

MHP
2020 INCOME LIMITS FOR AFFORDABLE UNITS

Note: These income limits are based on U.S. Department of Housing and Urban Development (HUD) income limits for 2020, which are effective until new income limits for 2021 are published by HUD (typically in mid-to late-March of 2021).

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</u> (AMI)	<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	20,300	23,200	26,100	29,000	31,350	35,160	39,640	44,120
	50% AMI	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
	TC 50% AMI	33,850	38,650	43,500	48,300	52,200	56,050	59,900	63,800
	60% AMI	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
	TC 60% AMI	40,620	46,380	52,200	57,960	62,640	67,260	71,880	76,560
	80% AMI	54,150	61,850	69,600	77,300	83,500	89,700	95,900	102,050
	110% AMI	74,470	85,030	95,700	106,260	114,840	123,310	131,780	140,360
Boston-Cambridge-Quincy, MA	30% AMI	26,850	30,700	34,550	38,350	41,450	44,500	47,600	50,650
	50% AMI	44,800	51,200	57,600	63,950	69,100	74,200	79,300	84,450
	TC 50% AMI	44,800	51,200	57,600	63,950	69,100	74,200	79,300	84,450
	60% AMI	53,760	61,440	69,120	76,740	82,920	89,040	95,160	101,340
	TC 60% AMI	53,760	61,440	69,120	76,740	82,920	89,040	95,160	101,340
	80% AMI	67,400	77,000	86,650	96,250	103,950	111,650	119,350	127,050
	110% AMI	98,560	112,640	126,720	140,690	152,020	163,240	174,460	185,790
Brockton, MA	30% AMI	20,000	22,850	25,700	28,550	30,850	35,160	39,640	44,120
	50% AMI	33,350	38,100	42,850	47,600	51,450	55,250	59,050	62,850
	TC 50% AMI	33,350	38,100	42,850	47,600	51,450	55,250	59,050	62,850
	60% AMI	40,020	45,720	51,420	57,120	61,740	66,300	70,860	75,420
	TC 60% AMI	40,020	45,720	51,420	57,120	61,740	66,300	70,860	75,420
	80% AMI	53,350	60,950	68,550	76,150	82,250	88,350	94,450	100,550
	110% AMI	73,370	83,820	94,270	104,720	113,190	121,550	129,910	138,270