \$1,250

FRANKLIN COUNTY

\$523      \$561      \$673      \$814      \$1,007      \$1,199

NANTUCKET COUNTY

\$762      \$816      \$980      \$1,132      \$1,263      \$1,394

Effective Date: 05/15/2023 for 2023

### INCOME LIMITS

For Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 20% at 50% set-asides

#### 50% of Area Median

(Published Limits)

#### VERY LOW INCOME

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 100% 4 Person MFI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>									
BARNSTABLE Town, MA MSA	\$124,300	\$40,300	\$46,050	\$51,800	\$57,550	\$62,200	\$66,800	\$71,400	\$76,000
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$149,300	\$51,950	\$59,400	\$66,800	\$74,200	\$80,150	\$86,100	\$92,050	\$97,950
BROCKTON, MA - HMFA	\$113,900	\$41,450	\$47,350	\$53,250	\$59,150	\$63,900	\$68,650	\$73,350	\$78,100
LAWRENCE, MA NH - HMFA	\$118,600	\$42,700	\$48,800	\$54,900	\$60,950	\$65,850	\$70,750	\$75,600	\$80,500
LOWELL, MA - HMFA	\$132,400	\$46,350	\$53,000	\$59,600	\$66,200	\$71,500	\$76,800	\$82,100	\$87,400
<b>PITTSFIELD, MA MSA</b>									
BERKSHIRE COUNTY, MA (part) HMFA	\$101,500	\$34,900	\$39,850	\$44,850	\$49,800	\$53,800	\$57,800	\$61,800	\$65,750
PITTSFIELD, MA - HMFA	\$88,800	\$35,850	\$40,950	\$46,050	\$51,150	\$55,250	\$59,350	\$63,450	\$67,550
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>									
EASTON - RAYNHAM, MA - HMFA	\$152,600	\$52,800	\$60,350	\$67,900	\$75,400	\$81,450	\$87,500	\$93,500	\$99,550
NEW BEDFORD, MA - HMFA	\$87,700	\$34,900	\$39,850	\$44,850	\$49,800	\$53,800	\$57,800	\$61,800	\$65,750
Providence, RI-FALL RIVER, MA - HMFA	\$106,000	\$35,850	\$41,000	\$46,100	\$51,200	\$55,300	\$59,400	\$63,500	\$67,600
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$124,900	\$41,450	\$47,350	\$53,250	\$59,150	\$63,900	\$68,650	\$73,350	\$78,100
<b>SPRINGFIELD, MA MSA</b>									
SPRINGFIELD, MA - MSA	\$93,700	\$34,900	\$39,850	\$44,850	\$49,800	\$53,800	\$57,800	\$61,800	\$65,750
<b>WORCESTER, MA MSA</b>									
Eastern WORCESTER COUNTY, MA - HMFA	\$147,600	\$48,550	\$55,500	\$62,450	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
FITCHBURG-LEOMINSTER, MA - HMFA	\$104,400	\$37,150	\$42,450	\$47,750	\$53,050	\$57,300	\$61,550	\$65,800	\$70,050
Western WORCESTER COUNTY, MA - HMFA	\$98,800	\$36,200	\$41,400	\$46,550	\$51,700	\$55,850	\$60,000	\$64,150	\$68,250
WORCESTER, MA - HMFA	\$122,000	\$40,950	\$46,800	\$52,650	\$58,500	\$63,200	\$67,900	\$72,550	\$77,250
<b><u>NON-Metropolitan Areas Massachusetts Counties</u></b>									
	<b>AREA MEDIAN (AMI) 100% 4 Person MFI</b>								
DUKES COUNTY	\$124,900	\$45,600	\$52,100	\$58,600	\$65,100	\$70,350	\$75,550	\$80,750	\$85,950
FRANKLIN COUNTY	\$98,600	\$34,900	\$39,850	\$44,850	\$49,800	\$53,800	\$57,800	\$61,800	\$65,750
NANTUCKET COUNTY	\$136,300	\$50,800	\$58,050	\$65,300	\$72,550	\$78,400	\$84,200	\$90,000	\$95,800

**NOTE 1: High Housing Cost Adjustment:** In areas where rental housing costs are unusually high in relation to the median income, the 4-person 50% of median income limit is increased to the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 40th percentile FMR. [Also see Note 3.]

**NOTE 2: Very Low Income - State Non-Metro Median Family Income Adjustment:** The 4-Person Very Low Income, 50% of area median income limit (VLIL) is adjusted if it would otherwise be lower than 50% of the State Non-Metro Median Family Income (\$130,000 in Massachusetts and \$76,800 in Rhode Island / Fall River for 2023 ). As a result, in some Massachusetts income limit areas, where the 50% of AMI limit would otherwise be less than 50% of the State Non-Metro Median Family Income, the income limits are increased up to 50% of the State Non-Metro Median Family Income, subject to the ceiling & floor adjustment described below. In 2023, the 4-person 50% median in Massachusetts is \$65,00 and in Rhode Island/Fall River it is \$38,400.

**NOTE 3: 5-Percent Rule or Ceilings & Floor Adjustment:** "Beginning with FY 2010 Income Limits [...], HUD eliminated its long standing 'hold harmless' policy but limited all annual decreases to 5 percent and [...] all annual increases not to exceed the greater of 5 percent or twice the change in the national median family income, whichever is greater." For FY 2023, the two most recent years of national median family income data are from the American Community Survey (ACS) in 2020 and 2021, at \$84,394 and \$85,806. However, because HUD did not use the ACS 2020 data for FY 2022 or FY 2023 IncomeLimits as the Census Bureau deemed it "experimental", HUD is retaining the 2019 ACS national median of \$80,944. HUD compares this to the 2021 ACS national median family income of \$85,806. This is a cumulative two-year change of 6.01%, or 2.96% on an annual basis. Two times 2.96% is 5.92%. This exceeds five percent, so the limit on FY 2023 increases in income limits is set at approximately 5.92%. (Note that HUD uses unrounded percentages in its actual calculations). The limit on decreases in income limits remains five percent.

Existing developments placed in service or receiving funding commitments prior to 5/15/2023 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008. □

Effective Date: 05/15/2023 for 2023

**2023  
RENT LIMITS  
30% of 50% of Median  
VERY LOW INCOME**

**Metropolitan Statistical Areas (MSAs)  
or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

***BARNSTABLE Town, MA MSA***

BARNSTABLE Town, MA MSA

***BOSTON - Cambridge - Quincy, MA - NH MSA***

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

***PITTSFIELD, MA MSA***

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

***Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)***

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

***SPRINGFIELD, MA MSA***

SPRINGFIELD, MA - MSA

***WORCESTER, MA MSA***

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas  
Massachusetts Counties**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

DUKES COUNTY

FRANKLIN COUNTY

NANTUCKET COUNTY

	<b><u>STUDIO</u></b>	<b><u>1 BEDROOM</u></b>	<b><u>2 BEDROOM</u></b>	<b><u>3 BEDROOM</u></b>	<b><u>4 BEDROOM</u></b>	<b><u>5 BEDROOM</u></b>
	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
BARNSTABLE Town, MA MSA	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$1,298	\$1,391	\$1,670	\$1,929	\$2,152	\$2,375
BROCKTON, MA - HMFA	\$1,036	\$1,110	\$1,331	\$1,538	\$1,716	\$1,893
LAWRENCE, MA NH - HMFA	\$1,067	\$1,143	\$1,372	\$1,585	\$1,768	\$1,951
LOWELL, MA - HMFA	\$1,158	\$1,241	\$1,490	\$1,721	\$1,920	\$2,118
BERKSHIRE COUNTY, MA (part) HMFA	\$872	\$934	\$1,121	\$1,295	\$1,445	\$1,594
PITTSFIELD, MA - HMFA	\$896	\$960	\$1,151	\$1,330	\$1,483	\$1,637
EASTON - RAYNHAM, MA - HMFA	\$1,320	\$1,414	\$1,697	\$1,960	\$2,187	\$2,413
NEW BEDFORD, MA - HMFA	\$872	\$934	\$1,121	\$1,295	\$1,445	\$1,594
Providence, RI-FALL RIVER, MA - HMFA	\$896	\$960	\$1,152	\$1,331	\$1,485	\$1,638
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,036	\$1,110	\$1,331	\$1,538	\$1,716	\$1,893
SPRINGFIELD, MA - MSA	\$872	\$934	\$1,121	\$1,295	\$1,445	\$1,594
Eastern WORCESTER COUNTY, MA - HMFA	\$1,213	\$1,300	\$1,561	\$1,803	\$2,011	\$2,219
FITCHBURG-LEOMINSTER, MA - HMFA	\$928	\$995	\$1,193	\$1,379	\$1,538	\$1,698
Western WORCESTER COUNTY, MA - HMFA	\$905	\$970	\$1,163	\$1,344	\$1,500	\$1,655
WORCESTER, MA - HMFA	\$1,023	\$1,096	\$1,316	\$1,521	\$1,697	\$1,872
DUKES COUNTY	\$1,140	\$1,221	\$1,465	\$1,693	\$1,888	\$2,083
FRANKLIN COUNTY	\$872	\$934	\$1,121	\$1,295	\$1,445	\$1,594
NANTUCKET COUNTY	\$1,270	\$1,360	\$1,632	\$1,886	\$2,105	\$2,322

Effective Date: 05/15/2023 for 2023

**2023  
INCOME LIMITS**

For Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed projects (MTSP) with 40% at 60% set-asides

**60% of Area Median**

120% of 50% (60%/50%) Rounded to nearest \$10

**TAX CREDIT ELIGIBLE**

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 100% 4 Person MFI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>									
BARNSTABLE Town, MA MSA	\$124,300	\$48,360	\$55,260	\$62,160	\$69,060	\$74,640	\$80,160	\$85,680	\$91,200
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$149,300	\$62,340	\$71,280	\$80,160	\$89,040	\$96,180	\$103,320	\$110,460	\$117,540
BROCKTON, MA - HMFA	\$113,900	\$49,740	\$56,820	\$63,900	\$70,980	\$76,680	\$82,380	\$88,020	\$93,720
LAWRENCE, MA NH - HMFA	\$118,600	\$51,240	\$58,560	\$65,880	\$73,140	\$79,020	\$84,900	\$90,720	\$96,600
LOWELL, MA - HMFA	\$132,400	\$55,620	\$63,600	\$71,520	\$79,440	\$85,800	\$92,160	\$98,520	\$104,880
<b>PITTSFIELD, MA MSA</b>									
BERKSHIRE COUNTY, MA (part) HMFA	\$101,500	\$41,880	\$47,820	\$53,820	\$59,760	\$64,560	\$69,360	\$74,160	\$78,900
PITTSFIELD, MA - HMFA	\$88,800	\$43,020	\$49,140	\$55,260	\$61,380	\$66,300	\$71,220	\$76,140	\$81,060
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>									
EASTON - RAYNHAM, MA - HMFA	\$152,600	\$63,360	\$72,420	\$81,480	\$90,480	\$97,740	\$105,000	\$112,200	\$119,460
NEW BEDFORD, MA - HMFA	\$87,700	\$41,880	\$47,820	\$53,820	\$59,760	\$64,560	\$69,360	\$74,160	\$78,900
Providence, RI-FALL RIVER, MA - HMFA	\$106,000	\$43,020	\$49,200	\$55,320	\$61,440	\$66,360	\$71,280	\$76,200	\$81,120
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$124,900	\$49,740	\$56,820	\$63,900	\$70,980	\$76,680	\$82,380	\$88,020	\$93,720
<b>SPRINGFIELD, MA MSA</b>									
SPRINGFIELD, MA - MSA	\$93,700	\$41,880	\$47,820	\$53,820	\$59,760	\$64,560	\$69,360	\$74,160	\$78,900
<b>WORCESTER, MA MSA</b>									
Eastern WORCESTER COUNTY, MA - HMFA	\$147,600	\$58,260	\$66,600	\$74,940	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
FITCHBURG-LEOMINSTER, MA - HMFA	\$104,400	\$44,580	\$50,940	\$57,300	\$63,660	\$68,760	\$73,860	\$78,960	\$84,060
Western WORCESTER COUNTY, MA - HMFA	\$98,800	\$43,440	\$49,680	\$55,860	\$62,040	\$67,020	\$72,000	\$76,980	\$81,900
WORCESTER, MA - HMFA	\$122,000	\$49,140	\$56,160	\$63,180	\$70,200	\$75,840	\$81,480	\$87,060	\$92,700
<b>NON-Metropolitan Areas Massachusetts Counties</b>									
DUKES COUNTY	\$124,900	\$54,720	\$62,520	\$70,320	\$78,120	\$84,420	\$90,660	\$96,900	\$103,140
FRANKLIN COUNTY	\$98,600	\$41,880	\$47,820	\$53,820	\$59,760	\$64,560	\$69,360	\$74,160	\$78,900
NANTUCKET COUNTY	\$136,300	\$60,960	\$69,660	\$78,360	\$87,060	\$94,080	\$101,040	\$108,000	\$114,960

**NOTE 1:** Because the 60% of Median Income limits are calculated at 120% (60%/50%) or 1.2 times the Very Low Income, 50% of median limit, in areas where adjustments are made to the 50%of median limits,e.g. a State Non-Metro Median Family Income Adjustment (See 50% AMI Note 1), a commensurate adjustment to the 60% of median limits results. □

Existing developments placed in service or receiving funding commitments prior to 5/15/2023 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008.

Effective Date: 05/15/2023 for 2023

**2023  
RENT LIMITS  
30% of 60% of Median  
TAX CREDIT ELIGIBLE**

**Metropolitan Statistical Areas (MSAs)  
or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

***BARNSTABLE Town, MA MSA***

BARNSTABLE Town, MA MSA

***BOSTON - Cambridge - Quincy, MA - NH MSA***

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

***PITTSFIELD, MA MSA***

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

***Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)***

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

***SPRINGFIELD, MA MSA***

SPRINGFIELD, MA - MSA

***WORCESTER, MA MSA***

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas  
Massachusetts Counties**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

DUKES COUNTY

FRANKLIN COUNTY

NANTUCKET COUNTY

	<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
BARNSTABLE Town, MA MSA	\$1,209	\$1,295	\$1,554	\$1,796	\$2,004	\$2,211
BOSTON - Cambridge - Quincy, MA - NH MSA						
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$1,558	\$1,670	\$2,004	\$2,315	\$2,583	\$2,850
BROCKTON, MA - HMFA	\$1,243	\$1,332	\$1,597	\$1,845	\$2,059	\$2,271
LAWRENCE, MA NH - HMFA	\$1,281	\$1,372	\$1,647	\$1,902	\$2,122	\$2,341
LOWELL, MA - HMFA	\$1,390	\$1,490	\$1,788	\$2,065	\$2,304	\$2,542
PITTSFIELD, MA MSA						
BERKSHIRE COUNTY, MA (part) HMFA	\$1,047	\$1,121	\$1,345	\$1,554	\$1,734	\$1,913
PITTSFIELD, MA - HMFA	\$1,075	\$1,152	\$1,381	\$1,596	\$1,780	\$1,965
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)						
EASTON - RAYNHAM, MA - HMFA	\$1,584	\$1,697	\$2,037	\$2,352	\$2,625	\$2,895
NEW BEDFORD, MA - HMFA	\$1,047	\$1,121	\$1,345	\$1,554	\$1,734	\$1,913
Providence, RI-FALL RIVER, MA - HMFA	\$1,075	\$1,152	\$1,383	\$1,597	\$1,782	\$1,966
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,243	\$1,332	\$1,597	\$1,845	\$2,059	\$2,271
SPRINGFIELD, MA MSA						
SPRINGFIELD, MA - MSA	\$1,047	\$1,121	\$1,345	\$1,554	\$1,734	\$1,913
WORCESTER, MA MSA						
Eastern WORCESTER COUNTY, MA - HMFA	\$1,456	\$1,560	\$1,873	\$2,163	\$2,413	\$2,663
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,114	\$1,194	\$1,432	\$1,655	\$1,846	\$2,037
Western WORCESTER COUNTY, MA - HMFA	\$1,086	\$1,164	\$1,396	\$1,613	\$1,800	\$1,986
WORCESTER, MA - HMFA	\$1,228	\$1,316	\$1,579	\$1,825	\$2,037	\$2,247
NON-Metropolitan Areas Massachusetts Counties						
DUKES COUNTY	\$1,368	\$1,465	\$1,758	\$2,031	\$2,266	\$2,500
FRANKLIN COUNTY	\$1,047	\$1,121	\$1,345	\$1,554	\$1,734	\$1,913
NANTUCKET COUNTY	\$1,524	\$1,632	\$1,959	\$2,264	\$2,526	\$2,787

Effective Date: 05/15/2023 for 2023

**2023  
INCOME LIMITS**

For HUD's Assisted Housing Programs (Section 8) - MassHousing Statutory Minimum set-aside 20% at 80% (unless other income limits apply)

**80% of Area Median**

(Published Limits - 160% of 50% Rounded to Nearest \$50)

**LOW INCOME**

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 100% 4 Person MFI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>									
BARNSTABLE Town, MA MSA	\$124,300	\$64,450	\$73,650	\$82,850	\$92,050	\$99,450	\$106,800	\$114,150	\$121,550
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$149,300	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400
BROCKTON, MA - HMFA	\$113,900	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
LAWRENCE, MA NH - HMFA	\$118,600	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
LOWELL, MA - HMFA	\$132,400	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
<b>PITTSFIELD, MA MSA</b>									
BERKSHIRE COUNTY, MA (part) HMFA	\$101,500	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
PITTSFIELD, MA - HMFA	\$88,800	\$57,300	\$65,500	\$73,700	\$81,850	\$88,400	\$94,950	\$101,500	\$108,050
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>									
EASTON - RAYNHAM, MA - HMFA	\$152,600	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
NEW BEDFORD, MA - HMFA	\$87,700	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
Providence, RI-FALL RIVER, MA - HMFA	\$106,000	\$57,350	\$65,550	\$73,750	\$81,900	\$88,500	\$95,050	\$101,600	\$108,150
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$124,900	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
<b>SPRINGFIELD, MA MSA</b>									
SPRINGFIELD, MA - MSA	\$93,700	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
<b>WORCESTER, MA MSA</b>									
Eastern WORCESTER COUNTY, MA - HMFA	\$147,600	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
FITCHBURG-LEOMINSTER, MA - HMFA	\$104,400	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
Western WORCESTER COUNTY, MA - HMFA	\$98,800	\$57,900	\$66,200	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200
WORCESTER, MA - HMFA	\$122,000	\$65,550	\$74,900	\$84,250	\$93,600	\$101,100	\$108,600	\$116,100	\$123,600
<b><u>NON-Metropolitan Areas Massachusetts Counties</u></b>									
DUKES COUNTY	\$124,900	\$70,150	\$80,150	\$90,150	\$100,150	\$108,200	\$116,200	\$124,200	\$132,200
FRANKLIN COUNTY	\$98,600	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
NANTUCKET COUNTY	\$136,300	\$69,800	\$79,800	\$89,750	\$99,700	\$107,700	\$115,700	\$123,650	\$131,650

**NOTE 1: Low Income:** The 4-person, 80% of median Low Income limit nationwide is "capped" at the U.S. median family income level (\$96,200 for FY 2023), except when justified by high housing costs. An area's income limit is adjusted due to High Housing Costs if 85% of the area's annual 2 bedroom FMR is greater than 35% of the US Median Income.

**NOTE 2: High Housing Cost Adjustment:** In areas where rental housing costs are unusually high in relation to the median income, the 4-person 50% of median income limit (VLIL) is increased to the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR. For the low-income (80%) limit, the adjustment is augmented by 1.6. [Also see Note 3.]

**NOTE 3: 5-Percent Rule or Ceilings & Floor Adjustment:** "Beginning with FY 2010 Income Limits [...], HUD eliminated its long standing 'hold harmless' policy but limited all annual decreases to 5 percent and [...] all annual increases not to exceed the greater of 5 percent or twice the change in the national median family income, whichever is greater." For FY 2023, the two most recent years of national median family income data are from the American Community Survey (ACS) in 2020 and 2021, at \$84,394 and \$85,806. However, because HUD did not use the ACS 2020 data for FY 2022 or FY 2023 IncomeLimits as the Census Bureau deemed it "experimental", HUD is retaining the 2019 ACS national median of \$80,944. HUD compares this to the 2021 ACS national median family income of \$85,806. This is a cumulative two-year change of 6.01%, or 2.96% on an annual basis. Two times 2.96% is 5.92%. This exceeds five percent, so the limit on FY 2023 increases in income limits is set at approximately 5.92%. (Note that HUD uses unrounded percentages in its actual calculations). The limit on decreases in income limits remains five percent..

Existing developments placed in service or receiving funding commitments prior to 5/15/2023 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008.

Effective Date: 05/15/2023 for 2023

**2023  
RENT LIMITS  
30% of 80% of Median  
LOW INCOME**

**Metropolitan Statistical Areas (MSAs)  
or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%

**BARNSTABLE Town, MA MSA**

BARNSTABLE Town, MA MSA

\$1,611	\$1,726	\$2,071	\$2,393	\$2,670	\$2,946
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**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

\$2,073	\$2,221	\$2,666	\$3,080	\$3,436	\$3,791
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BROCKTON, MA - HMFA

\$1,656	\$1,774	\$2,128	\$2,460	\$2,743	\$3,028
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LAWRENCE, MA NH - HMFA

\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
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LOWELL, MA - HMFA

\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
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**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

\$1,395	\$1,495	\$1,793	\$2,072	\$2,312	\$2,551
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PITTSFIELD, MA - HMFA

\$1,432	\$1,535	\$1,842	\$2,128	\$2,373	\$2,619
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**Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
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NEW BEDFORD, MA - HMFA

\$1,395	\$1,495	\$1,793	\$2,072	\$2,312	\$2,551
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Providence, RI-FALL RIVER, MA - HMFA

\$1,433	\$1,536	\$1,843	\$2,130	\$2,376	\$2,621
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TAUNTON-MANSFIELD-NORTON, MA - HMFA

\$1,656	\$1,774	\$2,128	\$2,460	\$2,743	\$3,028
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**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

\$1,395	\$1,495	\$1,793	\$2,072	\$2,312	\$2,551
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**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
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FITCHBURG-LEOMINSTER, MA - HMFA

\$1,485	\$1,591	\$1,910	\$2,206	\$2,461	\$2,716
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Western WORCESTER COUNTY, MA - HMFA

\$1,447	\$1,551	\$1,861	\$2,150	\$2,398	\$2,646
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WORCESTER, MA - HMFA

\$1,638	\$1,755	\$2,106	\$2,433	\$2,715	\$2,996
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**NON-Metropolitan Areas  
Massachusetts Counties**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%

DUKES COUNTY

\$1,753	\$1,878	\$2,253	\$2,604	\$2,905	\$3,205
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FRANKLIN COUNTY

\$1,395	\$1,495	\$1,793	\$2,072	\$2,312	\$2,551
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NANTUCKET COUNTY

\$1,745	\$1,870	\$2,243	\$2,592	\$2,892	\$3,191
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Effective Date: 05/15/2023 for 2023

**2023**  
**RENT LIMITS**  
**30% of 70% of Median**  
**Rent Limit Only - Applicable to NEF Funded Ch. 40B Developments**  
 (Income Qualification for Occupancy is 80% of Median Income Limit)

**Metropolitan Statistical Areas (MSAs)**  
**or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
 (Based on 1.5 Persons / BR)

**BARNSTABLE Town, MA MSA**

BARNSTABLE Town, MA MSA

**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

**Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas**  
**Massachusetts Counties**

Calculation of Rent:  
 (Based on 1.5 Persons / BR)

DUKES COUNTY

FRANKLIN COUNTY

NANTUCKET COUNTY

	<b>STUDIO</b>	<b>1 BEDROOM</b>	<b>2 BEDROOM</b>	<b>3 BEDROOM</b>	<b>4 BEDROOM</b>	<b>5 BEDROOM</b>
	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
BARNSTABLE Town, MA MSA	\$1,410	\$1,511	\$1,813	\$2,095	\$2,338	\$2,579
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$1,818	\$1,948	\$2,338	\$2,701	\$3,013	\$3,325
BROCKTON, MA - HMFA	\$1,450	\$1,554	\$1,863	\$2,153	\$2,402	\$2,650
LAWRENCE, MA NH - HMFA	\$1,494	\$1,601	\$1,921	\$2,219	\$2,476	\$2,731
LOWELL, MA - HMFA	\$1,622	\$1,738	\$2,086	\$2,409	\$2,688	\$2,966
BERKSHIRE COUNTY, MA (part) HMFA	\$1,221	\$1,308	\$1,569	\$1,813	\$2,023	\$2,232
PITTSFIELD, MA - HMFA	\$1,254	\$1,344	\$1,611	\$1,862	\$2,077	\$2,292
EASTON - RAYNHAM, MA - HMFA	\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
NEW BEDFORD, MA - HMFA	\$1,221	\$1,308	\$1,569	\$1,813	\$2,023	\$2,232
Providence, RI-FALL RIVER, MA - HMFA	\$1,254	\$1,344	\$1,613	\$1,863	\$2,079	\$2,294
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,450	\$1,554	\$1,863	\$2,153	\$2,402	\$2,650
SPRINGFIELD, MA - MSA	\$1,221	\$1,308	\$1,569	\$1,813	\$2,023	\$2,232
Eastern WORCESTER COUNTY, MA - HMFA	\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,300	\$1,393	\$1,671	\$1,931	\$2,154	\$2,377
Western WORCESTER COUNTY, MA - HMFA	\$1,267	\$1,358	\$1,629	\$1,882	\$2,100	\$2,317
WORCESTER, MA - HMFA	\$1,433	\$1,535	\$1,842	\$2,129	\$2,376	\$2,621
DUKES COUNTY	\$1,596	\$1,709	\$2,051	\$2,370	\$2,644	\$2,917
FRANKLIN COUNTY	\$1,221	\$1,308	\$1,569	\$1,813	\$2,023	\$2,232
NANTUCKET COUNTY	\$1,745	\$1,870	\$2,243	\$2,592	\$2,892	\$3,191

**NOTE:** To avoid anomalies due to HUD adjustments to 50% and/or 80% income limits, for older NEF Ch. 40B rental developments, those with Regulatory Agreements that reference 70% of AMI rent limits, the applicable rent limit shall be the lower of the rent derived from the HUD-published 80% of AMI income limits or the rent derived from the 70% of AMI income limits. The 80% of AMI income limit is the standard used to qualify for occupancy at all Massachusetts NEF Ch. 40B affordable rental housing developments.

Existing developments placed in service or receiving funding commitments prior to 5/15/2023 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008. □