

2026

COMMONWEALTH OF MASSACHUSETTS

AFFORDABLE HOUSING PROGRAM

INCOME AND RENT LIMITS

(For HUD's Assisted Housing Programs and Multifamily Tax Subsidy Projects - "MTSP")

Effective Date: 05/1/2026 for 2026

INCLUDES:

(1.) 30% OF AREA MEDIAN INCOME

HUD's Section 8 Program definition of "EXTREMELY LOW INCOME"
Applicable to Massachusetts LIHTC Program per EOHLIC 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: 05/1/2026 for 2026

**2026
INCOME LIMITS**
(For Affordable Housing Programs)
30% of Area Median
(Published Limits)
EXTREMELY LOW INCOME

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 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>
AMHERST Town-Northampton, MA MSA									
AMHERST Town-Northampton, MA MSA	\$124,400	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$50,040	\$55,720
BARNSTABLE Town, MA MSA									
BARNSTABLE Town, MA MSA	\$123,600	\$29,650	\$33,900	\$38,150	\$42,350	\$45,750	\$49,150	\$52,550	\$55,950
BOSTON - Cambridge - Quincy, MA - NH MSA									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$164,600	\$36,000	\$41,150	\$46,300	\$51,400	\$55,550	\$59,650	\$63,750	\$67,850
BROCKTON, MA - HMFA	\$127,800	\$28,300	\$32,350	\$36,400	\$40,400	\$43,650	\$46,900	\$50,100	\$55,720
LAWRENCE, MA NH - HMFA	\$137,300	\$28,850	\$33,000	\$37,100	\$41,200	\$44,500	\$47,800	\$51,100	\$55,720
LOWELL, MA - HMFA	\$143,000	\$30,050	\$34,350	\$38,650	\$42,900	\$46,350	\$49,800	\$53,200	\$56,650
PITTSFIELD, MA MSA									
BERKSHIRE COUNTY, MA (part) HMFA	\$112,900	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$50,040	\$55,720
PITTSFIELD, MA - HMFA	\$109,400	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$50,040	\$55,720
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)									
EASTON - RAYNHAM, MA - HMFA	\$165,600	\$34,800	\$39,800	\$44,750	\$49,700	\$53,700	\$57,700	\$61,650	\$65,650
NEW BEDFORD, MA - HMFA	\$94,300	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$50,040	\$55,720
Providence, RI-FALL RIVER, MA - HMFA	\$112,100	\$23,600	\$26,950	\$30,300	\$33,650	\$38,680	\$44,360	\$50,040	\$55,720
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$117,600	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$50,040	\$55,720
SPRINGFIELD, MA MSA									
SPRINGFIELD, MA - MSA	\$96,700	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$50,040	\$55,720
WORCESTER, MA MSA									
Eastern WORCESTER COUNTY, MA - HMFA	\$149,400	\$32,150	\$36,750	\$41,350	\$45,900	\$49,600	\$53,250	\$56,950	\$60,600
FITCHBURG-LEOMINSTER, MA - HMFA	\$113,900	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$50,040	\$55,720
Western WORCESTER COUNTY, MA - HMFA	\$102,000	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$50,040	\$55,720
WORCESTER, MA - HMFA	\$130,400	\$27,650	\$31,600	\$35,550	\$39,500	\$42,700	\$45,850	\$50,040	\$55,720
NON-Metropolitan Areas Massachusetts Counties	AREA MEDIAN (AMI) 100% 4 Person MFI								
DUKES COUNTY	\$163,100	\$34,300	\$39,200	\$44,100	\$48,950	\$52,900	\$56,800	\$60,700	\$64,650
FRANKLIN COUNTY	\$109,900	\$27,650	\$31,600	\$35,550	\$39,450	\$42,650	\$45,800	\$50,040	\$55,720
NANTUCKET COUNTY	\$163,200	\$38,300	\$43,750	\$49,200	\$54,650	\$59,050	\$63,400	\$67,800	\$72,150

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 1/15/2026.

	<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>
Department of Health and Human Services (HHS) Poverty Guidelines (Contiguous U.S.):	\$15,960	\$21,640	\$27,320	\$33,000	\$38,680	\$44,360	\$50,040	\$55,720

Effective Date: 05/1/2026 for 2026

**2026
AFFORDABLE RENTS
30% of 30% of Median
EXTREMELY LOW INCOME**

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

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

AMHERST Town-Northampton, MA MSA

AMHERST Town-Northampton, MA MSA

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 Person Limit / 12 x 30%	1 BEDROOM 1 Pers.+ 2 Pers. / 2 / 12 x 30%	2 BEDROOM 3 Person Limit / 12 x 30%	3 BEDROOM 4 Pers.+ 5 Pers. / 2 / 12 x 30%	4 BEDROOM 6 Person Limit / 12 x 30%	5 BEDROOM 7 Pers.+ 8 Pers. / 2 / 12 x 30%
AMHERST Town-Northampton, MA MSA	\$691	\$740	\$888	\$1,026	\$1,145	\$1,322
BARNSTABLE Town, MA MSA	\$741	\$794	\$953	\$1,101	\$1,228	\$1,356
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$900	\$964	\$1,157	\$1,336	\$1,491	\$1,645
BROCKTON, MA - HMFA	\$707	\$758	\$910	\$1,050	\$1,172	\$1,322
LAWRENCE, MA NH - HMFA	\$721	\$773	\$927	\$1,071	\$1,195	\$1,335
LOWELL, MA - HMFA	\$751	\$805	\$966	\$1,115	\$1,245	\$1,373
BERKSHIRE COUNTY, MA (part) HMFA	\$691	\$740	\$888	\$1,026	\$1,145	\$1,322
PITTSFIELD, MA - HMFA	\$691	\$740	\$888	\$1,027	\$1,146	\$1,322
EASTON - RAYNHAM, MA - HMFA	\$870	\$932	\$1,118	\$1,292	\$1,442	\$1,591
NEW BEDFORD, MA - HMFA	\$691	\$740	\$888	\$1,026	\$1,145	\$1,322
Providence, RI-FALL RIVER, MA - HMFA	\$590	\$631	\$757	\$904	\$1,109	\$1,322
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$691	\$740	\$888	\$1,027	\$1,146	\$1,322
SPRINGFIELD, MA - MSA	\$691	\$740	\$888	\$1,026	\$1,145	\$1,322
Eastern WORCESTER COUNTY, MA - HMFA	\$803	\$861	\$1,033	\$1,193	\$1,331	\$1,469
FITCHBURG-LEOMINSTER, MA - HMFA	\$691	\$740	\$888	\$1,027	\$1,146	\$1,322
Western WORCESTER COUNTY, MA - HMFA	\$691	\$740	\$888	\$1,027	\$1,146	\$1,322
WORCESTER, MA - HMFA	\$691	\$740	\$888	\$1,027	\$1,146	\$1,322
DUKES COUNTY	\$857	\$918	\$1,102	\$1,273	\$1,420	\$1,566
FRANKLIN COUNTY	\$691	\$740	\$888	\$1,026	\$1,145	\$1,322
NANTUCKET COUNTY	\$957	\$1,025	\$1,230	\$1,421	\$1,585	\$1,749

Effective Date: 05/1/2026 for 2026

INCOME LIMITS

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

50% of Area Median

(Published Limits)

VERY LOW INCOME

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 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>
AMHERST Town-Northampton, MA MSA									
AMHERST Town-Northampton, MA MSA	\$124,400	\$46,000	\$52,550	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
BARNSTABLE Town, MA MSA									
BARNSTABLE Town, MA MSA	\$123,600	\$49,450	\$56,500	\$63,550	\$70,600	\$76,250	\$81,900	\$87,550	\$93,200
BOSTON - Cambridge - Quincy, MA - NH MSA									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$164,600	\$60,000	\$68,600	\$77,150	\$85,700	\$92,600	\$99,450	\$106,300	\$113,150
BROCKTON, MA - HMFA	\$127,800	\$47,150	\$53,900	\$60,650	\$67,350	\$72,750	\$78,150	\$83,550	\$88,950
LAWRENCE, MA NH - HMFA	\$137,300	\$48,100	\$54,950	\$61,800	\$68,650	\$74,150	\$79,650	\$85,150	\$90,650
LOWELL, MA - HMFA	\$143,000	\$50,050	\$57,200	\$64,350	\$71,500	\$77,250	\$82,950	\$88,700	\$94,400
PITTSFIELD, MA MSA									
BERKSHIRE COUNTY, MA (part) HMFA	\$112,900	\$46,000	\$52,550	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
PITTSFIELD, MA - HMFA	\$109,400	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)									
EASTON - RAYNHAM, MA - HMFA	\$165,600	\$58,000	\$66,250	\$74,550	\$82,800	\$89,450	\$96,050	\$102,700	\$109,300
NEW BEDFORD, MA - HMFA	\$94,300	\$46,000	\$52,550	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
Providence, RI-FALL RIVER, MA - HMFA	\$112,100	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550	\$65,050	\$69,550	\$74,000
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$117,600	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
SPRINGFIELD, MA MSA									
SPRINGFIELD, MA - MSA	\$96,700	\$46,000	\$52,550	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
WORCESTER, MA MSA									
Eastern WORCESTER COUNTY, MA - HMFA	\$149,400	\$53,550	\$61,200	\$68,850	\$76,500	\$82,650	\$88,750	\$94,900	\$101,000
FITCHBURG-LEOMINSTER, MA - HMFA	\$113,900	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
Western WORCESTER COUNTY, MA - HMFA	\$102,000	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
WORCESTER, MA - HMFA	\$130,400	\$46,100	\$52,700	\$59,300	\$65,850	\$71,150	\$76,400	\$81,700	\$86,950
<u>NON-Metropolitan Areas Massachusetts Counties</u>									
	<u>AREA MEDIAN (AMI) 100% 4 Person MFI</u>								
DUKES COUNTY	\$163,100	\$57,100	\$65,250	\$73,400	\$81,550	\$88,100	\$94,600	\$101,150	\$107,650
FRANKLIN COUNTY	\$109,900	\$46,000	\$52,550	\$59,200	\$65,750	\$71,050	\$76,300	\$81,550	\$86,800
NANTUCKET COUNTY	\$163,200	\$63,750	\$72,850	\$81,950	\$91,050	\$98,350	\$105,650	\$112,950	\$120,200

NOTE 1: 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 is increased to the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 40th percentile FMR. [Also see Note 3.]

NOTE 2: Very Low Income - State Non-Metro Median Family Income Adjustment: The 4-Person Very Low Income, 50% of area median income limit (VLIL) is adjusted if it would otherwise be lower than 50% of the State Non-Metro Median Family Income (\$131,700 in Massachusetts and \$84,700 in Rhode Island / Fall River for 2026). As a result, in some Massachusetts income limit areas, where the 50% of AMI limit would otherwise be less than 50% of the State Non-Metro Median Family Income, the income limits are increased up to 50% of the State Non-Metro Median Family Income, subject to the ceiling & floor adjustment described below. In 2026, the 4-person 50% median in Massachusetts is \$65,850 and in Rhode Island/Fall River it is \$42,350.

NOTE 3: 5-Percent Rule, Ceilings & Floor Adjustment, and 10% Cap (As stated by HUD's FY 2024 Income Limits Documentation System): "Since FY 2010, HUD has not allowed income limits to decrease by more than five percent, and not allowed income limits to increase by the greater of five percent or twice the annual change in national median family income. Pursuant to Federal Register Notice FR-6436-N-01, for FY 2024 and beyond, HUD is modifying this rule such that the ceiling can never exceed ten percent." Because, as calculated by HUD, twice the increase in national median family income for FY2026 is greater than 10%, under this modified rule, the income limit increase in all areas is capped at 10.0%.

Existing developments placed in service or receiving funding commitments prior to 5/1/2026 may be subject to special EOHLC or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, EOHLC, 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: 05/1/2026 for 2026

**2026
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)

AMHERST Town-Northampton, MA MSA

AMHERST Town-Northampton, MA MSA

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 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
AMHERST Town-Northampton, MA MSA	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
BARNSTABLE Town, MA MSA	\$1,236	\$1,324	\$1,588	\$1,835	\$2,047	\$2,259
BOSTON - Cambridge - Quincy, MA - NH MSA	\$1,500	\$1,607	\$1,928	\$2,228	\$2,486	\$2,743
BROCKTON, MA - HMFA	\$1,178	\$1,263	\$1,516	\$1,751	\$1,953	\$2,156
LAWRENCE, MA NH - HMFA	\$1,202	\$1,288	\$1,545	\$1,785	\$1,991	\$2,197
LOWELL, MA - HMFA	\$1,251	\$1,340	\$1,608	\$1,859	\$2,073	\$2,288
PITTSFIELD, MA MSA	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
BERKSHIRE COUNTY, MA (part) HMFA	\$1,152	\$1,235	\$1,482	\$1,712	\$1,910	\$2,108
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)						
EASTON - RAYNHAM, MA - HMFA	\$1,450	\$1,553	\$1,863	\$2,153	\$2,401	\$2,650
NEW BEDFORD, MA - HMFA	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
Providence, RI-FALL RIVER, MA - HMFA	\$981	\$1,051	\$1,261	\$1,457	\$1,626	\$1,794
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,152	\$1,235	\$1,482	\$1,712	\$1,910	\$2,108
SPRINGFIELD, MA MSA	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
SPRINGFIELD, MA - MSA	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
WORCESTER, MA MSA						
Eastern WORCESTER COUNTY, MA - HMFA	\$1,338	\$1,434	\$1,721	\$1,989	\$2,218	\$2,448
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,152	\$1,235	\$1,482	\$1,712	\$1,910	\$2,108
Western WORCESTER COUNTY, MA - HMFA	\$1,152	\$1,235	\$1,482	\$1,712	\$1,910	\$2,108
WORCESTER, MA - HMFA	\$1,152	\$1,235	\$1,482	\$1,712	\$1,910	\$2,108

	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
DUKES COUNTY	\$1,427	\$1,529	\$1,835	\$2,120	\$2,365	\$2,610
FRANKLIN COUNTY	\$1,150	\$1,231	\$1,480	\$1,710	\$1,907	\$2,104
NANTUCKET COUNTY	\$1,593	\$1,707	\$2,048	\$2,367	\$2,641	\$2,914

Effective Date: 05/1/2026 for 2026

**2026
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

<u>Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 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>
AMHERST Town-Northampton, MA MSA									
AMHERST Town-Northampton, MA MSA	\$124,400	\$55,200	\$63,060	\$71,040	\$78,900	\$85,260	\$91,560	\$97,860	\$104,160
BARNSTABLE Town, MA MSA									
BARNSTABLE Town, MA MSA	\$123,600	\$59,340	\$67,800	\$76,260	\$84,720	\$91,500	\$98,280	\$105,060	\$111,840
BOSTON - Cambridge - Quincy, MA - NH MSA									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$164,600	\$72,000	\$82,320	\$92,580	\$102,840	\$111,120	\$119,340	\$127,560	\$135,780
BROCKTON, MA - HMFA	\$127,800	\$56,580	\$64,680	\$72,780	\$80,820	\$87,300	\$93,780	\$100,260	\$106,740
LAWRENCE, MA NH - HMFA	\$137,300	\$57,720	\$65,940	\$74,160	\$82,380	\$88,980	\$95,580	\$102,180	\$108,780
LOWELL, MA - HMFA	\$143,000	\$60,060	\$68,640	\$77,220	\$85,800	\$92,700	\$99,540	\$106,440	\$113,280
PITTSFIELD, MA MSA									
BERKSHIRE COUNTY, MA (part) HMFA	\$112,900	\$55,200	\$63,060	\$71,040	\$78,900	\$85,260	\$91,560	\$97,860	\$104,160
PITTSFIELD, MA - HMFA	\$109,400	\$55,320	\$63,240	\$71,160	\$79,020	\$85,380	\$91,680	\$98,040	\$104,340
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)									
EASTON - RAYNHAM, MA - HMFA	\$165,600	\$69,600	\$79,500	\$89,460	\$99,360	\$107,340	\$115,260	\$123,240	\$131,160
NEW BEDFORD, MA - HMFA	\$94,300	\$55,200	\$63,060	\$71,040	\$78,900	\$85,260	\$91,560	\$97,860	\$104,160
Providence, RI-FALL RIVER, MA - HMFA	\$112,100	\$47,100	\$53,820	\$60,540	\$67,260	\$72,660	\$78,060	\$83,460	\$88,800
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$117,600	\$55,320	\$63,240	\$71,160	\$79,020	\$85,380	\$91,680	\$98,040	\$104,340
SPRINGFIELD, MA MSA									
SPRINGFIELD, MA - MSA	\$96,700	\$55,200	\$63,060	\$71,040	\$78,900	\$85,260	\$91,560	\$97,860	\$104,160
WORCESTER, MA MSA									
Eastern WORCESTER COUNTY, MA - HMFA	\$149,400	\$64,260	\$73,440	\$82,620	\$91,800	\$99,180	\$106,500	\$113,880	\$121,200
FITCHBURG-LEOMINSTER, MA - HMFA	\$113,900	\$55,320	\$63,240	\$71,160	\$79,020	\$85,380	\$91,680	\$98,040	\$104,340
Western WORCESTER COUNTY, MA - HMFA	\$102,000	\$55,320	\$63,240	\$71,160	\$79,020	\$85,380	\$91,680	\$98,040	\$104,340
WORCESTER, MA - HMFA	\$130,400	\$55,320	\$63,240	\$71,160	\$79,020	\$85,380	\$91,680	\$98,040	\$104,340
<u>NON-Metropolitan Areas Massachusetts Counties</u>									
DUKES COUNTY	\$163,100	\$68,520	\$78,300	\$88,080	\$97,860	\$105,720	\$113,520	\$121,380	\$129,180
FRANKLIN COUNTY	\$109,900	\$55,200	\$63,060	\$71,040	\$78,900	\$85,260	\$91,560	\$97,860	\$104,160
NANTUCKET COUNTY	\$163,200	\$76,500	\$87,420	\$98,340	\$109,260	\$118,020	\$126,780	\$135,540	\$144,240

NOTE 1: Since the MTSP Income limits are calculated at 120% (60%/50%) or 1.2 times the Section 8 Very low-income (VLI) limits, they are subject to commensurate adjustments made to the 50% of median limits (e.g. State Non-Metro Median Family Income and Ceilings/Floor Adjustments). See 50% AMI Notes. □

Existing developments placed in service or receiving funding commitments prior to 5/1/2026 may be subject to special EOHLIC or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, EOHLIC, 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: 05/1/2026 for 2026

**2026
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)

AMHERST Town-Northampton, MA MSA

AMHERST Town-Northampton, MA MSA

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 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
AMHERST Town-Northampton, MA MSA	\$1,380	\$1,478	\$1,776	\$2,052	\$2,289	\$2,525
BARNSTABLE Town, MA MSA	\$1,483	\$1,589	\$1,906	\$2,202	\$2,457	\$2,711
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$1,800	\$1,929	\$2,314	\$2,674	\$2,983	\$3,291
BROCKTON, MA - HMFA	\$1,414	\$1,515	\$1,819	\$2,101	\$2,344	\$2,587
LAWRENCE, MA NH - HMFA	\$1,443	\$1,545	\$1,854	\$2,142	\$2,389	\$2,637
LOWELL, MA - HMFA	\$1,501	\$1,608	\$1,930	\$2,231	\$2,488	\$2,746
PITTSFIELD, MA MSA						
BERKSHIRE COUNTY, MA (part) HMFA	\$1,380	\$1,478	\$1,776	\$2,052	\$2,289	\$2,525
PITTSFIELD, MA - HMFA	\$1,383	\$1,482	\$1,779	\$2,055	\$2,292	\$2,529
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)						
EASTON - RAYNHAM, MA - HMFA	\$1,740	\$1,863	\$2,236	\$2,583	\$2,881	\$3,180
NEW BEDFORD, MA - HMFA	\$1,380	\$1,478	\$1,776	\$2,052	\$2,289	\$2,525
Providence, RI-FALL RIVER, MA - HMFA	\$1,177	\$1,261	\$1,513	\$1,749	\$1,951	\$2,153
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,383	\$1,482	\$1,779	\$2,055	\$2,292	\$2,529
SPRINGFIELD, MA MSA						
SPRINGFIELD, MA - MSA	\$1,380	\$1,478	\$1,776	\$2,052	\$2,289	\$2,525
WORCESTER, MA MSA						
Eastern WORCESTER COUNTY, MA - HMFA	\$1,606	\$1,721	\$2,065	\$2,387	\$2,662	\$2,938
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,383	\$1,482	\$1,779	\$2,055	\$2,292	\$2,529
Western WORCESTER COUNTY, MA - HMFA	\$1,383	\$1,482	\$1,779	\$2,055	\$2,292	\$2,529
WORCESTER, MA - HMFA	\$1,383	\$1,482	\$1,779	\$2,055	\$2,292	\$2,529
DUKES COUNTY	\$1,713	\$1,835	\$2,202	\$2,544	\$2,838	\$3,132
FRANKLIN COUNTY	\$1,380	\$1,478	\$1,776	\$2,052	\$2,289	\$2,525
NANTUCKET COUNTY	\$1,912	\$2,049	\$2,458	\$2,841	\$3,169	\$3,497

Effective Date: 05/1/2026 for 2026

2026 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) or HUD Metro FMR Areas (HMFAs)</u>	<u>AREA MEDIAN (AMI) 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>
AMHERST Town-Northampton, MA MSA									
AMHERST Town-Northampton, MA MSA	\$124,400	\$73,650	\$84,200	\$94,700	\$105,200	\$113,650	\$122,050	\$130,450	\$138,900
BARNSTABLE Town, MA MSA									
BARNSTABLE Town, MA MSA	\$123,600	\$79,100	\$90,400	\$101,700	\$112,950	\$122,000	\$131,050	\$140,100	\$149,100
BOSTON - Cambridge - Quincy, MA - NH MSA									
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$164,600	\$96,000	\$109,700	\$123,400	\$137,100	\$148,100	\$159,050	\$170,050	\$181,000
BROCKTON, MA - HMFA	\$127,800	\$75,450	\$86,200	\$97,000	\$107,750	\$116,400	\$125,000	\$133,650	\$142,250
LAWRENCE, MA NH - HMFA	\$137,300	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
LOWELL, MA - HMFA	\$143,000	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700
PITTSFIELD, MA MSA									
BERKSHIRE COUNTY, MA (part) HMFA	\$112,900	\$73,650	\$84,200	\$94,700	\$105,200	\$113,650	\$122,050	\$130,450	\$138,900
PITTSFIELD, MA - HMFA	\$109,400	\$73,750	\$84,300	\$94,850	\$105,350	\$113,800	\$122,250	\$130,650	\$139,100
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)									
EASTON - RAYNHAM, MA - HMFA	\$165,600	\$83,250	\$95,150	\$107,050	\$118,900	\$128,450	\$137,950	\$147,450	\$156,950
NEW BEDFORD, MA - HMFA	\$94,300	\$73,650	\$84,200	\$94,700	\$105,200	\$113,650	\$122,050	\$130,450	\$138,900
Providence, RI-FALL RIVER, MA - HMFA	\$112,100	\$62,800	\$71,800	\$80,750	\$89,700	\$96,900	\$104,100	\$111,250	\$118,450
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$117,600	\$73,750	\$84,300	\$94,850	\$105,350	\$113,800	\$122,250	\$130,650	\$139,100
SPRINGFIELD, MA MSA									
SPRINGFIELD, MA - MSA	\$96,700	\$73,650	\$84,200	\$94,700	\$105,200	\$113,650	\$122,050	\$130,450	\$138,900
WORCESTER, MA MSA									
Eastern WORCESTER COUNTY, MA - HMFA	\$149,400	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
FITCHBURG-LEOMINSTER, MA - HMFA	\$113,900	\$73,750	\$84,300	\$94,850	\$105,350	\$113,800	\$122,250	\$130,650	\$139,100
Western WORCESTER COUNTY, MA - HMFA	\$102,000	\$73,750	\$84,300	\$94,850	\$105,350	\$113,800	\$122,250	\$130,650	\$139,100
WORCESTER, MA - HMFA	\$130,400	\$73,750	\$84,300	\$94,850	\$105,350	\$113,800	\$122,250	\$130,650	\$139,100
<u>NON-Metropolitan Areas Massachusetts Counties</u>									
DUKES COUNTY	\$163,100	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
FRANKLIN COUNTY	\$109,900	\$73,650	\$84,200	\$94,700	\$105,200	\$113,650	\$122,050	\$130,450	\$138,900
NANTUCKET COUNTY	\$163,200	\$92,200	\$105,350	\$118,550	\$131,700	\$142,250	\$152,800	\$163,350	\$173,850

NOTE 1: Low Income: The 4-person, 80% of median Low Income limit nationwide is "capped" at the U.S. median family income level (\$106,800 for FY 2026), 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 U.S. 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: 5-Percent Rule, Ceilings & Floor Adjustment, and 10% Cap (As stated by HUD's FY 2024 Income Limits Documentation System): "Since FY 2010, HUD has not allowed income limits to decrease by more than five percent, and not allowed income limits to increase by the greater of five percent or twice the annual change in national median family income. Pursuant to Federal Register [Notice FR-6436-N- 01](#), for FY 2024 and beyond, HUD is modifying this rule such that the ceiling can never exceed ten percent." Because, as calculated by HUD, twice the increase in national median family income for FY2025 is greater than 10%, under this modified rule, the [income limit increase in all areas is capped at 10.0%](#).

Existing developments placed in service or receiving funding commitments prior to 5/1/2026 may be subject to special EOHLC or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, EOHLC, 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: 05/1/2026 for 2026

**2026
RENT LIMITS
30% of 80% of Median
LOW INCOME**

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

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

AMHERST Town-Northampton, MA MSA

AMHERST Town-Northampton, MA MSA

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 Person Limit / 12 x 30%	1 BEDROOM 1 Pers.+ 2 Pers. / 2 / 12 x 30%	2 BEDROOM 3 Person Limit / 12 x 30%	3 BEDROOM 4 Pers.+ 5 Pers. / 2 / 12 x 30%	4 BEDROOM 6 Person Limit / 12 x 30%	5 BEDROOM 7 Pers.+ 8 Pers. / 2 / 12 x 30%
AMHERST Town-Northampton, MA MSA	\$1,841	\$1,973	\$2,367	\$2,735	\$3,051	\$3,366
BARNSTABLE Town, MA MSA	\$1,977	\$2,118	\$2,542	\$2,936	\$3,276	\$3,615
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$2,400	\$2,571	\$3,085	\$3,565	\$3,976	\$4,388
BROCKTON, MA - HMFA	\$1,886	\$2,020	\$2,425	\$2,801	\$3,125	\$3,448
LAWRENCE, MA NH - HMFA	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418
LOWELL, MA - HMFA	\$1,918	\$2,055	\$2,466	\$2,850	\$3,178	\$3,508
BERKSHIRE COUNTY, MA (part) HMFA	\$1,841	\$1,973	\$2,367	\$2,735	\$3,051	\$3,366
PITTSFIELD, MA - HMFA	\$1,843	\$1,975	\$2,371	\$2,739	\$3,056	\$3,371
EASTON - RAYNHAM, MA - HMFA	\$2,081	\$2,230	\$2,676	\$3,091	\$3,448	\$3,805
NEW BEDFORD, MA - HMFA	\$1,841	\$1,973	\$2,367	\$2,735	\$3,051	\$3,366
Providence, RI-FALL RIVER, MA - HMFA	\$1,570	\$1,682	\$2,018	\$2,332	\$2,602	\$2,871
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,843	\$1,975	\$2,371	\$2,739	\$3,056	\$3,371
SPRINGFIELD, MA - MSA	\$1,841	\$1,973	\$2,367	\$2,735	\$3,051	\$3,366
Eastern WORCESTER COUNTY, MA - HMFA	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,843	\$1,975	\$2,371	\$2,739	\$3,056	\$3,371
Western WORCESTER COUNTY, MA - HMFA	\$1,843	\$1,975	\$2,371	\$2,739	\$3,056	\$3,371
WORCESTER, MA - HMFA	\$1,843	\$1,975	\$2,371	\$2,739	\$3,056	\$3,371
DUKES COUNTY	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418
FRANKLIN COUNTY	\$1,841	\$1,973	\$2,367	\$2,735	\$3,051	\$3,366
NANTUCKET COUNTY	\$2,305	\$2,469	\$2,963	\$3,424	\$3,820	\$4,215

Effective Date: 05/1/2026 for 2026

2026
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>	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>	<u>4 BEDROOM</u>	<u>5 BEDROOM</u>
Calculation of Rent: (Based on 1.5 Persons / BR)	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
AMHERST Town-Northampton, MA MSA						
AMHERST Town-Northampton, MA MSA	\$1,610	\$1,724	\$2,072	\$2,394	\$2,670	\$2,946
BARNSTABLE Town, MA MSA						
BARNSTABLE Town, MA MSA	\$1,730	\$1,854	\$2,224	\$2,569	\$2,866	\$3,163
BOSTON - Cambridge - Quincy, MA - NH MSA						
BOSTON-Cambridge-Quincy, MA-NH - HMFA	\$2,100	\$2,250	\$2,700	\$3,120	\$3,480	\$3,840
BROCKTON, MA - HMFA	\$1,650	\$1,768	\$2,122	\$2,451	\$2,735	\$3,018
LAWRENCE, MA NH - HMFA	\$1,683	\$1,803	\$2,163	\$2,499	\$2,787	\$3,076
LOWELL, MA - HMFA	\$1,751	\$1,876	\$2,252	\$2,603	\$2,903	\$3,204
PITTSFIELD, MA MSA						
BERKSHIRE COUNTY, MA (part) HMFA	\$1,610	\$1,724	\$2,072	\$2,394	\$2,670	\$2,946
PITTSFIELD, MA - HMFA	\$1,613	\$1,729	\$2,075	\$2,397	\$2,674	\$2,951
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)						
EASTON - RAYNHAM, MA - HMFA	\$2,030	\$2,174	\$2,609	\$3,014	\$3,361	\$3,710
NEW BEDFORD, MA - HMFA	\$1,610	\$1,724	\$2,072	\$2,394	\$2,670	\$2,946
Providence, RI-FALL RIVER, MA - HMFA	\$1,373	\$1,471	\$1,765	\$2,040	\$2,276	\$2,512
TAUNTON-MANSFIELD-NORTON, MA - HMFA	\$1,613	\$1,729	\$2,075	\$2,397	\$2,674	\$2,951
SPRINGFIELD, MA MSA						
SPRINGFIELD, MA - MSA	\$1,610	\$1,724	\$2,072	\$2,394	\$2,670	\$2,946
WORCESTER, MA MSA						
Eastern WORCESTER COUNTY, MA - HMFA	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418
FITCHBURG-LEOMINSTER, MA - HMFA	\$1,613	\$1,729	\$2,075	\$2,397	\$2,674	\$2,951
Western WORCESTER COUNTY, MA - HMFA	\$1,613	\$1,729	\$2,075	\$2,397	\$2,674	\$2,951
WORCESTER, MA - HMFA	\$1,613	\$1,729	\$2,075	\$2,397	\$2,674	\$2,951
NON-Metropolitan Areas Massachusetts Counties						
Calculation of Rent: (Based on 1.5 Persons / BR)	1 Person Limit / 12 x 30%	1 Pers.+ 2 Pers. / 2 / 12 x 30%	3 Person Limit / 12 x 30%	4 Pers.+ 5 Pers. / 2 / 12 x 30%	6 Person Limit / 12 x 30%	7 Pers.+ 8 Pers. / 2 / 12 x 30%
DUKES COUNTY	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418
FRANKLIN COUNTY	\$1,610	\$1,724	\$2,072	\$2,394	\$2,670	\$2,946
NANTUCKET COUNTY	\$2,231	\$2,390	\$2,868	\$3,314	\$3,697	\$4,080

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 5/1/2026 may be subject to special EOHLC or HUD exceptions, including HUD "HERA Special" limits applicable to MTSP developments in selected income limit areas. Contact your funding or subsidizing agency (MassHousing, EOHLC, 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. □