

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)(rieiko.hayashi@state.ma.us); rieiko.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