



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

**AHVP NOTICE: FY23-01**

**To:** All Local Housing Authorities and Regional Non-Profits Administering Alternative Housing Voucher Program (AHVP) Vouchers

**From:** Cecilia Woodworth, Assistant Director, State Rental Assistance Programs

**Subject:** **UPDATED Ceiling Rents for AHVP**

**Date:** September 13, 2022

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HUD has released updated FY23 Fair Market Rents (FMRs), which can be found at [hud.gov](https://www.hud.gov). The [AHVP Budget Line Item \(7004-9030\)](#) requires DHCD raise the ceiling rent for AHVP vouchers to 110% current FY23 area-wide FMR (see attached table).

Implementation for New Leases Beginning On or After September 14, 2022

The ceiling rent for AHVP units with new leases beginning on or after September 14, 2022 shall be equal to 110% current FY23 area-wide FMR.

If the Administering Agency (AA) and Owner have previously agreed to a contract rent prior to September 14, 2022, it does not need to be changed.

Implementation for Rent Increases

For any rent increases effective on or after December 1, 2022, ceiling rents shall be set at 110% current FY23 area-wide FMR.

Implementation for Existing Vouchers with No Other Changes

For vouchers with no other changes, such as a rent increase or relocation, the ceiling rent will be set at 110% of current FY23 FMR at the first annual recertification effective on or after December 1, 2022.

## Nantucket and Duke's County

Nantucket and Duke's County are the only areas in Massachusetts where FMRs have decreased from FY22 to FY23, and then only for certain bedroom sizes. If FMR for an AHVP unit has decreased, the ceiling rent shall not be lowered at the next annual recertification, and the participant shall be held harmless. If a rent increase is requested above 110% current FY23 area-wide FMR, a waiver may be required from DHCD. Any current contract rents do not need to be lowered.

## Rent Reasonableness

**All contract rents must be rent reasonable.** Rent reasonableness shall be determined by comparing the unit to other non-assisted units in the area. Amenities, unit size, unit quality, and included utilities can affect rent reasonableness. Rent reasonableness shall be determined in a fair and consistent manner and an owner may request documentation of why a rent was not approved.

## Additional Questions

Additional questions may be addressed to Cecilia Woodworth, Assistant Director, at [cecilia.woodworth@mass.gov](mailto:cecilia.woodworth@mass.gov).

## **AHVP Voucher Ceiling Rents**

110% Current Area-Wide Fair Market Rent (FMR)

**New Leases: Effective September 14, 2022**

**Rent Increases: Effective December 1, 2022**

<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Abington	\$1,029	\$1,371	\$1,557
Acton	\$1,671	\$2,228	\$2,418
Acushnet	\$735	\$979	\$1,156
Adams	\$766	\$1,021	\$1,205
Agawam	\$675	\$900	\$1,086
Alford	\$792	\$1,055	\$1,198
Amesbury	\$1,671	\$2,228	\$2,418
Amherst	\$675	\$900	\$1,086
Andover	\$980	\$1,307	\$1,515
Aquinnah	\$1,467	\$1,956	\$2,264
Arlington	\$1,671	\$2,228	\$2,418
Ashburnham	\$816	\$1,088	\$1,152
Ashby	\$1,671	\$2,228	\$2,418
Ashfield	\$706	\$942	\$1,087
Ashland	\$1,671	\$2,228	\$2,418
Athol	\$777	\$1,035	\$1,048
Attleboro	\$880	\$1,173	\$1,288
Auburn	\$1,016	\$1,354	\$1,399
Avon	\$1,029	\$1,371	\$1,557
Ayer	\$1,671	\$2,228	\$2,418
Barnstable	\$1,156	\$1,541	\$1,708
Barre	\$1,016	\$1,354	\$1,399
Becket	\$792	\$1,055	\$1,198
Bedford	\$1,671	\$2,228	\$2,418
Belchertown	\$675	\$900	\$1,086
Bellingham	\$1,671	\$2,228	\$2,418
Belmont	\$1,671	\$2,228	\$2,418
Berkley	\$894	\$1,191	\$1,356
Berlin	\$917	\$1,223	\$1,389
Bernardston	\$706	\$942	\$1,087
Beverly	\$1,671	\$2,228	\$2,418
Billerica	\$1,106	\$1,474	\$1,639
Blackstone	\$917	\$1,223	\$1,389
Blandford	\$675	\$900	\$1,086
Bolton	\$917	\$1,223	\$1,389
Boston	\$1,671	\$2,228	\$2,418
Bourne	\$1,156	\$1,541	\$1,708
Boxborough	\$1,671	\$2,228	\$2,418
Boxford	\$980	\$1,307	\$1,515
Boylston	\$1,016	\$1,354	\$1,399
Braintree	\$1,671	\$2,228	\$2,418

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110% Current Area-Wide Fair Market Rent (FMR)

**New Leases: Effective September 14, 2022**

**Rent Increases: Effective December 1, 2022**

<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Brewster	\$1,156	\$1,541	\$1,708
Bridgewater	\$1,029	\$1,371	\$1,557
Brimfield	\$675	\$900	\$1,086
Brockton	\$1,029	\$1,371	\$1,557
Brookfield	\$1,016	\$1,354	\$1,399
Brookline	\$1,671	\$2,228	\$2,418
Buckland	\$706	\$942	\$1,087
Burlington	\$1,671	\$2,228	\$2,418
Cambridge	\$1,671	\$2,228	\$2,418
Canton	\$1,671	\$2,228	\$2,418
Carlisle	\$1,671	\$2,228	\$2,418
Carver	\$1,671	\$2,228	\$2,418
Charlemont	\$706	\$942	\$1,087
Charlton	\$1,016	\$1,354	\$1,399
Chatham	\$1,156	\$1,541	\$1,708
Chelmsford	\$1,106	\$1,474	\$1,639
Chelsea	\$1,671	\$2,228	\$2,418
Cheshire	\$766	\$1,021	\$1,205
Chester	\$675	\$900	\$1,086
Chesterfield	\$675	\$900	\$1,086
Chicopee	\$675	\$900	\$1,086
Chilmark	\$1,467	\$1,956	\$2,264
Clarksburg	\$792	\$1,055	\$1,198
Clinton	\$1,016	\$1,354	\$1,399
Cohasset	\$1,671	\$2,228	\$2,418
Colrain	\$706	\$942	\$1,087
Concord	\$1,671	\$2,228	\$2,418
Conway	\$706	\$942	\$1,087
Cummington	\$675	\$900	\$1,086
Dalton	\$766	\$1,021	\$1,205
Danvers	\$1,671	\$2,228	\$2,418
Dartmouth	\$735	\$979	\$1,156
Dedham	\$1,671	\$2,228	\$2,418
Deerfield	\$706	\$942	\$1,087
Dennis	\$1,156	\$1,541	\$1,708
Dighton	\$894	\$1,191	\$1,356
Douglas	\$1,016	\$1,354	\$1,399
Dover	\$1,671	\$2,228	\$2,418
Dracut	\$1,106	\$1,474	\$1,639
Dudley	\$1,016	\$1,354	\$1,399
Dunstable	\$1,106	\$1,474	\$1,639

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**Rent Increases: Effective December 1, 2022**

<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Duxbury	\$1,671	\$2,228	\$2,418
East Bridgewater	\$1,029	\$1,371	\$1,557
East Brookfield	\$1,016	\$1,354	\$1,399
East Longmeadow	\$675	\$900	\$1,086
Eastham	\$1,156	\$1,541	\$1,708
Easthampton	\$675	\$900	\$1,086
Easton	\$1,346	\$1,795	\$1,807
Edgartown	\$1,467	\$1,956	\$2,264
Egremont	\$792	\$1,055	\$1,198
Erving	\$706	\$942	\$1,087
Essex	\$1,671	\$2,228	\$2,418
Everett	\$1,671	\$2,228	\$2,418
Fairhaven	\$735	\$979	\$1,156
Fall River	\$880	\$1,173	\$1,288
Falmouth	\$1,156	\$1,541	\$1,708
Fitchburg	\$816	\$1,088	\$1,152
Florida	\$792	\$1,055	\$1,198
Foxborough	\$1,671	\$2,228	\$2,418
Framingham	\$1,671	\$2,228	\$2,418
Franklin	\$1,671	\$2,228	\$2,418
Freetown	\$735	\$979	\$1,156
Gardner	\$816	\$1,088	\$1,152
Georgetown	\$980	\$1,307	\$1,515
Gill	\$706	\$942	\$1,087
Gloucester	\$1,671	\$2,228	\$2,418
Goshen	\$675	\$900	\$1,086
Gosnold	\$1,467	\$1,956	\$2,264
Grafton	\$1,016	\$1,354	\$1,399
Granby	\$675	\$900	\$1,086
Granville	\$675	\$900	\$1,086
Great Barrington	\$792	\$1,055	\$1,198
Greenfield	\$706	\$942	\$1,087
Groton	\$1,106	\$1,474	\$1,639
Groveland	\$980	\$1,307	\$1,515
Hadley	\$675	\$900	\$1,086
Halifax	\$1,029	\$1,371	\$1,557
Hamilton	\$1,671	\$2,228	\$2,418
Hampden	\$675	\$900	\$1,086
Hancock	\$792	\$1,055	\$1,198
Hanover	\$1,671	\$2,228	\$2,418
Hanson	\$1,029	\$1,371	\$1,557

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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Hardwick	\$777	\$1,035	\$1,048
Harvard	\$917	\$1,223	\$1,389
Harwich	\$1,156	\$1,541	\$1,708
Hatfield	\$675	\$900	\$1,086
Haverhill	\$980	\$1,307	\$1,515
Hawley	\$706	\$942	\$1,087
Heath	\$706	\$942	\$1,087
Hingham	\$1,671	\$2,228	\$2,418
Hinsdale	\$766	\$1,021	\$1,205
Holbrook	\$1,671	\$2,228	\$2,418
Holden	\$1,016	\$1,354	\$1,399
Holland	\$675	\$900	\$1,086
Holliston	\$1,671	\$2,228	\$2,418
Holyoke	\$675	\$900	\$1,086
Hopedale	\$917	\$1,223	\$1,389
Hopkinton	\$1,671	\$2,228	\$2,418
Hubbardston	\$777	\$1,035	\$1,048
Hudson	\$1,671	\$2,228	\$2,418
Hull	\$1,671	\$2,228	\$2,418
Huntington	\$675	\$900	\$1,086
Ipswich	\$1,671	\$2,228	\$2,418
Kingston	\$1,671	\$2,228	\$2,418
Lakeville	\$1,029	\$1,371	\$1,557
Lancaster	\$917	\$1,223	\$1,389
Lanesborough	\$766	\$1,021	\$1,205
Lawrence	\$980	\$1,307	\$1,515
Lee	\$766	\$1,021	\$1,205
Leicester	\$1,016	\$1,354	\$1,399
Lenox	\$766	\$1,021	\$1,205
Leominster	\$816	\$1,088	\$1,152
Leverett	\$706	\$942	\$1,087
Lexington	\$1,671	\$2,228	\$2,418
Leyden	\$706	\$942	\$1,087
Lincoln	\$1,671	\$2,228	\$2,418
Littleton	\$1,671	\$2,228	\$2,418
Longmeadow	\$675	\$900	\$1,086
Lowell	\$1,106	\$1,474	\$1,639
Ludlow	\$675	\$900	\$1,086
Lunenburg	\$816	\$1,088	\$1,152
Lynn	\$1,671	\$2,228	\$2,418
Lynnfield	\$1,671	\$2,228	\$2,418

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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Malden	\$1,671	\$2,228	\$2,418
Manchester	\$1,671	\$2,228	\$2,418
Mansfield	\$894	\$1,191	\$1,356
Marblehead	\$1,671	\$2,228	\$2,418
Marion	\$1,029	\$1,371	\$1,557
Marlborough	\$1,671	\$2,228	\$2,418
Marshfield	\$1,671	\$2,228	\$2,418
Mashpee	\$1,156	\$1,541	\$1,708
Mattapoissett	\$1,029	\$1,371	\$1,557
Maynard	\$1,671	\$2,228	\$2,418
Medfield	\$1,671	\$2,228	\$2,418
Medford	\$1,671	\$2,228	\$2,418
Medway	\$1,671	\$2,228	\$2,418
Melrose	\$1,671	\$2,228	\$2,418
Mendon	\$917	\$1,223	\$1,389
Merrimac	\$980	\$1,307	\$1,515
Methuen	\$980	\$1,307	\$1,515
Middleborough	\$1,029	\$1,371	\$1,557
Middlefield	\$675	\$900	\$1,086
Middleton	\$1,671	\$2,228	\$2,418
Milford	\$917	\$1,223	\$1,389
Millbury	\$1,016	\$1,354	\$1,399
Millis	\$1,671	\$2,228	\$2,418
Millville	\$917	\$1,223	\$1,389
Milton	\$1,671	\$2,228	\$2,418
Monroe	\$706	\$942	\$1,087
Monson	\$675	\$900	\$1,086
Montague	\$706	\$942	\$1,087
Monterey	\$792	\$1,055	\$1,198
Montgomery	\$675	\$900	\$1,086
Mount Washington	\$792	\$1,055	\$1,198
Nahant	\$1,671	\$2,228	\$2,418
Nantucket	\$1,444	\$1,925	\$2,210
Natick	\$1,671	\$2,228	\$2,418
Needham	\$1,671	\$2,228	\$2,418
New Ashford	\$792	\$1,055	\$1,198
New Bedford	\$735	\$979	\$1,156
New Braintree	\$777	\$1,035	\$1,048
New Marlborough	\$792	\$1,055	\$1,198
New Salem	\$706	\$942	\$1,087
Newbury	\$1,671	\$2,228	\$2,418

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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Newburyport	\$1,671	\$2,228	\$2,418
Newton	\$1,671	\$2,228	\$2,418
Norfolk	\$1,671	\$2,228	\$2,418
North Adams	\$792	\$1,055	\$1,198
North Andover	\$980	\$1,307	\$1,515
North Attleborough	\$880	\$1,173	\$1,288
North Brookfield	\$1,016	\$1,354	\$1,399
North Reading	\$1,671	\$2,228	\$2,418
Northampton	\$675	\$900	\$1,086
Northborough	\$1,016	\$1,354	\$1,399
Northbridge	\$1,016	\$1,354	\$1,399
Northfield	\$706	\$942	\$1,087
Norton	\$894	\$1,191	\$1,356
Norwell	\$1,671	\$2,228	\$2,418
Norwood	\$1,671	\$2,228	\$2,418
Oak Bluffs	\$1,467	\$1,956	\$2,264
Oakham	\$1,016	\$1,354	\$1,399
Orange	\$706	\$942	\$1,087
Orleans	\$1,156	\$1,541	\$1,708
Otis	\$792	\$1,055	\$1,198
Oxford	\$1,016	\$1,354	\$1,399
Palmer	\$675	\$900	\$1,086
Paxton	\$1,016	\$1,354	\$1,399
Peabody	\$1,671	\$2,228	\$2,418
Pelham	\$675	\$900	\$1,086
Pembroke	\$1,671	\$2,228	\$2,418
Pepperell	\$1,106	\$1,474	\$1,639
Peru	\$792	\$1,055	\$1,198
Petersham	\$777	\$1,035	\$1,048
Phillipston	\$777	\$1,035	\$1,048
Pittsfield	\$766	\$1,021	\$1,205
Plainfield	\$675	\$900	\$1,086
Plainville	\$1,671	\$2,228	\$2,418
Plymouth	\$1,671	\$2,228	\$2,418
Plympton	\$1,029	\$1,371	\$1,557
Princeton	\$1,016	\$1,354	\$1,399
Provincetown	\$1,156	\$1,541	\$1,708
Quincy	\$1,671	\$2,228	\$2,418
Randolph	\$1,671	\$2,228	\$2,418
Raynham	\$1,346	\$1,795	\$1,807
Reading	\$1,671	\$2,228	\$2,418



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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Rehoboth	\$880	\$1,173	\$1,288
Revere	\$1,671	\$2,228	\$2,418
Richmond	\$766	\$1,021	\$1,205
Rochester	\$1,029	\$1,371	\$1,557
Rockland	\$1,671	\$2,228	\$2,418
Rockport	\$1,671	\$2,228	\$2,418
Rowe	\$706	\$942	\$1,087
Rowley	\$1,671	\$2,228	\$2,418
Royalston	\$777	\$1,035	\$1,048
Russell	\$675	\$900	\$1,086
Rutland	\$1,016	\$1,354	\$1,399
Salem	\$1,671	\$2,228	\$2,418
Salisbury	\$1,671	\$2,228	\$2,418
Sandisfield	\$792	\$1,055	\$1,198
Sandwich	\$1,156	\$1,541	\$1,708
Saugus	\$1,671	\$2,228	\$2,418
Savoy	\$792	\$1,055	\$1,198
Scituate	\$1,671	\$2,228	\$2,418
Seekonk	\$880	\$1,173	\$1,288
Sharon	\$1,671	\$2,228	\$2,418
Sheffield	\$792	\$1,055	\$1,198
Shelburne	\$706	\$942	\$1,087
Sherborn	\$1,671	\$2,228	\$2,418
Shirley	\$1,671	\$2,228	\$2,418
Shrewsbury	\$1,016	\$1,354	\$1,399
Shutesbury	\$706	\$942	\$1,087
Somerset	\$880	\$1,173	\$1,288
Somerville	\$1,671	\$2,228	\$2,418
South Hadley	\$675	\$900	\$1,086
Southampton	\$675	\$900	\$1,086
Southborough	\$917	\$1,223	\$1,389
Southbridge	\$1,016	\$1,354	\$1,399
Southwick	\$675	\$900	\$1,086
Spencer	\$1,016	\$1,354	\$1,399
Springfield	\$675	\$900	\$1,086
Sterling	\$1,016	\$1,354	\$1,399
Stockbridge	\$766	\$1,021	\$1,205
Stoneham	\$1,671	\$2,228	\$2,418
Stoughton	\$1,671	\$2,228	\$2,418
Stow	\$1,671	\$2,228	\$2,418
Sturbridge	\$1,016	\$1,354	\$1,399

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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Sudbury	\$1,671	\$2,228	\$2,418
Sunderland	\$706	\$942	\$1,087
Sutton	\$1,016	\$1,354	\$1,399
Swampscott	\$1,671	\$2,228	\$2,418
Swansea	\$880	\$1,173	\$1,288
Taunton	\$894	\$1,191	\$1,356
Templeton	\$816	\$1,088	\$1,152
Tewksbury	\$1,106	\$1,474	\$1,639
Tisbury	\$1,467	\$1,956	\$2,264
Tolland	\$675	\$900	\$1,086
Topsfield	\$1,671	\$2,228	\$2,418
Townsend	\$1,671	\$2,228	\$2,418
Truro	\$1,156	\$1,541	\$1,708
Tyngsborough	\$1,106	\$1,474	\$1,639
Tyringham	\$792	\$1,055	\$1,198
Upton	\$917	\$1,223	\$1,389
Uxbridge	\$1,016	\$1,354	\$1,399
Wakefield	\$1,671	\$2,228	\$2,418
Wales	\$675	\$900	\$1,086
Walpole	\$1,671	\$2,228	\$2,418
Waltham	\$1,671	\$2,228	\$2,418
Ware	\$675	\$900	\$1,086
Wareham	\$1,671	\$2,228	\$2,418
Warren	\$777	\$1,035	\$1,048
Warwick	\$706	\$942	\$1,087
Washington	\$792	\$1,055	\$1,198
Watertown	\$1,671	\$2,228	\$2,418
Wayland	\$1,671	\$2,228	\$2,418
Webster	\$1,016	\$1,354	\$1,399
Wellesley	\$1,671	\$2,228	\$2,418
Wellfleet	\$1,156	\$1,541	\$1,708
Wendell	\$706	\$942	\$1,087
Wenham	\$1,671	\$2,228	\$2,418
West Boylston	\$1,016	\$1,354	\$1,399
West Bridgewater	\$1,029	\$1,371	\$1,557
West Brookfield	\$1,016	\$1,354	\$1,399
West Newbury	\$980	\$1,307	\$1,515
West Springfield	\$675	\$900	\$1,086
West Stockbridge	\$792	\$1,055	\$1,198
West Tisbury	\$1,467	\$1,956	\$2,264
Westborough	\$1,016	\$1,354	\$1,399

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<b>City/Town</b>	<b>SRO</b>	<b>Studio/0 BDR</b>	<b>1 Bedroom</b>
Westfield	\$675	\$900	\$1,086
Westford	\$1,106	\$1,474	\$1,639
Westhampton	\$675	\$900	\$1,086
Westminster	\$816	\$1,088	\$1,152
Weston	\$1,671	\$2,228	\$2,418
Westport	\$880	\$1,173	\$1,288
Westwood	\$1,671	\$2,228	\$2,418
Weymouth	\$1,671	\$2,228	\$2,418
Whately	\$706	\$942	\$1,087
Whitman	\$1,029	\$1,371	\$1,557
Wilbraham	\$675	\$900	\$1,086
Williamsburg	\$675	\$900	\$1,086
Williamstown	\$792	\$1,055	\$1,198
Wilmington	\$1,671	\$2,228	\$2,418
Winchendon	\$816	\$1,088	\$1,152
Winchester	\$1,671	\$2,228	\$2,418
Windsor	\$792	\$1,055	\$1,198
Winthrop	\$1,671	\$2,228	\$2,418
Woburn	\$1,671	\$2,228	\$2,418
Worcester	\$1,016	\$1,354	\$1,399
Worthington	\$675	\$900	\$1,086
Wrentham	\$1,671	\$2,228	\$2,418
Yarmouth	\$1,156	\$1,541	\$1,708