

MHP
2026 INCOME LIMITS FOR AFFORDABLE 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 income limits are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2026 which are effective until new income limits for 2026 are published by HUD (typically in the first week of April of 2027).

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. The 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. "TC" refers to Multifamily Tax Subsidy Income Limits and are to be used for projects funded with tax credits. Please contact the MHP for more information about determining the income-eligibility of tenants. Here are the current income requirements for new tenants in affordable units:

	<u>Area Median Income (AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Barnstable Town, MA	30% AMI	29,650	33,900	38,150	42,350	45,750	49,150	52,550	55,950
	50% AMI	49,450	56,500	63,550	70,600	76,250	81,900	87,550	93,200
	TC 50% AMI	49,450	56,500	63,550	70,600	76,250	81,900	87,550	93,200
	60% AMI	59,340	67,800	76,260	84,720	91,500	98,280	105,060	111,840
	TC 60% AMI	59,340	67,800	76,260	84,720	91,500	98,280	105,060	111,840
	80% AMI	79,100	90,400	101,700	112,950	122,000	131,050	140,100	149,100
Boston-Cambridge-Quincy, MA	30% AMI	36,000	41,150	46,300	51,400	55,550	59,650	63,750	67,850
	50% AMI	60,000	68,600	77,150	85,700	92,600	99,450	106,300	113,150
	TC 50% AMI	60,000	68,600	77,150	85,700	92,600	99,450	106,300	113,150
	60% AMI	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
	TC 60% AMI	72,000	82,320	92,580	102,840	111,120	119,340	127,560	135,780
	80% AMI	96,000	109,700	123,400	137,100	148,100	159,050	170,050	181,000
Brockton, MA	30% AMI	28,300	32,350	36,400	40,400	43,650	46,900	50,100	55,720
	50% AMI	47,150	53,900	60,650	67,350	72,750	78,150	83,550	88,950
	TC 50% AMI	47,150	53,900	60,650	67,350	72,750	78,150	83,550	88,950
	60% AMI	56,580	64,680	72,780	80,820	87,300	93,780	100,260	106,740
	TC 60% AMI	56,580	64,680	72,780	80,820	87,300	93,780	100,260	106,740
	80% AMI	75,450	86,200	97,000	107,750	116,400	125,000	133,650	142,250

MHP
2026 INCOME LIMITS FOR AFFORDABLE UNITS

	<u>Area Median Income (AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Lawrence, MA	30% AMI	28,850	33,000	37,100	41,200	44,500	47,800	51,100	55,720
	50% AMI	48,100	54,950	61,800	68,650	74,150	79,650	85,150	90,650
	TC 50% AMI	48,100	54,950	61,800	68,650	74,150	79,650	85,150	90,650
	60% AMI	57,720	65,940	74,160	82,380	88,980	95,580	102,180	108,780
	TC 60% AMI	57,720	65,940	74,160	82,380	88,980	95,580	102,180	108,780
	80% AMI	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000
Lowell, MA	30% AMI	30,050	34,350	38,650	42,900	46,350	49,800	53,200	56,650
	50% AMI	50,050	57,200	64,350	71,500	77,250	82,950	88,700	94,400
	TC 50% AMI	50,050	57,200	64,350	71,500	77,250	82,950	88,700	94,400
	60% AMI	60,060	68,640	77,220	85,800	92,700	99,540	106,440	113,280
	TC 60% AMI	60,060	68,640	77,220	85,800	92,700	99,540	106,440	113,280
	80% AMI	76,750	87,700	98,650	109,600	118,400	127,150	135,950	144,700
Berkshire County, MA	30% AMI	27,650	31,600	35,550	39,450	42,650	45,800	50,040	55,720
	50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	TC 50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	TC 60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	80% AMI	73,650	84,200	94,700	105,200	113,650	122,050	130,450	138,900
Pittsfield, MA	30% AMI	27,650	31,600	35,550	39,500	42,700	45,850	50,040	55,720
	50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	TC 50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	TC 60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	80% AMI	73,750	84,300	94,850	105,350	113,800	122,250	130,650	139,100

MHP
2026 INCOME LIMITS FOR AFFORDABLE UNITS

	<u>Area Median Income</u> <u>(AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Easton-Raynham, MA	30% AMI	34,800	39,800	44,750	49,700	53,700	57,700	61,650	65,650
	50% AMI	58,000	66,250	74,550	82,800	89,450	96,050	102,700	109,300
	TC 50% AMI	58,000	66,250	74,550	82,800	89,450	96,050	102,700	109,300
	60% AMI	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
	TC 60% AMI	69,600	79,500	89,460	99,360	107,340	115,260	123,240	131,160
	80% AMI	83,250	95,150	107,050	118,900	128,450	137,950	147,450	156,950
New Bedford, MA	30% AMI	27,650	31,600	35,550	39,450	42,650	45,800	50,040	55,720
	50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	TC 50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	TC 60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	80% AMI	73,650	84,200	94,700	105,200	113,650	122,050	130,450	138,900
Providence-Fall River, RI-MA	30% AMI	23,600	26,950	30,300	33,650	38,680	44,360	50,040	55,720
	50% AMI	39,250	44,850	50,450	56,050	60,550	65,050	69,550	74,000
	TC 50% AMI	39,250	44,850	50,450	56,050	60,550	65,050	69,550	74,000
	60% AMI	47,100	53,820	60,540	67,260	72,660	78,060	83,460	88,800
	TC 60% AMI	47,100	53,820	60,540	67,260	72,660	78,060	83,460	88,800
	80% AMI	62,800	71,800	80,750	89,700	96,900	104,100	111,250	118,450
Taunton-Mansfield-Norton, MA	30% AMI	27,650	31,600	35,550	39,500	42,700	45,850	50,040	55,720
	50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	TC 50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	TC 60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	80% AMI	73,750	84,300	94,850	105,350	113,800	122,250	130,650	139,100

MHP
2026 INCOME LIMITS FOR AFFORDABLE UNITS

	<u>Area Median Income</u> <u>(AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Franklin County, MA	30% AMI	27,650	31,600	35,550	39,450	42,650	45,800	50,040	55,720
	50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	TC 50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	TC 60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	80% AMI	73,650	84,200	94,700	105,200	113,650	122,050	130,450	138,900
Springfield, MA	30% AMI	27,650	31,600	35,550	39,450	42,650	45,800	50,040	55,720
	50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	TC 50% AMI	46,000	52,550	59,200	65,750	71,050	76,300	81,550	86,800
	60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	TC 60% AMI	55,200	63,060	71,040	78,900	85,260	91,560	97,860	104,160
	80% AMI	73,650	84,200	94,700	105,200	113,650	122,050	130,450	138,900
Eastern Worcester County, MA	30% AMI	32,150	36,750	41,350	45,900	49,600	53,250	56,950	60,600
	50% AMI	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
	TC 50% AMI	53,550	61,200	68,850	76,500	82,650	88,750	94,900	101,000
	60% AMI	64,260	73,440	82,620	91,800	99,180	106,500	113,880	121,200
	TC 60% AMI	64,260	73,440	82,620	91,800	99,180	106,500	113,880	121,200
	80% AMI	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000
Fitchburg-Leominster, MA	30% AMI	27,650	31,600	35,550	39,500	42,700	45,850	50,040	55,720
	50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	TC 50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	TC 60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	80% AMI	73,750	84,300	94,850	105,350	113,800	122,250	130,650	139,100

MHP
2026 INCOME LIMITS FOR AFFORDABLE UNITS

	<u>Area Median Income</u> <u>(AMI)</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Western Worcester County, MA	30% AMI	27,650	31,600	35,550	39,500	42,700	45,850	50,040	55,720
	50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	TC 50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	TC 60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	80% AMI	73,750	84,300	94,850	105,350	113,800	122,250	130,650	139,100
Worcester, MA	30% AMI	27,650	31,600	35,550	39,500	42,700	45,850	50,040	55,720
	50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	TC 50% AMI	46,100	52,700	59,300	65,850	71,150	76,400	81,700	86,950
	60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	TC 60% AMI	55,320	63,240	71,160	79,020	85,380	91,680	98,040	104,340
	80% AMI	73,750	84,300	94,850	105,350	113,800	122,250	130,650	139,100
Dukes County, MA	30% AMI	34,300	39,200	44,100	48,950	52,900	56,800	60,700	64,650
	50% AMI	57,100	65,250	73,400	81,550	88,100	94,600	101,150	107,650
	TC 50% AMI	57,100	65,250	73,400	81,550	88,100	94,600	101,150	107,650
	60% AMI	68,520	78,300	88,080	97,860	105,720	113,520	121,380	129,180
	TC 60% AMI	68,520	78,300	88,080	97,860	105,720	113,520	121,380	129,180
	80% AMI	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000
Nantucket County, MA	30% AMI	38,300	43,750	49,200	54,650	59,050	63,400	67,800	72,150
	50% AMI	63,750	72,850	81,950	91,050	98,350	105,650	112,950	120,200
	TC 50% AMI	63,750	72,850	81,950	91,050	98,350	105,650	112,950	120,200
	60% AMI	76,500	87,420	98,340	109,260	118,020	126,780	135,540	144,240
	TC 60% AMI	76,500	87,420	98,340	109,260	118,020	126,780	135,540	144,240
	80% AMI	92,200	105,350	118,550	131,700	142,250	152,800	163,350	173,850