

MHP
2014 MAXIMUM ALLOWABLE RENTS FOR AFFORDABLE HOUSING UNITS

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. 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 the MHP. "TC" refers to Maximum Allowable Rents under the Tax Credit Program. 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	338	451	483	580	670	747
	50% RENT	564	752	806	967	1,116	1,246
	TC 50% RENT	752	752	806	967	1,116	1,246
	60% RENT	677	903	967	1,161	1,340	1,495
	TC 60% RENT	903	903	967	1,161	1,340	1,495
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,241	1,655	1,773	2,128	2,457	2,741
Boston-Cambridge-Quincy, MA	30% RENT	371	495	530	636	735	820
	50% RENT	617	823	882	1,058	1,223	1,365
	TC 50% RENT	823	823	882	1,058	1,223	1,365
	60% RENT	741	988	1,059	1,270	1,468	1,638
	TC 60% RENT	988	988	1,059	1,270	1,468	1,638
	80% RENT	889	1,186	1,270	1,525	1,761	1,965
	110% RENT	1,359	1,812	1,941	2,329	2,692	3,003
Brockton, MA	30% RENT	345	461	493	592	684	763
	50% RENT	575	767	821	986	1,139	1,271
	TC 50% RENT	767	767	821	986	1,139	1,271
	60% RENT	690	921	986	1,183	1,367	1,525
	TC 60% RENT	921	921	986	1,183	1,367	1,525
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,266	1,688	1,808	2,169	2,506	2,796
Lawrence, MA	30% RENT	347	463	496	596	688	767
	50% RENT	578	771	826	991	1,145	1,277
	TC 50% RENT	771	771	1,201	991	1,145	1,277
	60% RENT	693	925	991	1,189	1,374	1,533
	TC 60% RENT	925	925	991	1,189	1,374	1,533
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,272	1,696	1,817	2,180	2,520	2,810

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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>
Lowell, MA	30% RENT	357	476	510	612	707	790
	50% RENT	594	793	850	1,021	1,179	1,316
	TC 50% RENT	793	793	850	1,021	1,179	1,316
	60% RENT	714	952	1,020	1,225	1,415	1,579
	TC 60% RENT	952	952	1,020	1,225	1,415	1,579
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,309	1,746	1,871	2,246	2,594	2,895
	Berkshire County, MA	30% RENT	338	451	483	580	670
50% RENT		564	752	806	967	1,116	1,246
TC 50% RENT		752	752	806	967	1,116	1,246
60% RENT		677	903	967	1,161	1,340	1,495
TC 60% RENT		903	903	967	1,161	1,340	1,495
80% RENT		838	1,118	1,198	1,437	1,661	1,853
110% RENT		1,241	1,655	1,773	2,128	2,457	2,741
Pittsfield, MA		30% RENT	338	451	483	580	670
	50% RENT	564	752	806	967	1,116	1,246
	TC 50% RENT	752	752	806	967	1,116	1,246
	60% RENT	677	903	967	1,161	1,340	1,495
	TC 60% RENT	903	903	967	1,161	1,340	1,495
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,241	1,655	1,773	2,128	2,457	2,741
	Easton-Raynham, MA	30% RENT	402	537	575	690	797
50% RENT		671	895	958	1,150	1,328	1,482
TC 50% RENT		895	895	958	1,150	1,328	1,482
60% RENT		805	1,074	1,150	1,380	1,594	1,779
TC 60% RENT		1,074	1,074	1,150	1,380	1,594	1,779
80% RENT		838	1,118	1,198	1,438	1,661	1,853
110% RENT		1,476	1,969	2,109	2,530	2,923	3,261
New Bedford, MA		30% RENT	234	313	336	403	465
	50% RENT	391	522	559	671	775	865
	TC 50% RENT	522	522	559	671	775	865
	60% RENT	470	627	671	805	930	1,038
	TC 60% RENT	627	627	671	805	930	1,038
	80% RENT	626	835	895	1,073	1,240	1,383
	110% RENT	861	1,149	1,230	1,476	1,705	1,903

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Providence-Fall River, RI-MA	30% RENT	285	380	406	412	563	628
	50% RENT	474	632	677	812	938	1,047
	TC 50% RENT	632	632	677	812	938	1,047
	60% RENT	569	759	813	975	1,126	1,257
	TC 60% RENT	759	759	813	975	1,126	1,257
	80% RENT	758	1,011	1,083	1,300	1,501	1,675
	110% RENT	1,043	1,391	1,490	1,787	2,065	2,304
	Taunton-Mansfield-Norton, MA	30% RENT	326	435	466	560	646
50% RENT		544	726	778	933	1,078	1,202
TC 50% RENT		726	726	778	933	1,078	1,202
60% RENT		653	871	933	1,120	1,293	1,443
TC 60% RENT		871	871	933	1,120	1,293	1,443
80% RENT		838	1,118	1,198	1,438	1,661	1,853
110% RENT		1,197	1,597	1,711	2,054	2,371	2,645
Franklin County, MA		30% RENT	338	451	483	580	670
	50% RENT	564	752	806	967	1,116	1,246
	TC 50% RENT	752	752	806	967	1,116	1,246
	60% RENT	677	903	967	1,161	1,340	1,495
	TC 60% RENT	903	903	967	1,161	1,340	1,495
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,241	1,655	1,773	2,128	2,457	2,741
	Springfield, MA	30% RENT	338	451	483	580	670
50% RENT		564	752	806	967	1,116	1,246
TC 50% RENT		752	752	806	967	1,116	1,246
60% RENT		677	903	967	1,161	1,340	1,495
TC 60% RENT		903	903	967	1,161	1,340	1,495
80% RENT		838	1,118	1,198	1,438	1,661	1,853
110% RENT		1,241	1,655	1,773	2,128	2,457	2,741
Eastern Worcester County, MA		30% RENT	384	513	550	661	763
	50% RENT	642	857	918	1,102	1,273	1,420
	TC 50% RENT	857	857	918	1,102	1,273	1,420
	60% RENT	771	1,029	1,102	1,323	1,527	1,704
	TC 60% RENT	1,029	1,029	1,102	1,323	1,527	1,704
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,414	1,886	2,021	2,425	2,800	3,124

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Fitchburg-Leominster, MA	30% RENT	338	451	483	580	670	747
	50% RENT	564	752	806	967	1,116	1,246
	TC 50% RENT	752	752	806	967	1,116	1,246
	60% RENT	677	903	967	1,161	1,340	1,495
	TC 60% RENT	903	903	967	1,161	1,340	1,495
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,241	1,655	1,773	2,128	2,457	2,741
Western Worcester County, MA	30% RENT	338	451	483	580	670	747
	50% RENT	564	752	806	967	1,116	1,246
	TC 50% RENT	752	752	806	967	1,116	1,246
	60% RENT	677	903	967	1,161	1,340	1,495
	TC 60% RENT	903	903	967	1,161	1,340	1,495
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,241	1,655	1,773	2,128	2,457	2,741
Worcester, MA	30% RENT	345	461	493	592	684	763
	50% RENT	575	767	822	987	1,140	1,272
	TC 50% RENT	767	767	822	987	1,140	1,272
	60% RENT	690	921	987	1,185	1,368	1,527
	TC 60% RENT	921	921	987	1,185	1,368	1,527
	80% RENT	838	1,118	1,198	1,438	1,661	1,853
	110% RENT	1,266	1,688	1,809	2,172	2,509	2,799
Dukes County, MA	30% RENT	347	463	496	596	688	767
	50% RENT	578	771	826	991	1,145	1,277
	TC 50% RENT	771	771	1,201	991	1,145	1,277
	60% RENT	693	925	991	1,189	1,374	1,533
	TC 60% RENT	925	925	991	1,189	1,374	1,533
	80% RENT	838	1,118	1,198	1,470	1,698	1,893
	110% RENT	1,272	1,696	1,817	2,180	2,520	2,810
Nantucket County, MA	30% RENT	413	551	590	708	818	912
	50% RENT	688	918	984	1,181	1,363	1,521
	TC 50% RENT	918	918	984	1,181	1,363	1,521
	60% RENT	826	1,102	1,181	1,417	1,636	1,825
	TC 60% RENT	1,102	1,102	1,181	1,417	1,636	1,825
	80% RENT	1,101	1,468	1,573	1,888	2,181	2,433
	110% RENT	1,515	2,021	2,165	2,598	3,000	3,346