

**2022**  
**COMMONWEALTH OF MASSACHUSETTS**  
 AFFORDABLE HOUSING PROGRAM  
**INCOME AND RENT LIMITS**  
 (For HUD's Assisted Housing Programs and Multifamily Tax Subsidy Projects - "MTSP")

**Effective Date: 04/18/2022 for 2022**

**INCLUDES:**

**(1.) 30% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "EXTREMELY LOW INCOME"  
 Applicable to Massachusetts LIHTC Program per DHCD Qualified Allocation Plan (QAP)

**(2.) 50% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "VERY LOW INCOME"  
 Applicable to Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 20% set-asides

**(3.) 60% OF AREA MEDIAN INCOME**

Applicable to Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 40% set-asides

**(4.) 80% OF AREA MEDIAN INCOME**

HUD's Section 8 Program definition of "LOW INCOME"  
 Also applicable to the MassHousing MGL Ch. 40B New England Fund (NEF) Program

**ALSO INCLUDES:**

**(5.) 70% OF AREA MEDIAN INCOME**

Rent Limit Only - Applicable to Older NEF Funded M.G.L. Ch. 40B Developments  
 Income Qualification for Occupancy is 80% of Median Income Limit

Effective Date: 04/18/2022 for 2022

**2022  
INCOME LIMITS**  
(For Affordable Housing Programs)  
**30% of Area Median**  
(Published Limits)  
**EXTREMELY LOW INCOME**

<u>Metropolitan Statistical Areas (MSAs) of HUD Metro FMR Areas (HMFA's)</u>		<u>AREA MEDIAN (AMI) 100% 4 Person MEI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>		<b>\$115,600</b>	\$22,850	\$26,100	\$29,360	\$32,600	\$35,250	\$37,850	\$40,450	\$43,050
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>		<b>\$140,200</b>	\$29,450	\$33,650	\$37,860	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
BOSTON-Cambridge-Quincy, MA-NH - HMFA		\$111,400	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
BROCKTON, MA - HMFA		\$114,000	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,100	\$42,850	\$45,650
LAWRENCE, MA NH - HMFA		\$126,500	\$26,550	\$30,350	\$34,150	\$37,900	\$40,950	\$44,000	\$47,000	\$50,050
<b>PITTSFIELD, MA MSA</b>		<b>\$92,100</b>	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
BERKSHIRE COUNTY, MA (part) HMFA		\$87,300	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350	\$33,650	\$36,000	\$38,300
<b>Providence-Marwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)</b>		<b>\$143,400</b>	\$29,900	\$34,200	\$38,450	\$42,700	\$46,150	\$49,550	\$52,950	\$56,400
EASTON - RAYNHAM, MA - HMFA		\$89,300	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
NEW BEDFORD, MA - HMFA		\$97,600	\$20,300	\$23,200	\$26,100	\$29,000	\$31,350	\$33,650	\$36,000	\$38,300
Providence, RI-FALL RIVER, MA - HMFA		\$117,700	\$23,450	\$26,800	\$30,150	\$33,500	\$36,200	\$38,900	\$41,550	\$44,250
<b>SPRINGFIELD, MA MSA</b>		<b>\$91,200</b>	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
<b>WORCESTER, MA MSA</b>		<b>\$135,000</b>	\$27,550	\$31,450	\$35,400	\$39,300	\$42,450	\$45,600	\$48,750	\$51,900
Eastern WORCESTER COUNTY, MA - HMFA		\$90,800	\$21,050	\$24,050	\$27,050	\$30,050	\$32,500	\$34,900	\$37,300	\$39,700
FITCHBURG-LEOMINSTER, MA - HMFA		\$94,600	\$20,550	\$23,450	\$26,400	\$29,300	\$31,650	\$34,000	\$36,350	\$38,700
Western WORCESTER COUNTY, MA - HMFA		\$114,400	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800
<b>WORCESTER, MA - HMFA</b>		<b>\$114,400</b>	\$23,250	\$26,550	\$29,850	\$33,150	\$35,850	\$38,500	\$41,150	\$43,800
<b>NON-Metropolitan Areas Massachusetts Counties</b>		<b>AREA MEDIAN (AMI) 100% 4 Person MEI</b>	<b>1 PERSON</b>	<b>2 PERSONS</b>	<b>3 PERSONS</b>	<b>4 PERSONS</b>	<b>5 PERSONS</b>	<b>6 PERSONS</b>	<b>7 PERSONS</b>	<b>8 PERSONS</b>
<b>DUKES COUNTY</b>		<b>\$107,400</b>	\$25,850	\$29,550	\$33,250	\$36,900	\$39,900	\$42,850	\$45,800	\$48,750
<b>FRANKLIN COUNTY</b>		<b>\$92,200</b>	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
<b>NANTUCKET COUNTY</b>		<b>\$136,100</b>	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300

NOTE 1: Extremely Low Income, Effective July 1, 2014, the statutory definition of Extremely Low Income (ELI) formerly the 30% of AMI income targeting standard, was changed. The new definition is: "ELI families are defined as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30 percent of Area Median Income." As a result, in some Massachusetts income limit areas, where the 30% of AMI limit would otherwise be less than the comparable poverty limit level, the income limit for some family sizes are increased. The Federal Poverty level refers to the Poverty Guidelines as published and periodically updated by the Dept. of Health and Human Services. The most recent update was published 1/21/2022.

Department of Health and Human Services (HHS) Poverty Guidelines (Contiguous U.S.):

	<u>1 Person</u>	<u>2 Person</u>	<u>3 Persons</u>	<u>4 Persons</u>	<u>5 Persons</u>	<u>6 Persons</u>	<u>7 Persons</u>	<u>8 Persons</u>
	\$13,590	\$18,310	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630





Effective Date: 04/18/2022 for 2022

For Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed (MTSP) projects with 20% at 50% set-asides

# **INCOME LIMITS** **50% of Area Median** (Published Limits) **VERY LOW INCOME**

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AM)</u> <u>100% 4 Person MFI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>	\$115,600	\$38,050	\$43,500	\$48,950	\$54,350	\$58,700	\$63,050	\$67,400	\$71,750
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>									
BOSTON-Cambridge-Quincy, MA-NH - HMFAs	\$140,200	\$49,100	\$56,100	\$63,100	\$70,100	\$75,750	\$81,350	\$86,950	\$92,550
BROCKTON, MA - HMFAs	\$111,400	\$39,100	\$44,700	\$50,300	\$55,850	\$60,350	\$64,800	\$69,300	\$73,750
LAWRENCE, MA NH - HMFAs	\$114,000	\$40,300	\$46,050	\$51,800	\$57,550	\$62,200	\$66,800	\$71,400	\$76,000
LOWELL, MA - HMFAs	\$126,500	\$44,250	\$50,550	\$56,850	\$63,150	\$68,250	\$73,300	\$78,350	\$83,400
<b>PITTSFIELD, MA MSA</b>									
BERKSHIRE COUNTY, MA (part) HMFAs	\$92,100	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
PITTSFIELD, MA - HMFAs	\$87,300	\$33,850	\$38,650	\$43,500	\$48,300	\$52,200	\$56,050	\$59,900	\$63,800
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>									
EASTON - RAYNHAM, MA - HMFAs	\$143,400	\$49,850	\$57,000	\$64,100	\$71,200	\$76,900	\$82,600	\$88,300	\$94,000
NEW BEDFORD, MA - HMFAs	\$89,300	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
Providence, RI-FALL RIVER, MA - HMFAs	\$97,600	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250	\$56,100	\$60,000	\$63,850
TAUNTON-MANSFIELD-NORTON, MA - HMFAs	\$117,700	\$39,100	\$44,700	\$50,300	\$55,850	\$60,350	\$64,800	\$69,300	\$73,750
<b>SPRINGFIELD, MA MSA</b>									
SPRINGFIELD, MA - MSA	\$91,200	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
<b>WORCESTER, MA MSA</b>									
Eastern WORCESTER COUNTY, MA - HMFAs	\$135,000	\$45,850	\$52,400	\$58,950	\$65,500	\$70,750	\$76,000	\$81,250	\$86,500
FITCHBURG-LEOMINSTER, MA - HMFAs	\$90,800	\$35,100	\$40,100	\$45,100	\$50,100	\$54,150	\$58,150	\$62,150	\$66,150
Western WORCESTER COUNTY, MA - HMFAs	\$94,600	\$34,200	\$39,100	\$44,000	\$48,850	\$52,800	\$56,700	\$60,600	\$64,500
WORCESTER, MA - HMFAs	\$114,400	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700	\$64,100	\$68,550	\$72,950
<b>NON-Metropolitan Areas Massachusetts Counties</b>									
<u>AREA MEDIAN (AM)</u> <u>100% 4 Person MFI</u>									
DUKES COUNTY	\$107,400	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450	\$71,350	\$76,300	\$81,200
FRANKLIN COUNTY	\$92,200	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
NANTUCKET COUNTY	\$136,100	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450

Existing developments placed in service or receiving funding commitments prior to 4/18/2022 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit

Effective Date: 04/18/2022 for 2022

**2022  
RENT LIMITS  
30% of 50% of Median  
VERY LOW INCOME**

**Metropolitan Statistical Areas (MSAs)  
or HUD Metro FMR Areas (HMFA)**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

**BARNSTABLE Town, MA MSA**

BARNSTABLE Town, MA MSA

**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

**Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas  
Massachusetts Counties**

Calculation of Rent:  
(Based on 1.5 Persons / BR)

DUKES COUNTY

FRANKLIN COUNTY

NANTUCKET COUNTY

STUDIO	1 BEDROOM	2 BEDROOM
1 Person Limit / 12 x 30%	1 Pers. + 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%

3 BEDROOM	4 BEDROOM
4 Pers. + 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%

5 BEDROOM
7 Pers. + 8 Pers. / 2 / 12 x 30%

\$951	\$1,019	\$1,223	\$1,413	\$1,576	\$1,739
\$1,227	\$1,315	\$1,577	\$1,823	\$2,033	\$2,243
\$977	\$1,047	\$1,257	\$1,452	\$1,620	\$1,788
\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842
\$1,106	\$1,185	\$1,421	\$1,642	\$1,832	\$2,021
\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506
\$846	\$906	\$1,087	\$1,256	\$1,401	\$1,546
\$1,246	\$1,335	\$1,602	\$1,851	\$2,065	\$2,278
\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506
\$846	\$906	\$1,088	\$1,257	\$1,402	\$1,548
\$977	\$1,047	\$1,257	\$1,452	\$1,620	\$1,788
\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506
\$1,146	\$1,228	\$1,473	\$1,703	\$1,900	\$2,096
\$877	\$940	\$1,127	\$1,303	\$1,453	\$1,603
\$855	\$916	\$1,100	\$1,270	\$1,417	\$1,563
\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768

STUDIO	1 BEDROOM	2 BEDROOM
1 Person Limit / 12 x 30%	1 Pers. + 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%

3 BEDROOM	4 BEDROOM
4 Pers. + 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%

5 BEDROOM
7 Pers. + 8 Pers. / 2 / 12 x 30%

\$1,076	\$1,153	\$1,383	\$1,599	\$1,783	\$1,968
\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506
\$1,198	\$1,284	\$1,541	\$1,781	\$1,987	\$2,192

Effective Date: 04/18/2022 for 2022

**INCOME LIMITS**  
**2022**  
 For Low Income Housing Tax Credits (LIHTC) & Tax-Exempt Bond financed projects (MTSP) with 40% at 60% set-asides  
**60% of Area Median**  
 120% of 50% (60%/50%) Rounded to nearest \$10  
**TAX CREDIT ELIGIBLE**

<u>Metropolitan Statistical Areas (MSAs)</u> <u>or HUD Metro FMR Areas (HMFA's)</u>	<u>AREA MEDIAN (AMI)</u> <u>100% of Person MEI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>	\$115,600	\$45,660	\$52,200	\$58,740	\$65,220	\$70,440	\$75,660	\$80,880	\$86,100
BARNSTABLE Town, MA MSA									
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>	\$140,200	\$58,920	\$67,320	\$75,720	\$84,120	\$90,900	\$97,620	\$104,340	\$111,060
BOSTON-Cambridge-Quincy, MA-NH - HMFA									
BROCKTON, MA - HMFA	\$111,400	\$46,920	\$53,640	\$60,360	\$67,020	\$72,420	\$77,760	\$83,160	\$88,500
LAWRENCE, MA NH - HMFA	\$114,000	\$48,360	\$55,260	\$62,160	\$69,060	\$74,640	\$80,160	\$85,680	\$91,200
LOWELL, MA - HMFA	\$126,500	\$53,100	\$60,660	\$68,220	\$75,780	\$81,900	\$87,960	\$94,020	\$100,080
<b>PITTSFIELD, MA MSA</b>	\$92,100	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
BERKSHIRE COUNTY, MA (part) HMFA									
PITTSFIELD, MA - HMFA	\$87,300	\$40,620	\$46,380	\$52,200	\$57,960	\$62,640	\$67,260	\$71,880	\$76,560
<b>Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)</b>	\$143,400	\$59,820	\$68,400	\$76,920	\$85,440	\$92,280	\$99,120	\$105,960	\$112,800
EASTON - RAYNHAM, MA - HMFA									
NEW BEDFORD, MA - HMFA	\$89,300	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
Providence, RI-FALL RIVER, MA - HMFA	\$97,600	\$40,620	\$46,440	\$52,260	\$58,020	\$62,700	\$67,320	\$72,000	\$76,620
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$117,700	\$46,920	\$53,640	\$60,360	\$67,020	\$72,420	\$77,760	\$83,160	\$88,500
<b>SPRINGFIELD, MA MSA</b>	\$91,200	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
SPRINGFIELD, MA - MSA									
<b>WORCESTER, MA MSA</b>	\$135,000	\$55,020	\$62,880	\$70,740	\$78,600	\$84,900	\$91,200	\$97,500	\$103,800
Eastern WORCESTER COUNTY, MA - HMFA									
FITCHBURG-LEOMINSTER, MA - HMFA	\$90,800	\$42,120	\$48,120	\$54,120	\$60,120	\$64,980	\$69,780	\$74,580	\$79,380
Western WORCESTER COUNTY, MA - HMFA	\$94,600	\$41,040	\$46,920	\$52,800	\$58,620	\$63,360	\$68,040	\$72,720	\$77,400
WORCESTER, MA - HMFA	\$114,400	\$46,440	\$53,040	\$59,700	\$66,300	\$71,640	\$76,920	\$82,260	\$87,540
<b>NON-Metropolitan Areas</b> <b>Massachusetts Counties</b>	<b>AREA MEDIAN (AMI)</b> <b>100% of Person MEI</b>	<b>1 PERSON</b>	<b>2 PERSONS</b>	<b>3 PERSONS</b>	<b>4 PERSONS</b>	<b>5 PERSONS</b>	<b>6 PERSONS</b>	<b>7 PERSONS</b>	<b>8 PERSONS</b>
DUKES COUNTY	\$107,400	\$51,660	\$59,040	\$66,420	\$73,800	\$79,740	\$85,620	\$91,560	\$97,440
FRANKLIN COUNTY	\$92,200	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580
NANTUCKET COUNTY	\$136,100	\$57,540	\$65,760	\$73,980	\$82,200	\$88,800	\$95,400	\$101,940	\$108,540

NOTE 1: Because the 60% of Median Income limits are calculated at 120% (60%/50%) or 1.2 times the Very Low Income, 50% of median limit, in areas where adjustments are made to the 50% of median limits, e.g., a State Non-Metro Median

Existing developments placed in service or receiving funding commitments prior to 4/18/2022 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008.



Effective Date: 04/18/2022 for 2022

**2022**  
**RENT LIMITS**  
**30% of 60% of Median**  
**TAX CREDIT ELIGIBLE**

**Metropolitan Statistical Areas (MSAs)**  
**or HUD Metro FMR Areas (HMFA)**

Calculation of Rent  
(Based on 1.5 Persons / BR)

**BARNSTABLE TOWN, MA MSA**

BARNSTABLE TOWN, MA MSA

**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

**Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas**

**Massachusetts Counties**

Calculation of Rent  
(Based on 1.5 Persons / BR)

DUKES COUNTY  
FRANKLIN COUNTY  
NANTUCKET COUNTY

	STUDIO		1 BEDROOM		2 BEDROOM		3 BEDROOM		4 BEDROOM		5 BEDROOM	
	1 Person Limit / 12 x 30%	1 Person Limit / 12 x 30%	1 Pers. + 2 Pers. / 2 / 12 x 30%	1 Pers. + 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers. + 5 Pers. / 2 / 12 x 30%	4 Pers. + 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers. + 8 Pers. / 2 / 12 x 30%	7 Pers. + 8 Pers. / 2 / 12 x 30%
BARNSTABLE TOWN, MA MSA	\$1,141		\$1,223		\$1,468		\$1,695		\$1,891		\$2,087	
BOSTON - Cambridge - Quincy, MA - NH MSA	\$1,473		\$1,578		\$1,893		\$2,187		\$2,440		\$2,692	
BROCKTON, MA - HMFA	\$1,173		\$1,257		\$1,509		\$1,743		\$1,944		\$2,145	
LAWRENCE, MA NH - HMFA	\$1,209		\$1,295		\$1,554		\$1,796		\$2,004		\$2,211	
LOWELL, MA - HMFA	\$1,327		\$1,422		\$1,705		\$1,971		\$2,199		\$2,426	
PITTSFIELD, MA MSA	\$988		\$1,059		\$1,270		\$1,468		\$1,638		\$1,807	
BERKSHIRE COUNTY, MA (part) HMFA	\$1,015		\$1,087		\$1,305		\$1,507		\$1,681		\$1,855	
Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)	\$1,495		\$1,602		\$1,923		\$2,221		\$2,478		\$2,734	
EASTON - RAYNHAM, MA - HMFA	\$988		\$1,059		\$1,270		\$1,468		\$1,638		\$1,807	
NEW BEDFORD, MA - HMFA	\$1,015		\$1,088		\$1,306		\$1,509		\$1,683		\$1,857	
Providence, RI-FALL RIVER, MA - HMFA	\$1,173		\$1,257		\$1,509		\$1,743		\$1,944		\$2,145	
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$988		\$1,059		\$1,270		\$1,468		\$1,638		\$1,807	
SPRINGFIELD, MA MSA	\$1,375		\$1,473		\$1,768		\$2,043		\$2,280		\$2,516	
WORCESTER, MA MSA	\$1,053		\$1,128		\$1,353		\$1,563		\$1,744		\$1,924	
Eastern WORCESTER COUNTY, MA - HMFA	\$1,026		\$1,099		\$1,320		\$1,524		\$1,701		\$1,876	
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,161		\$1,243		\$1,492		\$1,724		\$1,923		\$2,122	
Western WORCESTER COUNTY, MA - HMFA												
WORCESTER, MA - HMFA												
DUKES COUNTY	\$1,291		\$1,383		\$1,660		\$1,919		\$2,140		\$2,362	
FRANKLIN COUNTY	\$988		\$1,059		\$1,270		\$1,468		\$1,638		\$1,807	
NANTUCKET COUNTY	\$1,438		\$1,541		\$1,849		\$2,137		\$2,385		\$2,631	

Effective Date: 04/18/2022 for 2022

## 2022

## INCOME LIMITS

For HUD's Assisted Housing Programs (Section 8) - MassHousing Statutory Minimum set-aside 20% at 80% (unless other income limits apply)  
**80% of Area Median**

(Published Limits - 160% of 50% Rounded to Nearest \$50)

## LOW INCOME

<u>Metropolitan Statistical Areas (MSAs)</u> <u>of HUD Metro FMR Areas (HMFA's)</u>		<u>AREA MEDIAN (AMI)</u> <u>100% 4 Person MEI</u>	<u>1 PERSON</u>	<u>2 PERSONS</u>	<u>3 PERSONS</u>	<u>4 PERSONS</u>	<u>5 PERSONS</u>	<u>6 PERSONS</u>	<u>7 PERSONS</u>	<u>8 PERSONS</u>
<b>BARNSTABLE Town, MA MSA</b>		<b>\$115,600</b>	<b>\$60,900</b>	<b>\$69,600</b>	<b>\$78,300</b>	<b>\$86,950</b>	<b>\$93,950</b>	<b>\$100,900</b>	<b>\$107,850</b>	<b>\$114,800</b>
BARNSTABLE Town, MA MSA										
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>		<b>\$140,200</b>	<b>\$78,300</b>	<b>\$89,500</b>	<b>\$100,700</b>	<b>\$111,850</b>	<b>\$120,800</b>	<b>\$129,750</b>	<b>\$138,700</b>	<b>\$147,650</b>
BOSTON-Cambridge-Quincy, MA-NH - HMFA										
BROCKTON, MA - HMFA		<b>\$111,400</b>	<b>\$62,550</b>	<b>\$71,500</b>	<b>\$80,450</b>	<b>\$89,350</b>	<b>\$96,500</b>	<b>\$103,650</b>	<b>\$110,800</b>	<b>\$117,950</b>
LAWRENCE, MA NH - HMFA		<b>\$114,000</b>	<b>\$62,600</b>	<b>\$71,550</b>	<b>\$80,500</b>	<b>\$89,400</b>	<b>\$96,600</b>	<b>\$103,750</b>	<b>\$110,900</b>	<b>\$118,050</b>
LOWELL, MA - HMFA		<b>\$126,500</b>	<b>\$62,600</b>	<b>\$71,550</b>	<b>\$80,500</b>	<b>\$89,400</b>	<b>\$96,600</b>	<b>\$103,750</b>	<b>\$110,900</b>	<b>\$118,050</b>
<b>PITTSFIELD, MA MSA</b>		<b>\$92,100</b>	<b>\$52,750</b>	<b>\$60,250</b>	<b>\$67,800</b>	<b>\$75,300</b>	<b>\$81,350</b>	<b>\$87,350</b>	<b>\$93,400</b>	<b>\$99,400</b>
BERKSHIRE COUNTY, MA (part) HMFA										
PITTSFIELD, MA - HMFA		<b>\$87,300</b>	<b>\$54,150</b>	<b>\$61,850</b>	<b>\$69,600</b>	<b>\$77,300</b>	<b>\$83,500</b>	<b>\$89,700</b>	<b>\$95,900</b>	<b>\$102,050</b>
<b>Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)</b>		<b>\$143,400</b>	<b>\$62,600</b>	<b>\$71,550</b>	<b>\$80,500</b>	<b>\$89,400</b>	<b>\$96,600</b>	<b>\$103,750</b>	<b>\$110,900</b>	<b>\$118,050</b>
EASTON - RAYNHAM, MA - HMFA										
NEW BEDFORD, MA - HMFA		<b>\$69,300</b>	<b>\$52,750</b>	<b>\$60,250</b>	<b>\$67,800</b>	<b>\$75,300</b>	<b>\$81,350</b>	<b>\$87,350</b>	<b>\$93,400</b>	<b>\$99,400</b>
Providence, RI-FALL RIVER, MA - HMFA		<b>\$67,600</b>	<b>\$54,150</b>	<b>\$61,900</b>	<b>\$69,650</b>	<b>\$77,350</b>	<b>\$83,550</b>	<b>\$89,750</b>	<b>\$95,950</b>	<b>\$102,150</b>
TAUNTON-MANSFIELD-NORTON, MA - HMFA		<b>\$117,700</b>	<b>\$62,550</b>	<b>\$71,500</b>	<b>\$80,450</b>	<b>\$89,350</b>	<b>\$96,500</b>	<b>\$103,650</b>	<b>\$110,800</b>	<b>\$117,950</b>
<b>SPRINGFIELD, MA MSA</b>		<b>\$91,200</b>	<b>\$52,750</b>	<b>\$60,250</b>	<b>\$67,800</b>	<b>\$75,300</b>	<b>\$81,350</b>	<b>\$87,350</b>	<b>\$93,400</b>	<b>\$99,400</b>
SPRINGFIELD, MA - MSA										
<b>WORCESTER, MA MSA</b>		<b>\$135,000</b>	<b>\$62,600</b>	<b>\$71,550</b>	<b>\$80,500</b>	<b>\$89,400</b>	<b>\$96,600</b>	<b>\$103,750</b>	<b>\$110,900</b>	<b>\$118,050</b>
Eastern WORCESTER COUNTY, MA - HMFA										
FITCHBURG-LEOMINSTER, MA - HMFA		<b>\$90,800</b>	<b>\$56,150</b>	<b>\$64,150</b>	<b>\$72,150</b>	<b>\$80,150</b>	<b>\$86,600</b>	<b>\$93,000</b>	<b>\$99,400</b>	<b>\$105,800</b>
Western WORCESTER COUNTY, MA - HMFA		<b>\$94,600</b>	<b>\$54,750</b>	<b>\$62,550</b>	<b>\$70,350</b>	<b>\$78,150</b>	<b>\$84,450</b>	<b>\$90,700</b>	<b>\$96,950</b>	<b>\$103,200</b>
WORCESTER, MA - HMFA		<b>\$114,400</b>	<b>\$61,900</b>	<b>\$70,750</b>	<b>\$79,600</b>	<b>\$88,400</b>	<b>\$95,500</b>	<b>\$102,550</b>	<b>\$109,650</b>	<b>\$116,700</b>
<b>Non-Metropolitan Areas</b> <b>Massachusetts Counties</b>		<b>AREA MEDIAN (AMI)</b> <b>100% 4 Person MEI</b>	<b>1 PERSON</b>	<b>2 PERSONS</b>	<b>3 PERSONS</b>	<b>4 PERSONS</b>	<b>5 PERSONS</b>	<b>6 PERSONS</b>	<b>7 PERSONS</b>	<b>8 PERSONS</b>
DUKES COUNTY		<b>\$107,400</b>	<b>\$66,250</b>	<b>\$75,700</b>	<b>\$85,150</b>	<b>\$94,600</b>	<b>\$102,200</b>	<b>\$109,750</b>	<b>\$117,350</b>	<b>\$124,900</b>
FRANKLIN COUNTY		<b>\$92,200</b>	<b>\$52,750</b>	<b>\$60,250</b>	<b>\$67,800</b>	<b>\$75,300</b>	<b>\$81,350</b>	<b>\$87,350</b>	<b>\$93,400</b>	<b>\$99,400</b>
NANTUCKET COUNTY		<b>\$136,100</b>	<b>\$65,950</b>	<b>\$75,350</b>	<b>\$84,750</b>	<b>\$94,150</b>	<b>\$101,700</b>	<b>\$109,250</b>	<b>\$116,750</b>	<b>\$124,300</b>

NOTE 1: Low Income: The 4-person, 80% of median Low Income limit nationwide is "capped" at the U.S. median family income level (\$90,000 for FY 2022), except when justified by high housing costs. An area's income limit is adjusted due to High Housing Costs if 85% of the area's annual 2 bedroom FMR is greater than 35% of the US Median Income.

NOTE 2: High Housing Cost Adjustment: In areas where rental housing costs are unusually high in relation to the median income, the 4-person 50% of median income limit (VLL) is increased to the amount at which, 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR. For the low-income (80%) limit, the adjustment is augmented by 1.6. [Also see Note 3.]

NOTE 3: 5-Percent Rule or Ceiling & Floor Adjustment: Since FY 2010 HUD has limited all annual income limit decreases to five percent and all annual increases to the greater of five percent or twice the change in the national median family income. For FY 2022, twice the increase in the national median family income as measured by the ACS from 2018 to 2019 was 11.89%. Therefore, for FY 2022 the increase to income limits was limited to 11.89%.

Existing developments placed in service or receiving funding commitments prior to 4/18/2022 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSF developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, DHCD, MHP or MassDevelopment) for additional information in this regard. "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008.



Effective Date: 04/18/2022 for 2022

**2022  
RENT LIMITS  
30% of 80% of Median  
LOW INCOME**

**Metropolitan Statistical Areas (MSAs)  
of HUD Metro FMR Areas (HMFA)**

Calculation of Rent  
(Based on 1.5 Persons / BR)

**BARNSTABLE Town, MA MSA**

BARNSTABLE Town, MA MSA

**BOSTON - Cambridge - Quincy, MA - NH MSA**

BOSTON-Cambridge-Quincy, MA-NH - HMFA

BROCKTON, MA - HMFA

LAWRENCE, MA NH - HMFA

LOWELL, MA - HMFA

**PITTSFIELD, MA MSA**

BERKSHIRE COUNTY, MA (part) HMFA

PITTSFIELD, MA - HMFA

**Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)**

EASTON - RAYNHAM, MA - HMFA

NEW BEDFORD, MA - HMFA

Providence, RI-FALL RIVER, MA - HMFA

TAUNTON-MANSFIELD-NORTON, MA - HMFA

**SPRINGFIELD, MA MSA**

SPRINGFIELD, MA - MSA

**WORCESTER, MA MSA**

Eastern WORCESTER COUNTY, MA - HMFA

FITCHBURG-LEOMINSTER, MA - HMFA

Western WORCESTER COUNTY, MA - HMFA

WORCESTER, MA - HMFA

**NON-Metropolitan Areas****Massachusetts Counties**

Calculation of Rent  
(Based on 1.5 Persons / BR)

DUKES COUNTY  
FRANKLIN COUNTY  
NANTUCKET COUNTY

	<b>STUDIO</b> 1 Person Limit / 12 x 30%	<b>1 BEDROOM</b> 1 Pers. + 2 Pers. / 2 / 12 x 30%	<b>2 BEDROOM</b> 3 Person Limit / 12 x 30%	<b>3 BEDROOM</b> 4 Pers. + 5 Pers. / 2 / 12 x 30%	<b>4 BEDROOM</b> 6 Person Limit / 12 x 30%	<b>5 BEDROOM</b> 7 Pers. + 8 Pers. / 2 / 12 x 30%
<b>BARNSTABLE Town, MA MSA</b>						
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>						
BARNSTABLE Town, MA MSA	\$1,522	\$1,631	\$1,957	\$2,261	\$2,522	\$2,783
BROCKTON, MA - HMFA	\$1,957	\$2,097	\$2,517	\$2,908	\$3,243	\$3,579
LAWRENCE, MA NH - HMFA	\$1,563	\$1,675	\$2,011	\$2,323	\$2,591	\$2,859
LOWELL, MA - HMFA	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
<b>PITTSFIELD, MA MSA</b>						
BERKSHIRE COUNTY, MA (part) HMFA	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
PITTSFIELD, MA - HMFA	\$1,318	\$1,412	\$1,695	\$1,958	\$2,183	\$2,410
<b>Providence-Warwick, RI-MA MSA (incl. NEW BEDFORD - FALL RIVER)</b>						
EASTON - RAYNHAM, MA - HMFA	\$1,353	\$1,450	\$1,740	\$2,010	\$2,242	\$2,474
NEW BEDFORD, MA - HMFA	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Providence, RI-FALL RIVER, MA - HMFA	\$1,318	\$1,412	\$1,695	\$1,958	\$2,183	\$2,410
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,353	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476
<b>SPRINGFIELD, MA MSA</b>						
SPRINGFIELD, MA - MSA	\$1,563	\$1,675	\$2,011	\$2,323	\$2,591	\$2,859
<b>WORCESTER, MA MSA</b>						
Eastern WORCESTER COUNTY, MA - HMFA	\$1,318	\$1,412	\$1,695	\$1,958	\$2,183	\$2,410
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861
Western WORCESTER COUNTY, MA - HMFA	\$1,403	\$1,503	\$1,803	\$2,084	\$2,325	\$2,565
WORCESTER, MA - HMFA	\$1,368	\$1,466	\$1,758	\$2,032	\$2,267	\$2,501
	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829
<b>NON-Metropolitan Areas</b>						
<b>Massachusetts Counties</b>						
DUKES COUNTY	\$1,656	\$1,774	\$2,128	\$2,460	\$2,743	\$3,028
FRANKLIN COUNTY	\$1,318	\$1,412	\$1,695	\$1,958	\$2,183	\$2,410
NANTUCKET COUNTY	\$1,648	\$1,766	\$2,118	\$2,448	\$2,731	\$3,013

Effective Date: 04/18/2022 for 2022

**2022**  
**RENT LIMITS**  
**30% of 70% of Median**  
**Rent Limit Only - Applicable to NEF Funded Ch. 40B Developments**  
(Income Qualification for Occupancy is 80% of Median Income Limit)

<u>Metropolitan Statistical Areas (MSAs)</u> <u>or HUD Metro FMR Areas (HMFA)</u>		<u>STUDIO</u> 1 Person Limit / 12 x 30%		<u>1 BEDROOM</u> 1 Pers. + 2 Pers. / 12 x 30%	<u>2 BEDROOM</u> 3 Person Limit / 12 x 30%	<u>3 BEDROOM</u> 4 Pers. + 5 Pers. / 12 x 30%	<u>4 BEDROOM</u> 6 Person Limit / 12 x 30%	<u>5 BEDROOM</u> 7 Pers. + 8 Pers. / 12 x 30%
<b>BARNSTABLE Town, MA MSA</b>								
BARNSTABLE TOWN, MA MSA		\$1,331	\$1,427	\$1,713	\$1,978	\$2,206	\$2,435	
<b>BOSTON - Cambridge - Quincy, MA - NH MSA</b>								
BOSTON-Cambridge-Quincy, MA-NH - HMFA		\$1,718	\$1,841	\$2,208	\$2,552	\$2,847	\$3,141	
BROCKTON, MA - HMFA		\$1,368	\$1,466	\$1,760	\$2,033	\$2,268	\$2,503	
LAWRENCE, MA NH - HMFA		\$1,410	\$1,511	\$1,813	\$2,095	\$2,338	\$2,579	
LOWELL, MA - HMFA		\$1,548	\$1,659	\$1,989	\$2,299	\$2,565	\$2,830	
<b>PITTSFIELD, MA MSA</b>								
BERKSHIRE COUNTY, MA (part) HMFA		\$1,153	\$1,235	\$1,482	\$1,713	\$1,911	\$2,108	
PITTSFIELD, MA - HMFA		\$1,184	\$1,268	\$1,522	\$1,758	\$1,961	\$2,164	
<b>Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)</b>								
EASTON - RAYNHAM, MA - HMFA		\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	
NEW BEDFORD, MA - HMFA		\$1,153	\$1,235	\$1,482	\$1,713	\$1,911	\$2,108	
Providence, RI-FALL RIVER, MA - HMFA		\$1,184	\$1,269	\$1,524	\$1,760	\$1,963	\$2,167	
TAUNTON-MANSFIELD-NORTON, MA - HMFA		\$1,368	\$1,466	\$1,760	\$2,033	\$2,268	\$2,503	
<b>SPRINGFIELD, MA MSA</b>								
SPRINGFIELD, MA - MSA		\$1,153	\$1,235	\$1,482	\$1,713	\$1,911	\$2,108	
<b>WORCESTER, MA MSA</b>								
Eastern WORCESTER COUNTY, MA - HMFA		\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	
FITCHBURG-LEOMINSTER, MA - HMFA		\$1,228	\$1,316	\$1,578	\$1,824	\$2,035	\$2,245	
Western WORCESTER COUNTY, MA - HMFA		\$1,197	\$1,282	\$1,540	\$1,778	\$1,984	\$2,189	
WORCESTER, MA - HMFA		\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	
<b>Non-Metropolitan Areas</b>								
<b>Massachusetts Counties</b>								
Calculation of Rent: (Based on 1.5 Persons / BR)		<u>STUDIO</u> 1 Person Limit / 12 x 30%	<u>1 BEDROOM</u> 1 Pers. + 2 Pers. / 12 x 30%	<u>2 BEDROOM</u> 3 Person Limit / 12 x 30%	<u>3 BEDROOM</u> 4 Pers. + 5 Pers. / 12 x 30%	<u>4 BEDROOM</u> 6 Person Limit / 12 x 30%	<u>5 BEDROOM</u> 7 Pers. + 8 Pers. / 12 x 30%	
DUKES COUNTY		\$1,506	\$1,614	\$1,937	\$2,239	\$2,497	\$2,756	
FRANKLIN COUNTY		\$1,153	\$1,235	\$1,482	\$1,713	\$1,911	\$2,108	
NANTUCKET COUNTY		\$1,648	\$1,766	\$2,118	\$2,448	\$2,731	\$3,013	

NOTE: To avoid anomalies due to HUD adjustments to 50% and/or 80% income limits, for older NEF Ch. 40B rental developments, those with Regulatory Agreements that reference 70% of AMI rent limits, the applicable rent limit shall be the lower of the rent derived from the HUD-published 80% of AMI income limits or the rent derived from the 70% of AMI income limits. The 80% of AMI income limit is the standard used to qualify for occupancy at all Massachusetts NEF Ch. 40B affordable rental housing developments.

Existing developments placed in service or receiving funding commitments prior to 4/18/2022 may be subject to special DHCD or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit