



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Janelle L. Chan, Undersecretary

Public Housing Notice 2019-04

M E M O R A N D U M

TO: All Local Housing Authorities

FROM: Amy Stitely, Associate Director, Division of Public Housing

RE: Revised Income Limits for Admission & FMRs for Continued Occupancy

DATE: March 1, 2019

Attached please find the 2019 revised income limits for admission to state-aided public housing and for participation in the Alternative Housing Voucher Program (AHVP) which are effective March 1, 2019. Pursuant to 760 CMR 5.06 these income limits are set at two year intervals and are the “Low Income Limits” set by the United States Department of Housing and Urban Development (HUD) for a similarly sized household in the city or town in which the local housing authority (LHA) is located.

Generally, DHCD issues the revised income limits for admission and FMRs for continued occupancy effective August 1, every two years. This did not occur in 2018. As a result, DHCD is issuing for a 17-month period, March 1, 2019 to July 31, 2020, or until DHCD issues revised income limits.

Please review the attached listing and have the appropriate area limits for your LHA adopted by the Board. Each LHA should adopt limits for each specific household size, one through eight.

Also attached are the current Fair Market Rents (FMRs) for each area. The FMRs are enclosed for your use in determining eligibility for continued occupancy. Please note that DHCD only sends the FMRs to LHAs at the time income limits for admission are issued. HUD issues the FMRs on a more frequent basis. LHAs when making determinations of eligibility for continued occupancy should use the HUD FMRs that are in effect at the time of determination.

Enclosed for your reference is the HUD FY18 MSA Community Listing showing each municipality that comprises a specific area within a “HUD Metro FMR Area” or within a “Metropolitan Statistical Area” (MSA).

If you have any questions, please feel free to contact your housing management specialist.