

MHP
2026 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 2026 which are effective until new income limits for 2027 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. 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	555	741	794	953	1,101	1,228
	50% RENT	927	1,236	1,324	1,588	1,835	2,047
	TC 50% RENT	1,236	1,236	1,324	1,588	1,835	2,047
	60% RENT	1,112	1,483	1,589	1,906	2,202	2,457
	TC 60% RENT	1,483	1,483	1,589	1,906	2,202	2,457
	80% RENT	1,482	1,977	2,118	2,542	2,936	3,276
Boston-Cambridge-Quincy, MA	30% RENT	675	900	964	1,157	1,336	1,491
	50% RENT	1,125	1,500	1,607	1,928	2,228	2,486
	TC 50% RENT	1,500	1,500	1,607	1,928	2,228	2,486
	60% RENT	1,350	1,800	1,929	2,314	2,674	2,983
	TC 60% RENT	1,800	1,800	1,929	2,314	2,674	2,983
	80% RENT	1,800	2,400	2,571	3,085	3,565	3,976
Brockton, MA	30% RENT	530	707	758	910	1,050	1,172
	50% RENT	883	1,178	1,263	1,516	1,751	1,953
	TC 50% RENT	1,178	1,178	1,263	1,516	1,751	1,953
	60% RENT	1,060	1,414	1,515	1,819	2,101	2,344
	TC 60% RENT	1,414	1,414	1,515	1,819	2,101	2,344
	80% RENT	1,414	1,886	2,020	2,425	2,801	3,125
Lawrence, MA	30% RENT	540	721	773	927	1,071	1,195
	50% RENT	901	1,202	1,288	1,545	1,785	1,991

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	<u># Bedrooms</u>	<u>SRO</u>	<u>Studio</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
	TC 50% RENT	1,202	1,202	1,288	1,545	1,785	1,991
	60% RENT	1,082	1,443	1,545	1,854	2,142	2,389
	TC 60% RENT	1,443	1,443	1,545	1,854	2,142	2,389
	80% RENT	1,402	1,870	2,003	2,403	2,776	3,097
	110% RENT	1,983	2,645	2,833	3,399	3,927	4,380
Lowell, MA	30% RENT	563	751	805	966	1,115	1,245
	50% RENT	938	1,251	1,340	1,608	1,859	2,073
	TC 50% RENT	1,251	1,251	1,340	1,608	1,859	2,073
	60% RENT	1,125	1,501	1,608	1,930	2,231	2,488
	TC 60% RENT	1,501	1,501	1,608	1,930	2,231	2,488
	80% RENT	1,438	1,918	2,055	2,466	2,850	3,178
Berkshire County, MA	30% RENT	518	691	740	888	1,026	1,145
	50% RENT	862	1,150	1,231	1,480	1,710	1,907
	TC 50% RENT	1,150	1,150	1,231	1,480	1,710	1,907
	60% RENT	1,035	1,380	1,478	1,776	2,052	2,289
	TC 60% RENT	1,380	1,380	1,478	1,776	2,052	2,289
	80% RENT	1,380	1,841	1,973	2,367	2,735	3,051
Pittsfield, MA	30% RENT	518	691	740	888	1,027	1,146
	50% RENT	864	1,152	1,235	1,482	1,712	1,910
	TC 50% RENT	1,152	1,152	1,235	1,482	1,712	1,910
	60% RENT	1,037	1,383	1,482	1,779	2,055	2,292
	TC 60% RENT	1,383	1,383	1,482	1,779	2,055	2,292
	80% RENT	1,382	1,843	1,975	2,371	2,739	3,056
Easton-Raynham, MA	30% RENT	652	870	932	1,118	1,292	1,442
	50% RENT	1,087	1,450	1,553	1,863	2,153	2,401
	TC 50% RENT	1,450	1,450	1,553	1,863	2,153	2,401
	60% RENT	1,305	1,740	1,863	2,236	2,583	2,881
	TC 60% RENT	1,740	1,740	1,863	2,236	2,583	2,881
	80% RENT	1,560	2,081	2,230	2,676	3,091	3,448
New Bedford, MA	30% RENT	518	691	740	888	1,026	1,145
	50% RENT	862	1,150	1,231	1,480	1,710	1,907
	TC 50% RENT	1,150	1,150	1,231	1,480	1,710	1,907
	60% RENT	1,035	1,380	1,478	1,776	2,052	2,289

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	TC 60% RENT	1,380	1,380	1,478	1,776	2,052	2,289
	80% RENT	1,380	1,841	1,973	2,367	2,735	3,051
Providence-Fall River, RI-MA	30% RENT	442	590	631	757	904	1,109
	50% RENT	735	981	1,051	1,261	1,457	1,626
	TC 50% RENT	981	981	1,051	1,261	1,457	1,626
	60% RENT	882	1,177	1,261	1,513	1,749	1,951
	TC 60% RENT	1,177	1,177	1,261	1,513	1,749	1,951
	80% RENT	1,177	1,570	1,682	2,018	2,332	2,602
Taunton-Mansfield-Norton, MA	30% RENT	518	691	740	888	1,027	1,146
	50% RENT	864	1,152	1,235	1,482	1,712	1,910
	TC 50% RENT	1,152	1,152	1,235	1,482	1,712	1,910
	60% RENT	1,037	1,383	1,482	1,779	2,055	2,292
	TC 60% RENT	1,383	1,383	1,482	1,779	2,055	2,292
	80% RENT	1,382	1,843	1,975	2,371	2,739	3,056
Franklin County, MA	30% RENT	518	691	740	888	1,026	1,145
	50% RENT	862	1,150	1,231	1,480	1,710	1,907
	TC 50% RENT	1,150	1,150	1,231	1,480	1,710	1,907
	60% RENT	1,035	1,380	1,478	1,776	2,052	2,289
	TC 60% RENT	1,380	1,380	1,478	1,776	2,052	2,289
	80% RENT	1,380	1,841	1,973	2,367	2,735	3,051
Springfield, MA	30% RENT	518	691	740	888	1,026	1,145
	50% RENT	862	1,150	1,231	1,480	1,710	1,907
	TC 50% RENT	1,150	1,150	1,231	1,480	1,710	1,907
	60% RENT	1,035	1,380	1,478	1,776	2,052	2,289
	TC 60% RENT	1,380	1,380	1,478	1,776	2,052	2,289
	80% RENT	1,380	1,841	1,973	2,367	2,735	3,051
Eastern Worcester County, MA	30% RENT	602	803	861	1,033	1,193	1,331
	50% RENT	1,003	1,338	1,434	1,721	1,989	2,218
	TC 50% RENT	1,338	1,338	1,434	1,721	1,989	2,218
	60% RENT	1,204	1,606	1,721	2,065	2,387	2,662
	TC 60% RENT	1,606	1,606	1,721	2,065	2,387	2,662
	80% RENT	1,402	1,870	2,003	2,403	2,776	3,097
Fitchburg-Leominster, MA	30% RENT	518	691	740	888	1,027	1,146

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	50% RENT	864	1,152	1,235	1,482	1,712	1,910
	TC 50% RENT	1,152	1,152	1,235	1,482	1,712	1,910
	60% RENT	1,037	1,383	1,482	1,779	2,055	2,292
	TC 60% RENT	1,383	1,383	1,482	1,779	2,055	2,292
	80% RENT	1,382	1,843	1,975	2,371	2,739	3,056
Western Worcester County, MA	30% RENT	518	691	740	888	1,027	1,146
	50% RENT	864	1,152	1,235	1,482	1,712	1,910
	TC 50% RENT	1,152	1,152	1,235	1,482	1,712	1,910
	60% RENT	1,037	1,383	1,482	1,779	2,055	2,292
	TC 60% RENT	1,383	1,383	1,482	1,779	2,055	2,292
	80% RENT	1,382	1,843	1,975	2,371	2,739	3,056
Worcester, MA	30% RENT	518	691	740	888	1,027	1,146
	50% RENT	864	1,152	1,235	1,482	1,712	1,910
	TC 50% RENT	1,152	1,152	1,235	1,482	1,712	1,910
	60% RENT	1,037	1,383	1,482	1,779	2,055	2,292
	TC 60% RENT	1,383	1,383	1,482	1,779	2,055	2,292
	80% RENT	1,382	1,843	1,975	2,371	2,739	3,056
Dukes County, MA	30% RENT	642	857	918	1,102	1,273	1,420
	50% RENT	1,070	1,427	1,529	1,835	2,120	2,365
	TC 50% RENT	1,427	1,427	1,529	1,835	2,120	2,365
	60% RENT	1,284	1,713	1,835	2,202	2,544	2,838
	TC 60% RENT	1,713	1,713	1,835	2,202	2,544	2,838
	80% RENT	1,402	1,870	2,003	2,403	2,776	3,097
Nantucket County, MA	30% RENT	717	957	1,025	1,230	1,421	1,585
	50% RENT	1,194	1,593	1,707	2,048	2,367	2,641
	TC 50% RENT	1,593	1,593	1,707	2,048	2,367	2,641
	60% RENT	1,434	1,912	2,049	2,458	2,841	3,169
	TC 60% RENT	1,912	1,912	2,049	2,458	2,841	3,169
	80% RENT	1,728	2,305	2,469	2,963	3,424	3,820