Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Jennifer D. Maddox, Undersecretary

Public Housing Notice 2023-07

M E M O R A N D U M

TO: All Local Housing Authorities

FROM: Ben Stone, Director, Division of Public Housing

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

DATE: May 19, 2023

Attached please find the 2023 revised income limits for admission to state-aided public housing and for participation in the Alternative Housing Voucher Program (AHVP) which are effective May 15, 2023. 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. These income limits remain in effect 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. LHAs may check for the most up-to-date FMRS at this link: https://www.huduser.gov/portal/datasets/il.html#2023

The HUD FY23 MSA Community Listing showing each municipality that comprises a specific area within a "HUD Metro FMR Area" or within a "Metropolitan Statistical Area" (MSA) can be found on pages 32-34 at https://www.huduser.gov/portal/datasets/il/il23/area-definitions-FY23.pdf

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