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:
04/18/202
2 for
2022

INCOME LIMITS (For Affordable Housing Programs)
30% of Area Median
(Published Limits)

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 poverly level or 30 percent of Area Median Income." As a result, in some Massachusetis income limit areas, where the 30% of AMI limit would otherwise be less than the comparable poverty limit level, the income 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 4/21/2022.

Department of Health and Human Services (HHS) Poverty Guidelines (Contiguous U.S.):	
\$13,590	1 Person
\$18,310	2 Person
\$23,030	3 Persons
\$27,750	4 Persons
\$32,470	5 Persons
\$37,190	6 Persons
\$41,910	7 Persons
\$46,630	8 Persons

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2022

Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFA) Calculation of Rent STUDIO 1BEDROOM 2 BEDROOM 1 Person Limit 1 Pers. + 2 Pers. 3 Person Limit AFFORDABLE RENTS 30% of 30% of Median EXTREMELY LOW INCOME 3 BEDROOM 4 BEDROOM 4 Pers.+ 5 Pers. 6 Person Limit

NANTUCKET COUNTY	FRANKLIN COUNTY	DUKES COUNTY	(Based on 1.5 Persons / BR)	Massachusetts Counties Massachusetts Counties	WORCESTER, MA - HMFA	Western WORCESTER COUNTY, MA - HMFA	FITCHBURG-LEOMINSTER, MA - HMFA	Eastern WORCESTER COUNTY, MA - HMFA	WORCESTER, MA MSA	SPRINGFIELD, MA - MSA	SPRINGFIELD, MA MSA	TAUNTON-MANSFIELD-NORTON, MA - HMFA	Providence, RI-FALL RIVER, MA - HMFA	NEW BEDFORD, MA - HMFA	EASTON - RAYNHAM, MA - HMFA	Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)	PITTSFIELD, MA - HMFA	BERKSHIRE COUNTY, MA (part) HMFA	PITTSFIELD, MA MSA	LOWELL, MA - HMFA	LAWRENCE, MA NH - HMFA	BROCKTON, MA - HMFA	BOSTON-Cambridge-Quincy, MA-NH - HMFA	BOSTON - Cambridge - Quincy, MA - NH MSA	BARNSTABLE Town, MA MSA	BARNSTABLE Town, MA MSA	Galculation of Rent (Based on 1.5 Persons / BR)	or HUD Metro FMR Areas (HMFA)
			/ 1	<u> </u>												RIVER)											1 Pe	ls
\$720	\$495	\$646	/ 12 x 30%	STUDIO	\$581	\$513	\$526	\$688		\$495		\$586	\$507	\$495	\$747		\$507	\$495		\$663	\$605	\$586	\$736		\$571		1 Person Limit / 12 x 30%	STUDIO
\$771	\$530	\$692	12 / 12 x 30%	1 BEDROOM	\$622	\$550	\$563	\$737		\$530		\$628	\$543	\$530	\$801		\$543	\$530		\$711	\$648	\$628	\$788		\$611		1 Pers.+ 2 Pers. /2 /12 x 30%	1 BEDROOM
\$925	\$636	\$831	3 Person Limit / 12 x 30%	2 BEDROOM	\$746	\$660	\$676	\$885		\$636		\$753	\$652	\$636	\$961		\$652	\$636		\$853	\$777	\$753	\$946		\$733		3 Person Limit / 12 x 30%	2 BEDROOM
\$1,068	\$735	\$960	4 Pers.+ 5 Pers. /2 /12×30%	3 BEDROOM	\$862	\$761	\$781	\$1,021		\$735		\$871	\$754	\$735	\$1,110		\$754	\$735		\$985	\$898	\$871	\$1,093		\$848		4 Pers.+ 5 Pers. /2 /12 x 30%	3 BEDROOM
\$1,192	\$820	\$1,071	6 Person Limit / 12 x 30%	4 BEDROOM	\$962	\$850	\$872	\$1,140		\$820		\$972	\$841	\$820	\$1,238		\$841	\$820		\$1,100	\$1,002	\$972	\$1,220		\$946		6 Person Limit / 12 x 30%	4 BEDROOM
\$1,316	\$904	\$1,181	7 Pers.+ 8 Pers. 12 /12 x 30%	5 BEDROOM	\$1,061	\$938	\$962	\$1,258		\$904		\$1,072	\$928	\$904	\$1,366		\$928	\$904		\$1.213	\$1,106	\$1,072	\$1,346		\$1,043		7 Pers.+ 8 Pers. /2 /12×30%	5 BEDROOM

INCOME LIMITS

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

50% of Area Median

(Published Limits)

VERY LOW INCOME

Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)	AREA MEDIAN (AMI) 100% 4 Person MFI	1 PERSON	VERY LOW INCOME	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
BARNSTABLE Town, MA MSA BOSTON - Cambridge - Quincy, MA - NH MSA	\$115,600	\$38,050	\$43,500	\$48,950	\$54,350	\$58,700	\$63,050	\$67	\$67,400
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$140,200	\$49,100	\$56,100	\$63,100	\$70,100	\$75.750	\$81.350	\$86	950
BROCKTON, MA - HMFA	\$111,400	\$39,100	\$44.700	\$50,300	\$55.850	\$60 350	\$64 800	200	300
LAWRENCE, MA NH - HMFA	\$114,000	\$40,300	\$46,050	\$51.800	\$57.550	\$62,200	\$66,800	\$71	400
LOWELL, MA - HMFA	\$126,500	\$44,250	\$50,550	\$56,850	\$63 150	\$68 250	\$73 300	\$78	\$78 350
PITTSFIELD, MA MSA		1			000	\$00,200	0,000	0	,000
BERKSHIRE COUNTY, MA (part) HMFA	\$92,100	\$32,950	\$37,650	\$42.350	\$47.050	\$50 850	\$54 600	ת א	350
PITTSFIELD, MA - HMFA	\$87,300	\$33,850	\$38,650	\$43 500	\$48 300	\$50,000	\$55,050	A CO	\$50,000
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL	DFORD - FALL RIVER)						400,000	60	0,000
EASTON - RAYNHAM, MA - HMFA	\$143,400	\$49,850	\$57,000	\$64,100	\$71,200	\$76.900	\$82,600	69	300
NEW BEDFORD, MA - HMFA	\$89,300	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	55	\$58.350
Providence, RI-FALL RIVER, MA - HMFA	\$97,600	\$33,850	\$38,700	\$43,550	\$48,350	\$52,250	\$56,100	\$6	0000
TAUNTON-MANSFIELD-NORTON, MA - HMFA SPRINGFIELD, MA MSA	\$117,700	\$39,100	\$44,700	\$50,300	\$55,850	\$60,350	\$64,800	\$6	\$69,300
SPRINGFIELD, MA - MSA WORCESTER, MA MSA	\$91,200	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$5	\$58,350
Eastem WORCESTER COUNTY, MA - HMFA	\$135,000	\$45,850	\$52,400	\$58,950	\$65,500	\$70,750	\$76,000	89	1,250
FITCHBURG-LEOMINSTER, MA - HMFA	\$90,800	\$35,100	\$40,100	\$45,100	\$50,100	\$54,150	\$58,150	80	2,150
WORCESTER COUNTY, MA - HMFA	\$94,600	\$34,200	\$39,100	\$44,000	\$48,850	\$52,800	\$56,700	\$6	\$60,600
WORCESTER, MA - HMFA	\$114,400	\$38,700	\$44,200	\$49,750	\$55,250	\$59,700	\$64,100	\$6	8,550
NON-Metropolitan Areas Massachusetts Counties	AREA MEDIAN (AMI) 100% 4 Person MFI								
DUKES COUNTY FRANKLIN COUNTY NANTI CKET COUNTY	\$107,400 \$92,200	\$43,050 \$32,950	\$49,200 \$37,650	\$55,350 \$42,350	\$61,500 \$47,050	\$66,450 \$50,850	\$71,350 \$54,600	\$76	\$76,300 \$58,350
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\$1,968 \$1,506	\$1,783 \$1,365	\$1,599 \$1,223 \$1,781	\$1,383 \$1,058 \$1,541	\$1,153 \$882 \$1,284	\$1,076 \$823 \$1,198	DUKES COUNTY FRANKLIN COUNTY NANTUCKET COUNTY
5 BEDROOM 7 Pers. + 8 Pers. /2 /12 x 30%	4 BEDROOM 6 Person Limit / 12 x 30%	3 BEDROOM 4 Pers. 5 Pers. /2 /12 x 30%	2 BEDROOM 3 Person Limit / 12×30%	1 BEDROOM 1 Pers.+ 2 Pers. /2 /12 x 30%	STUDIO 1 Person Limit / 12 x 30%	NON-Metropolitan Areas Massachusetts Counties Calculation of Rent (Based on 1.5 Persons / BR)
\$1,768	\$1,602	\$1,436	\$1,243	\$1,036	\$967	WORCESTER, MA - HMFA
\$1,563	\$1,417	\$1,270	\$1,100	\$916	\$855	Western WORCESTER COUNTY, MA - HMFA
\$1,603	\$1,453	\$1,303	\$1,127	\$940	\$877	FITCHBURG-LEOMINSTER, MA - HMFA
\$2,096	\$1,900	\$1,703	\$1,473	\$1,228	\$1,146	Eastern WORCESTER COUNTY, MA - HMFA
						WORCESTER, MA MSA
\$1.506	\$1,365	\$1,223	\$1,058	\$882	\$823	SPRINGFIELD, MA - MSA
4 . 3 .						SPRINGFIELD, MA MSA
\$1.788	\$1.620	\$1,452	\$1,257	\$1,047	\$977	TAUNTON-MANSFIELD-NORTON, MA - HMFA
\$1.548	\$1,402	\$1,257	\$1,088	\$906	\$846	Providence, RI-FALL RIVER, MA - HMFA
\$1,506	\$1,365	\$1,223	\$1,058	\$882	\$823	NEW BEDFORD, MA - HMFA
\$2,278	\$2,065	\$1,851	\$1,602	\$1,335	\$1,246	EASTON - RAYNHAM, MA - HMFA
						Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)
\$1,546	\$1,401	\$1,256	\$1,087	\$906	\$846	PITTSFIELD, MA - HIMFA
\$1,506	\$1,365	\$1,223	\$1,058	\$882	\$823	BERKSHIRE COUNTY, MA (part) HMFA
						PITTSFIELD, MA MSA
\$2,021	\$1,832	\$1,642	\$1,421	\$1,185	\$1,106	LOWELL, MA - HMFA
\$1,842	\$1,670	\$1,496	\$1,295	\$1,079	\$1,007	LAWRENCE, MA NH - HMFA
\$1,788	\$1,620	\$1,452	\$1,257	\$1,047	\$977	BROCKTON, MA - HMFA
\$2,243	\$2,033	\$1,823	\$1,577	\$1,315	\$1,227	BOSTON-Cambridge-Quincy, MA-NH - HMFA
						BOSTON - Cambridge - Quincy, MA - NH MSA
\$1,739	\$1,576	\$1,413	\$1,223	\$1,019	\$951	BARNSTABLE Town, MA MSA BARNSTABLE Town, MA MSA
7 Pers. + 8 Pers. /2 /12 x 30%	6 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. /2 /12×30%	3 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. /2 /12×30%	1 Person Limit / 12 x 30%	(Based on 1,5 Persons / BR)
5 BEDROOM	4 BEDROOM	3 BEDROOM	2 BEDROOM	1 BEDROOM	STUDIO	Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFA)
			S edian DME	F 10 7	RE 30% of VERY	
				2022		

INCOME LIMITS

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

DUKES COUNTY FRANKLIN COUNTY NANTUCKET COUNTY	NON-Metropolitan Areas Massachusetts Counties	FITCHBURG-LEOMINSTER, MA - HMFA Western WORCESTER COUNTY, MA - HMFA WORCESTER, MA - HMFA	WORCESTER, MA MSA Eastern WORCESTER COUNTY, MA-HMFA	SPRINGFIELD, MA MSA	Providence, RI-FALL RIVER, MA - HMFA TAUNTON-MANSFIELD-NORTON. MA - HMFA	NEW BEDFORD, MA - HMFA	Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL \$143 400	PITTSFIELD, MA - HMFA	BERKSHIRE COUNTY, MA (part) HMFA	PITTSFIELD, MA MSA	LAWRENCE, MA NH - HMFA	BROCKTON, MA - HMFA	BOSTON-Cambridge-Quincy, MA-NH - HMFA	BARNSTABLE Town, MA MSA BARNSTABLE Town, MA MSA BOSTON - Cambridge - Quincy, MA - NH MSA	Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)	
\$107,400 \$92,200 \$136,100	AREA MEDIAN (AMI) 100% 4 Person MFI	\$90,800 IMFA \$94,600 \$114,400	MFA \$135,000		\$97,600 HMFA \$117.700	\$89,300	:I. NEW BEDFORD - FALL RIVER) \$143 400	\$87,300	\$92,100	\$126,500	\$114,000		IMFA \$140,200	NH MSA \$115,600	AREA MEDIAN (AMI) AS) 100% 4 Person MFI	
\$51,660 \$39,540 \$57,540	1 PERSON	\$42,120 \$41,040 \$46,440	\$55,020	900 000	\$40,620	\$39,540	000 07P	\$40,620	\$39,540	\$53,100	\$48,360	\$46,920	\$58,920	\$45,660	1 PERSON	
\$59,040 \$45,180 \$65,760	2 PERSONS	\$48,120 \$46,920 \$53,040	\$62,880	9 00	\$46,440	\$45,180	468 400	\$46,380	\$45,180	\$60,660	\$55,260	\$53,640	\$67,320	\$52,200	2 PERSONS	A 1 mm mm 1 1 der mm
\$66,420 \$50,820 \$73,980	3 PERSONS	\$54,120 \$52,800 \$59,700	\$70,740	9 6	\$52,260	\$50,820	\$76 920	\$52,200	\$50,820	\$68,220	\$62,160	\$60,360	\$75,720	\$58,740	3 PERSONS	5 Carry Steel Steel
\$73,800 \$56,460 \$82,200	4 PERSONS	\$60,120 \$58,620 \$66,300	\$78,600	9 00,000	\$58,020	\$56,460	905 440	\$57,960	\$56,460	\$75,780	\$69,060	\$67,020	\$84,120	\$65,220	4 PERSONS	
\$79,740 \$61,020 \$88,800	5 PERSONS	\$64,980 \$63,360 \$71,640	\$84,900	7 1	\$62,700	\$61,020	900	\$62,640	\$61,020	\$81,900	\$74,640	\$72,420	\$90,900	\$70,440	5 PERSONS	
\$85,620 \$65,520 \$95,400	6 PERSONS	\$69,780 \$68,040 \$76,920	\$91,200	9 6	\$67,320	\$65,520	200	\$67,260	\$65,520	\$87,960	\$80,160	\$77,760	\$97.620	\$75,660	6 PERSONS	
\$91,560 \$70,020 \$101,940	7 PERSONS	\$74,580 \$72,720 \$82,260	\$97,500	\$100, 100 100, 100	\$72,000	\$70,020	9	\$71,880	\$70.020	\$94,020	\$85,680	\$83,160	\$104.340	\$80,880	7 PERSONS	
\$97,440 \$74,580 \$108,540	8 PERSONS	\$79,380 \$77,400 \$87,540	\$103,800	\$00,000	\$76,620	\$74,580		\$76,560	\$74.580	\$100,080	\$91,200	\$88.500	\$111,060	\$86,100	8 PERSONS	

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 substitizing 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.

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2022

DUKES COUNTY \$1,291 \$1,383 \$1,660 FRANKLIN COUNTY \$988 \$1,059 \$1,270 NANTUCKET COUNTY \$1,438 \$1,541 \$1,849	MON-Metropolitan Areas STUDIO 1 BEDROOM 2 BEDROOM Massachusetts Counties \$TUDIO 1 BEDROOM 2 BEDROOM Calculation of Rent 1 Person Limit 1 Person Limit 1 Person 2 Person 3 Person Limit (Based on 1.5 Persons / BR) /12 x 30% /2 / 12 x 30% /2 / 12 x 30% /12 x 30%	\$1,243	\$1,099	\$1,053 \$1,128	MFA \$1,375 \$1,473	WORCESTER, MA MSA))))	TAUNTON-MANSFIELD-NORTON, MA - HMFA \$1,173 \$1,257 \$1,509	\$1,015		IMFA \$1,495	\$1,015 \$1,087	BERKSHIRE COUNTY, MA (parl) HMFA \$988 \$1,059 \$1,270		\$1,422	\$1,295		BOSTON-Cambridge-Quincy, MA-NH - HMFA \$1,473 \$1,578 \$1,893	BARNSTABLE Town, MA MSA \$1,141 \$1,223 \$1,468	BARNSTABLE Town, MA MSA	Calculation of Nefft	1845 (MSAs) 18 (HMFA) STUDIO 1 BEDROOM	IAX CREDIT ELIGIBLE	30% of 60% of Median	
\$1,919 \$1,468 \$2,137	3 BEDROOM 4 Pers. + 5 Pers. /2 / 12 x 30%	\$1,724	\$1,524	\$1,563	\$2,043	\$1,468		\$1,743	\$1,509	\$1,468	\$2,221	\$1,507	\$1,468	1 1	\$1.971	\$1,796	\$1,743	\$2,187	\$1,695		4 Pers. + 5 Pers. /2 /12 x 30%	3 BEDROOM			
\$2,140 \$1,638 \$2,385	4 BEDROOM 6 Person Limit / 12 x 30%	\$1,923	\$1,701	\$1,744	\$2,280	\$1,638		\$1,944	\$1,683	\$1,638	\$2,478	\$1,681	\$1,638	1	\$2.199	\$2,004	\$1,944	\$2,440	\$1,891		6 Person Limit / 12 x 30%	4 BEDROOM			
\$2,362 \$1,807 \$2,362	5 BEDROOM 7 Pers.+ 8 Pers. /2 /12 x 30%	\$2,122	\$1,876	\$1,924	\$2,516	\$1,807		\$2,145	\$1,857	\$1,807	\$2,734	\$1,855	\$1,807		\$2 426	\$2,211	\$2,145	\$2,692	\$2.087		7 Pers.+ 8 Pers. /2 / 12 x 30%	5 BEDROOM			

2022

INCOME LIMITS

For HUD's Assisted Housing Programs (Section 8) - MassHousing Statutory Mirnimum 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

FRANKLIN COUNTY NANTUCKET COUNTY	Massi Massi	Western WORCESTER CO WORCESTER, MA - HMFA	FITCHBUI	WORCE	SPRIN	יים דו	' Z	Ш	Prov	70	m	PITI	_	_	ш	ш	BO	BA		
	<u>NON-Metropolitan Areas</u> Massachusetts Counties	Westem WORCESTER COUNTY, MA - HMFA WORCESTER, MA - HMFA	Eastern WORCESTER COUNTY, MA - HMFA FITCHBURG-LEOMINSTER, MA - HMFA	WORCESTER, MA MSA	SPRINGFIELD, MA MSA	Providence, RI-FALL RIVER, MA - HMFA	NEW BEDFORD, MA - HMFA	EASTON - RAYNHAM, MA - HMFA	Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL	PITTSFIELD, MA - HMFA	BERKSHIRE COUNTY, MA (part) HMFA	PITTSFIELD, MA MSA	LOWELL, MA - HMFA	LAWRENCE, MA NH - HMFA	BROCKTON, MA - HMFA	BOSTON-Cambridge-Quincy, MA-NH - HMFA	BOSTON - Cambridge - Quincy, MA - NH MSA	BARNSTABLE Town, MA MSA BARNSTABLE Town, MA MSA	Metropolitan Statistical Areas (INSAs) or HUD Metro FMR Areas (HMFAs)	
\$107,400 \$92,200 \$136,100	AREA MEDIAN (AMI) 100% 4 Person MFI	\$94,600 \$114,400	\$135,000 \$90,800	\$91,200	\$117,700	\$97,600	\$89,300	\$143,400		\$87,300	\$92,100		\$126,500	\$114,000	\$111,400	\$140,200		\$115.600	AREA MEDIAN (AMI) 100% 4 Person MFI	
\$52,750 \$65,950	1 PERSON	\$54,750 \$61,900	\$62,600 \$56,150	\$52,750	\$62,550	\$54,150	\$52,750	\$62,600		\$54,150	\$52,750	j	\$62,600	\$62,600	\$62,550	\$78,300		\$60.900	1 PERSON	ŗ
\$75,700 \$60,250 \$75,350	2 PERSONS	\$62,550 \$70,750	\$71,550 \$64,150	\$60,250	\$71,500	\$61,900	\$60,250	\$71,550		\$61,850	\$60,250		\$71.550	\$71,550	\$71,500	\$89,500		\$69 600	2 PERSONS	LO AN TIMO CINIC
\$85,150 \$67,800 \$84,750	3 PERSONS	\$70,350 \$79,600	\$80,500 \$72,150	\$67,800	\$80,450	\$69,650	\$67,800	\$80,500		\$69,600	\$67,800	000	\$80 500	\$80,500	\$80.450	\$100,700		\$78.300	3 PERSONS	
\$94,600 \$75,300 \$94,150	4 PERSONS	\$78,150 \$88,400	\$89,400 \$80,150	\$75,300	\$89,350	\$77,350	\$75,300	\$89,400		\$77,300	\$75,300	400,100	\$89 400	\$89,400	\$89,350	\$111.850	000	\$86 050	4 PERSONS	
\$102,200 \$81,350 \$101,700	5 PERSONS	\$84,450 \$95,500	\$96,600	\$81,350	\$96,500	\$83,550	\$81,350	\$96,600		\$83,500	\$81,350	\$00,000	\$96,600	\$96,600	\$96,500	\$120.800	,000	\$03.050	5 PERSONS	
\$109,750 \$87,350 \$109,250	6 PERSONS	\$90,700 \$102,550	\$103,750 \$93,000	\$87,350	\$103,650	\$89,750	\$87,350	\$103,750	1	\$89.700	\$87.350	\$100,700	\$103 750	\$103 750	\$103 650	\$129.750	* 100,000	\$100 900	6 PERSONS	
\$117,350 \$93,400 \$116,750	7 PERSONS	\$96,950 \$109,650	\$110,900 \$99,400	\$93,400	\$110,800	\$95,950	\$93,400	\$110,900	4	\$95,900	\$93,400	\$10,000	\$110,000	\$110,900	\$110 800	\$138,700	#101,000	\$107 gan	7 PERSONS	
\$124,900 \$99,400 \$124,300	8 PERSONS	\$103,200 \$116,700	\$118,050 \$105,800	\$99,400	\$117,950	\$102,150	\$99,400	\$118,050	1000	\$102 050	\$99 400	4 10,000	\$118,050	\$118.050	\$117 950	\$147 650	4,000	611	8 PERSONS	
	\$65,250 \$75,700 \$85,150 \$94,600 \$102,200 \$109,750 \$117,350 \$ \$52,750 \$60,250 \$67,800 \$75,300 \$81,350 \$87,350 \$93,400 \$65,950 \$75,350 \$84,750 \$94,150 \$101,700 \$109,250 \$116,750 \$	AREA MEDIAN (AMI) 1 PERSON 2 PERSONS 3 PERSONS 4 PERSONS 5 PERSONS 7 PERSONS 100% 4 PERSON MFI \$ 100% 4 Person MFI	\$94,600 \$54,750 \$62,550 \$70,350 \$78,150 \$84,450 \$90,700 \$96,950 \$114,400 \$61,900 \$70,750 \$79,600 \$88,400 \$95,500 \$102,550 \$109,650 \$109,650 \$100,650	MFA \$135,000 \$62,600 \$71,550 \$80,500 \$89,400 \$96,600 \$103,750 \$110,900 MFA \$90,800 \$56,150 \$64,150 \$72,150 \$80,150 \$86,600 \$93,000 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,400 \$99,500 \$99,400 \$99,500 \$99,500 \$99,500 \$99,500 \$99,500 \$99,500 \$99,500 \$99,500 \$102,550 \$109,650	\$91,200 \$52,750 \$60,250 \$67,800 \$81,350 \$87,350 \$93,400 MIFA \$135,000 \$62,600 \$71,550 \$80,500 \$89,400 \$96,600 \$103,750 \$110,900 \$99,400 \$94,600 \$14,750 \$86,150 \$84,150 \$72,150 \$80,150 \$88,450 \$99,400 \$99,400 \$110,750 \$111,400 \$61,900 \$70,750 \$79,600 \$88,400 \$95,500 \$102,550 \$109,650 \$100%.4 Person MFI \$100%.4 Person MFI \$107,400 \$66,250 \$75,750 \$85,150 \$94,600 \$102,250 \$117,350 \$92,200 \$52,750 \$86,250 \$75,350 \$85,150 \$94,150 \$102,200 \$109,650 \$111,350 \$93,400 \$100,000 \$100	#MFA \$117,700 \$62,550 \$71,500 \$80,450 \$96,500 \$103,650 \$110,800 \$91,200 \$52,750 \$60,250 \$67,800 \$75,300 \$81,350 \$93,400 \$93,400 \$90,800 \$52,750 \$60,250 \$71,550 \$80,500 \$81,350 \$93,400 \$93,400 \$90,800 \$56,150 \$84,150 \$72,150 \$80,150 \$86,600 \$93,000 \$99,400 \$94,600 \$110,900 \$54,750 \$62,550 \$70,350 \$72,150 \$80,450 \$93,000 \$99,400 \$91,400 \$61,900 \$54,750 \$70,350 \$78,150 \$84,450 \$90,700 \$96,950 \$110,900 \$61,900 \$51,750 \$70,350 \$78,150 \$84,450 \$90,700 \$96,950 \$100,4400 \$61,900 \$70,750 \$79,600 \$88,400 \$95,500 \$102,550 \$109,650 \$100,4400 \$61,900 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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 (VLIL) 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: <u>5-Percent Rule or Ceilings & Floor Adjustment</u>: 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 to income limits was limited to 11.89%. Existing developments placed in service or receiving funding commitments prior to 4/16/20212 may be subject to special DHOD 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	
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FRANKLIN COUNTY NANTUCKET COUNTY	Massachusetts Counties Calculation of Rent (Based on 1.5 Persons / BR)	WORVESTER, IMA - HIMFA NON-Metropolitan Areas	WODOTOTTO IN THE COUNTY, MA - HMFA	FITCHBURG-LEOMINSTER, MA - HMFA	Eastern WORCESTER COUNTY, MA - HMFA	SPRINGFIELD, MA - MSA WORCESTER, MA MSA	SPRINGFIELD, MA MSA	TAUNTON-MANSFIELD-NORTON, MA - HMFA	Providence, RI-FALL RIVER, MA - HMFA	NEW BEDFORD, MA - HMFA	EASTON - RAYNHAM, MA - HMFA	Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)	PITTSFIELD, MA - HMFA	BERKSHIRE COUNTY, MA (part) HMFA	PITTSFIELD, MA MSA	LOWELL, MA - HMFA	LAWRENCE, MA NH - HMFA	BROCKTON, MA - HMFA	BOSTON-Cambridge-Quincy, MA-NH - HMFA	BOSTON - Cambridge - Quincy, MA - NH MSA	BARNSTABLE Town, MA MSA BARNSTABLE Town, MA MSA	OF HUD Metro F MIX Areas (HMFA) Calculation of Rent (Based on 1.5 Persons / BR)	Metropolitan Statistical Areas (MSAs)			
\$1,556 \$1,318 \$1,648	STUDIO 1 Person Limit / 12 x 30%	\$1,54/	\$1,368	\$1,403	\$1,565	\$1,318		\$1,563	\$1,353	\$1,318	\$1,565	-	\$1,353	\$1,318		\$1,565	\$1,565	\$1,563	\$1,957	3	\$1.522	STUDIO 1 Person Limit / 12 x 30%		30%		
\$1,74 \$1,412 \$1,766	1B 1Pe /2	\$1,658				\$1,412					\$1,676			\$1,412					\$2,097		\$1.631	1 BEDROOM 1 Pers. + 2 Pers. /2 / 12 x 30%		30% of 80% of Median	2022	
\$2,128 \$1,695 \$2,118	2 BEDROOM 3 Person Limit /12×30%	\$1,990	\$1,758	\$1,803	\$2,012	\$1,695		\$2,011	\$1,741	\$1,695	\$2,012		\$1,740	\$1,695		\$2,012	\$2,012	\$2,011	\$2,517	-	\$1.957	2 BEDROOM 3 Person Limit / 12 x 30%		Median ME		
\$2,460 \$1,958 \$2,448	3 BEDROOM 4 Pers. + 5 Pers. /2 /12 x 30%	\$2,298	\$2,032	\$2,084	\$2,325	\$1,958		\$2,323	\$2,011	\$1,958	\$2,325		\$2,010	\$1,958		\$2.325	\$2,325	\$2,323	\$2,908	÷,,	\$2.261	3 BEDROOM 4 Pers. + 5 Pers. /2 / 12 × 30%				•
\$2,743 \$2,183 \$2,731	4 BEDROOM 6 Person Limit / 12 x 30%	\$2,563	\$2,267		\$2,593	\$2,183					\$2,593			\$2.183					\$3,243		\$3 533	4 BEDROOM 6 Person Limit / 12 x 30%				
\$3,028 \$2,410 \$3,013	5 BEDROOM 7 Pers. + 8 Pers. 12 112 x 30%	\$2,829	\$2,501	\$2,565	\$2,861	\$2,410	ļ	\$2 859	\$2.476	\$2,410	\$2,861		\$2.474	\$2,410		\$2 861	\$2.861	\$2.859	\$3,579	\$Z, 7 00	\$2 783 287 C\$	5 BEDROOM 7 Pers. + 8 Pers. 12 / 12 x 30%				

RENT LIMITS 2022

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

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

DUKES COUNTY FRANKLIN COUNTY NANTUCKET COUNTY	NON-Metropolitan Areas Massachusetts Counties Calculation of Rent (Based on 1.5 Persons / BR)	WORCESTER, MA - HMFA	Western WORCESTER COUNTY, MA - HMFA	FITCHBURG-LEOMINSTER, MA - HMFA	Eastern WORCESTER COUNTY, MA - HMFA	WORCESTER, MA MSA	SPRINGFIELD, MA - MSA	SPRINGFIELD, MA MSA	TAUNTON-MANSFIELD-NORTON, MA - HMFA	Providence, RI-FALL RIVER, MA - HMFA	NEW BEDFORD, MA - HMFA	EASTON - RAYNHAM, MA - HMFA	Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)	PITTSFIELD, MA - HMFA	BERKSHIRE COUNTY, MA (part) HMFA	PITTSFIELD, MA MSA	LOWELL, MA - HMFA	LAWRENCE, MA NH - HMFA	BROCKTON, MA - HMFA	BOSTON-Cambridge-Quincy, MA-NH - HMFA	BOSTON - Cambridge - Quincy, MA - NH MSA	BARNSTABLE Town, MA MSA	BARNSTABLE Town, MA MSA	(Based on 1.5 Persons / BR)	or HUD Metro FMR Areas (HMFA) Calculation of Rent
\$1,506 \$1,153 \$1,648	STUDIO 1 Person Limit / 12 x 30%	\$1,354	\$1,197	\$1,228	\$1,565		\$1,153		\$1,368	\$1,184	\$1,153	\$1,565		\$1,184	\$1,153		\$1,548	\$1,410	\$1,368	\$1,718		\$1,331		/12 x 30%	STUDIO 1 Person Limit
\$1,614 \$1,235 \$1,766	1 BEDROOM 1 Pers. + 2 Pers. /2 / 12 x 30%	\$1,450	\$1,282	\$1,316	\$1,676		\$1,235		\$1,466	\$1,269	\$1,235	\$1,676		\$1,268	\$1,235		\$1,659	\$1,511	\$1,466	\$1,841		\$1,427		/2 /12×30%	1 BEDROOM
\$1,937 \$1,482 \$2,118	2 BEDROOM 3 Person Limit /12 x 30%	\$1,741	\$1,540	\$1,578	\$2,012		\$1,482		\$1,760	\$1,524	\$1,482	\$2,012		\$1,522	\$1,482		\$1,989	\$1,813	\$1,760	\$2,208		\$1,713		/12×30%	2 BEDROOM 3 Person Limit
\$2,239 \$1,713 \$2,448	3 BEDROOM 4 Pers. + 5 Pers. 12 / 12 x 30%	\$2,011	\$1,778	\$1,824	\$2,325	,	\$1,713		\$2,033	\$1,760	\$1,713	\$2,325		\$1,758	\$1,713		\$2,299	\$2,095	\$2,033	\$2,552		\$1,978		12 / 12 x 30%	3 BEDROOM
\$2,497 \$1,911 \$2,731	4 BEDROOM 6 Person Limit / 12 x 30%	\$2,243	\$1,984	\$2,035	\$2,593		\$1,911		\$2,268	\$1,963	\$1,911	\$2,593		\$1,961	\$1,911		\$2,565	\$2,338	\$2,268	\$2,847		\$2,206		/ 12 x 30%	4 BEDROOM
\$2,756 \$2,108 \$3,013	5 BEDROOM 7 Pers. + 8 Pers. /2 /12 × 30%	\$2,476	\$2,189	\$2,245	\$2,861		\$2.108		\$2,503	\$2,167	\$2,108	\$2,861		\$2,164	\$2,108		\$2.830	\$2,579	\$2,503	\$3,141		\$2,435		/2 /12 x 30%	5 BEDROOM

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.