

MHP
2025 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 2025 which are effective until new income limits for 2026 are published by HUD (typically in the first week of April of 2026).

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	537	717	768	922	1,066	1,190
	50% RENT	897	1,196	1,281	1,538	1,777	1,982
	TC 50% RENT	1,196	1,196	1,281	1,538	1,777	1,982
	60% RENT	1,076	1,435	1,538	1,846	2,133	2,379
	TC 60% RENT	1,435	1,435	1,538	1,846	2,133	2,379
	80% RENT	1,402	1,870	2,003	2,403	2,776	3,097
Boston-Cambridge-Quincy, MA	30% RENT	651	868	930	1,116	1,290	1,438
	50% RENT	1,085	1,447	1,551	1,861	2,150	2,398
	TC 50% RENT	1,447	1,447	1,551	1,861	2,150	2,398
	60% RENT	1,302	1,737	1,861	2,233	2,580	2,878
	TC 60% RENT	1,737	1,737	1,861	2,233	2,580	2,878
	80% RENT	1,737	2,316	2,481	2,977	3,440	3,837
Brockton, MA	30% RENT	517	690	739	887	1,025	1,143
	50% RENT	862	1,150	1,232	1,478	1,708	1,906
	TC 50% RENT	1,150	1,150	1,232	1,478	1,708	1,906
	60% RENT	1,035	1,380	1,479	1,774	2,050	2,287
	TC 60% RENT	1,380	1,380	1,479	1,774	2,050	2,287
	80% RENT	1,367	1,823	1,954	2,345	2,709	3,022

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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>
New Bedford, MA	30% RENT	471	628	673	808	933	1,078
	50% RENT	784	1,046	1,120	1,346	1,555	1,735
	TC 50% RENT	1,046	1,046	1,120	1,346	1,555	1,735
	60% RENT	941	1,255	1,344	1,615	1,866	2,082
	TC 60% RENT	1,255	1,255	1,344	1,615	1,866	2,082
	80% RENT	1,256	1,675	1,794	2,152	2,487	2,775
Providence-Fall River, RI-MA	30% RENT	450	601	643	772	899	1,078
	50% RENT	750	1,001	1,072	1,286	1,486	1,657
	TC 50% RENT	1,001	1,001	1,072	1,286	1,486	1,657
	60% RENT	900	1,201	1,287	1,543	1,783	1,989
	TC 60% RENT	1,201	1,201	1,287	1,543	1,783	1,989
	80% RENT	1,200	1,601	1,715	2,058	2,378	2,652
Taunton-Mansfield-Norton, MA	30% RENT	495	660	707	848	980	1,093
	50% RENT	825	1,100	1,178	1,413	1,633	1,821
	TC 50% RENT	1,100	1,100	1,178	1,413	1,633	1,821
	60% RENT	990	1,320	1,413	1,696	1,959	2,185
	TC 60% RENT	1,320	1,320	1,413	1,696	1,959	2,185
	80% RENT	1,318	1,758	1,884	2,261	2,613	2,915
Franklin County, MA	30% RENT	293	391	460	666	872	1,046
	50% RENT	473	631	676	811	938	1,046
	TC 50% RENT	1,046	1,046	1,120	1,346	1,555	1,735
	60% RENT	567	757	811	973	1,125	1,255
	TC 60% RENT	1,255	1,255	1,344	1,615	1,866	2,082
	80% RENT	758	1,011	1,083	1,300	1,501	1,675
Springfield, MA	30% RENT	471	628	673	808	933	1,078
	50% RENT	784	1,046	1,120	1,346	1,555	1,735
	TC 50% RENT	1,046	1,046	1,120	1,346	1,555	1,735
	60% RENT	941	1,255	1,344	1,615	1,866	2,082
	TC 60% RENT	1,255	1,255	1,344	1,615	1,866	2,082
	80% RENT	1,256	1,675	1,794	2,152	2,487	2,775
Eastern Worcester County, MA	30% RENT	634	846	906	1,087	1,256	1,401
	50% RENT	1,056	1,408	1,509	1,811	2,092	2,333
	TC 50% RENT	1,408	1,408	1,509	1,811	2,092	2,333
	60% RENT	1,267	1,690	1,811	2,173	2,511	2,800
	TC 60% RENT	1,690	1,690	1,811	2,173	2,511	2,800
	80% RENT	1,367	1,823	1,954	2,345	2,709	3,022

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Fitchburg-Leominster, MA	30% RENT	491	655	701	842	972	1,085
	50% RENT	818	1,091	1,169	1,403	1,621	1,808
	TC 50% RENT	1,091	1,091	1,169	1,403	1,621	1,808
	60% RENT	981	1,309	1,403	1,684	1,945	2,170
	TC 60% RENT	1,309	1,309	1,403	1,684	1,945	2,170
	80% RENT	1,309	1,746	1,870	2,245	2,593	2,893
	Western Worcester County, MA	30% RENT	489	652	698	838	968
50% RENT	814	1,086	1,163	1,396	1,613	1,800	
TC 50% RENT	1,086	1,086	1,163	1,396	1,613	1,800	
60% RENT	977	1,303	1,396	1,675	1,936	2,160	
TC 60% RENT	1,303	1,303	1,396	1,675	1,936	2,160	
80% RENT	1,303	1,738	1,862	2,235	2,581	2,880	
Worcester, MA	30% RENT	491	655	701	842	972	1,085
	50% RENT	818	1,091	1,169	1,403	1,621	1,808
	TC 50% RENT	1,091	1,091	1,169	1,403	1,621	1,808
	60% RENT	981	1,309	1,403	1,684	1,945	2,170
	TC 60% RENT	1,309	1,309	1,403	1,684	1,945	2,170
	80% RENT	1,309	1,746	1,870	2,245	2,593	2,893
	Dukes County, MA	30% RENT	591	788	845	1,013	1,171
50% RENT		984	1,313	1,407	1,688	1,951	2,177
TC 50% RENT		1,313	1,313	1,407	1,688	1,951	2,177
60% RENT		1,182	1,576	1,689	2,026	2,342	2,613
TC 60% RENT		1,576	1,576	1,689	2,026	2,342	2,613
80% RENT		1,367	1,823	1,954	2,345	2,709	3,022
Nantucket County, MA		30% RENT	652	870	932	1,118	1,292
	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	1,572	2,096	2,245	2,695	3,113	3,473