



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus, Jr., Secretary

MRVP Program Notice FY24-06

To: All Local Housing Authorities and Regional Non-Profits
Administering **PROJECT-BASED** Massachusetts Rental Voucher Program (MRVP)
Vouchers (Administering Agencies or AAs)
From: Cecilia Woodworth, Assistant Director, State Rental Assistance Programs
Subject: **Project-Based Voucher Contract Rents**
Date: September 14, 2023

This program notice supersedes the [MRVP Administrative Plan](#) dated August 1, 2017.

This notice pertains only to PROJECT-BASED MRVP vouchers.

The Executive Office of Housing and Livable Communities (EOHLC) is updating maximum allowable contract rents for project-based vouchers. The federal Office of Housing and Urban Development has released updated Fair Market Rents (FMRs). The maximum allowable contract rent for project-based vouchers (PBVs) is 100% area-wide FMR, subject to rent reasonableness. This applies both to initial occupancy and rent increases.

Initial Rent Levels for PROJECT-BASED Vouchers

The contract rent for project-based vouchers is set by EOHLC at the time the initial Voucher Payment Contract is signed. Contract rents at initial occupancy shall not exceed 100% area-wide FMR. **For all projects with initial occupancy effective on or after September 15, 2023, the updated FY24 FMR (attached) shall be used.**

PROJECT-BASED Rent Increases

For all rent increases effective on or after November 1, 2023, maximum allowable contract rent for PROJECT-BASED vouchers is limited to FY24 100% of area-wide FMR and must be rent reasonable. FMRs are determined annually by HUD and listed on their website. FY24 area-wide FMRs are attached to this notice.

For Project-Based Units, Contract Rent increases are applied to an entire project at once. All Contract Rent increases must be requested from the AA by the Owner. The request must include the EOHLC Rent Reasonableness Checklist and Certification Form or a similar form. For projects that have numerous kinds of units (various bedrooms sizes, differences in accessibility), the EOHLC Rent Reasonableness Checklist and Certification Form must be completed for each type of unit (for example, one form for each bedroom size).

Owners may request an increase at any time after the first year of the initial Voucher Payment Contract. Contract Rent increases can only be approved once in any twelve (12) month period and not within the first year of the initial Voucher Payment Contract. Because Contract Rent

increases are applied to an entire project at once, the Contract Rent may be increased during the first year of any individual Participant's Lease.

In the case that HUD lowers an area-wide FMR and the current Contract Rent for an MRVP Project-Based Unit exceeds the new FMR, no rent increase will be permitted, and the Contract Rent for the unit will remain the same. That is, if FMR decreases below the current Contract Rent, the Contract Rent does not need to be lowered.

Determining Rent Reasonableness

Contract Rents must be reasonable. The AA may determine rent reasonableness through the Rent Reasonableness Checklist and Certification Form. 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.

The AA shall provide information on three similar unassisted units, either on the form or as an attachment. The AA will then approve none, some, or all of the rent increase requests based on whether the increase is rent reasonable. The AA shall notify the Owner of its decision and, if requested, provide verification of rent reasonableness.

Rent Increase Procedures

If a Contract Rent increase is approved, the AA shall send an updated Tenant Rent Share letter to the Owner and Participant. The AA must provide the Owner and Participant at least 30 days advance notice of the Contract Rent increase. Contract Rents cannot be increased retroactively.

Since Tenant Rent Shares are based on income, in most cases an increase in Contract Rent will have no effect on the Tenant Rent Share. However, there may be individual cases in which the calculated Tenant Rent Share is already higher than the current Contract Rent and the Participant is paying the entire Contract Rent. In these cases, because no Voucher Payments are currently being paid on behalf of the Participant, an approved increase in the Contract Rent will cause the Participant to experience an increase in their Tenant Rent Share. This is allowable with 30 days' notice to the Participant of the new Tenant Rent Share. Any increase in Tenant Rent Share must be clearly communicated to the Participant and include at least 30 days advance notice.

Additional Questions

Additional questions may be addressed to Micqueen Clerger, MRVP Coordinator, at micqueen.clerger@mass.gov.

**This program notice supersedes the [MRVP Administrative Plan](#) dated August 1, 2017.
This notice pertains only to PROJECT-BASED MRVP vouchers.**

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Abington	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Acton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Acushnet	\$771	\$848	\$1,027	\$1,205	\$1,463	\$1,769	\$2,049	\$2,356	\$2,663
Adams	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Agawam	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Alford	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Amesbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Amherst	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Andover	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Aquinnah	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Arlington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Ashburnham	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Ashby	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Ashfield	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Ashland	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Athol	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Attleboro	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Auburn	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Avon	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Ayer	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Barnstable	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Barre	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Becket	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Bedford	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Belchertown	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Bellingham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Belmont	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Berkley	\$934	\$1,028	\$1,245	\$1,398	\$1,837	\$2,319	\$2,482	\$2,854	\$3,226
Berlin	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Bernardston	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Beverly	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Billerica	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Blackstone	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Blandford	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Bolton	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Boston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Bourne	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Boxborough	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Boxford	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Boylston	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Braintree	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Brewster	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Bridgewater	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Brimfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Brockton	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Brookfield	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Brookline	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Buckland	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Burlington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Cambridge	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Canton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Carlisle	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Carver	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Charlemont	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Charlton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Chatham	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Chelmsford	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Chelsea	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Cheshire	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Chester	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540

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City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Chesterfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Chicopee	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Chilmark	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Clarksburg	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Clinton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Cohasset	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Colrain	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Concord	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Conway	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Cummington	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Dalton	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Danvers	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Dartmouth	\$771	\$848	\$1,027	\$1,205	\$1,463	\$1,769	\$2,049	\$2,356	\$2,663
Dedham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Deerfield	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Dennis	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Dighton	\$934	\$1,028	\$1,245	\$1,398	\$1,837	\$2,319	\$2,482	\$2,854	\$3,226
Douglas	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Dover	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Dracut	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Dudley	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Dunstable	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Duxbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
East Bridgewater	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
East Brookfield	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
East Longmeadow	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Eastham	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Easthampton	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Easton	\$1,418	\$1,560	\$1,890	\$1,903	\$2,500	\$3,023	\$3,747	\$4,309	\$4,871
Edgartown	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798

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City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Egremont	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Erving	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Essex	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Everett	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Fairhaven	\$771	\$848	\$1,027	\$1,205	\$1,463	\$1,769	\$2,049	\$2,356	\$2,663
Fall River	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Falmouth	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Fitchburg	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Florida	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Foxborough	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Framingham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Franklin	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Freetown	\$771	\$848	\$1,027	\$1,205	\$1,463	\$1,769	\$2,049	\$2,356	\$2,663
Gardner	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Georgetown	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Gill	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Gloucester	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Goshen	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Gosnold	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Grafton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Granby	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Granville	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Great Barrington	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Greenfield	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Groton	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Groveland	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Hadley	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Halifax	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Hamilton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hampden	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540

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City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
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Hanover	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hanson	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Hardwick	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Harvard	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Harwich	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Hatfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Haverhill	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Hawley	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Heath	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Hingham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hinsdale	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Holbrook	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Holden	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Holland	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Holliston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Holyoke	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Hopedale	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Hopkinton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hubbardston	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Hudson	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hull	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Huntington	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Ipswich	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Kingston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Lakeville	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Lancaster	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Lanesborough	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Lawrence	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Lee	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Leicester	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Lenox	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Leominster	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Leverett	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Lexington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Leyden	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Lincoln	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Littleton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Longmeadow	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Lowell	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Ludlow	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Lunenburg	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Lynn	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Lynnfield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Malden	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Manchester	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Mansfield	\$934	\$1,028	\$1,245	\$1,398	\$1,837	\$2,319	\$2,482	\$2,854	\$3,226
Marblehead	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Marion	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Marlborough	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Marshfield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Mashpee	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Mattapoisett	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Maynard	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Medfield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Medford	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Medway	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Melrose	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Mendon	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Merrimac	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Methuen	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
Middleborough	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Middlefield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Middleton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Milford	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Millbury	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Millis	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Millville	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Milton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Monroe	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Monson	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Montague	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Monterey	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Montgomery	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Mount Washington	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Nahant	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Nantucket	\$1,433	\$1,576	\$1,910	\$1,922	\$2,526	\$3,096	\$3,423	\$3,936	\$4,449
Natick	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Needham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
New Ashford	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
New Bedford	\$771	\$848	\$1,027	\$1,205	\$1,463	\$1,769	\$2,049	\$2,356	\$2,663
New Braintree	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
New Marlborough	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
New Salem	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Newbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Newburyport	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Newton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Norfolk	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
North Adams	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
North Andover	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
North Attleborough	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
North Brookfield	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
North Reading	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Northampton	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Northborough	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Northbridge	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Northfield	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Norton	\$934	\$1,028	\$1,245	\$1,398	\$1,837	\$2,319	\$2,482	\$2,854	\$3,226
Norwell	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Norwood	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Oak Bluffs	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Oakham	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Orange	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Orleans	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Otis	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Oxford	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Palmer	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Paxton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Peabody	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Pelham	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Pembroke	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Pepperell	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Peru	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Petersham	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Phillipston	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Pittsfield	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Plainfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Plainville	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Plymouth	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Plympton	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Princeton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Provincetown	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Quincy	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Randolph	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Raynham	\$1,418	\$1,560	\$1,890	\$1,903	\$2,500	\$3,023	\$3,747	\$4,309	\$4,871
Reading	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Rehoboth	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Revere	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Richmond	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Rochester	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Rockland	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Rockport	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Rowe	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Rowley	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Royalston	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Russell	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Rutland	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Salem	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Salisbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sandisfield	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Sandwich	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Saugus	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Savoy	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Scituate	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Seekonk	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Sharon	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sheffield	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Shelburne	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Sherborn	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Shirley	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Shrewsbury	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Shutesbury	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Somerset	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Somerville	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
South Hadley	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Southampton	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Southborough	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Southbridge	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Southwick	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Spencer	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Springfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Sterling	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Stockbridge	\$713	\$784	\$950	\$1,100	\$1,402	\$1,807	\$1,867	\$2,147	\$2,427
Stoneham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Stoughton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Stow	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sturbridge	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Sudbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sunderland	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Sutton	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Swampscott	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Swansea	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Taunton	\$934	\$1,028	\$1,245	\$1,398	\$1,837	\$2,319	\$2,482	\$2,854	\$3,226
Templeton	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Tewksbury	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Tisbury	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Tolland	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Topsfield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Townsend	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Truro	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Tyngsborough	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454
Tyringham	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Upton	\$960	\$1,056	\$1,280	\$1,438	\$1,889	\$2,662	\$2,935	\$3,375	\$3,815
Uxbridge	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Wakefield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Wales	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Walpole	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Waltham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Ware	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Wareham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Warren	\$749	\$824	\$998	\$1,065	\$1,399	\$1,947	\$2,318	\$2,665	\$3,013
Warwick	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Washington	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Watertown	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Wayland	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Webster	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Wellesley	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Wellfleet	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766
Wendell	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Wenham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
West Boylston	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
West Bridgewater	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
West Brookfield	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
West Newbury	\$975	\$1,072	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,935	\$3,318
West Springfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
West Stockbridge	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
West Tisbury	\$1,268	\$1,395	\$1,690	\$1,886	\$2,156	\$2,911	\$2,922	\$3,360	\$3,798
Westborough	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Westfield	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Westford	\$1,027	\$1,130	\$1,369	\$1,518	\$1,995	\$2,412	\$2,657	\$3,055	\$3,454

MRVP Maximum Project-Based Voucher Contract Rents

Current Area-Wide Fair Market Rent (FMR)

Effective September 15, 2023 for New Contracts | Effective November 1, 2023 for Rent Increases

City/Town	SRO	ESRO	Studio/ 0 BDR	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms	6 Bedrooms
Westhampton	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Westminster	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Weston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Westport	\$967	\$1,064	\$1,289	\$1,398	\$1,693	\$2,047	\$2,536	\$2,916	\$3,296
Westwood	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Weymouth	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Whately	\$740	\$814	\$986	\$1,107	\$1,454	\$1,766	\$2,052	\$2,359	\$2,667
Whitman	\$1,045	\$1,150	\$1,393	\$1,488	\$1,955	\$2,479	\$2,778	\$3,194	\$3,611
Wilbraham	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Williamsburg	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Williamstown	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Wilmington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Winchendon	\$804	\$885	\$1,072	\$1,238	\$1,582	\$2,055	\$2,373	\$2,728	\$3,084
Winchester	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Windsor	\$738	\$811	\$983	\$1,104	\$1,451	\$1,754	\$2,396	\$2,755	\$3,114
Winthrop	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Woburn	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Worcester	\$962	\$1,058	\$1,282	\$1,292	\$1,661	\$2,008	\$2,212	\$2,543	\$2,875
Worthington	\$701	\$771	\$934	\$1,115	\$1,375	\$1,669	\$1,954	\$2,247	\$2,540
Wrentham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Yarmouth	\$1,115	\$1,226	\$1,486	\$1,585	\$2,082	\$2,541	\$2,897	\$3,331	\$3,766