



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

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

To: All Local Housing Authorities (LHAs) and Regional Non-Profits (RAAs) Administering  
**PROJECT-BASED** Massachusetts Rental Voucher Program (MRVP) Vouchers  
From: Cecilia Woodworth, Assistant Director, State Programs  
Date: October 24, 2024  
Re: **Project-Based Voucher Contract Rents**

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**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.

Boston-Cambridge-Quincy, MA-NH Metro Area FMRs

The FY25 FMRs for the Boston area were lower than those in FY24. EOHLC, Boston Housing Authority, Cambridge Housing Authority, and Dedham Housing Authority requested a reevaluation of the FY25 FMRs. While these FMRs are under reevaluation from HUD, FY24 FMRs for the Boston Metro will continue to be used. See also attached.

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 November 1, 2024, the updated FY25 FMR (attached) shall be used.**

PROJECT-BASED Rent Increases

**For all rent increases effective on or after December 1, 2024, maximum allowable contract rent for PROJECT-BASED vouchers is limited to FY25 100% of area-wide FMR and must be rent reasonable.** FMRs are determined annually by HUD and listed on their website. FY25 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.

**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 November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Abington	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Acton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Acushnet	\$811	\$892	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	\$2,401	\$2,714
Adams	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Agawam	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Alford	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Amesbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Amherst	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Andover	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Aquinnah	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Arlington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Ashburnham	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Ashby	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Ashfield	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Ashland	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Athol	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Attleboro	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Auburn	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Avon	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Ayer	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Barnstable	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Barre	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Becket	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Bedford	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Belchertown	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
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	\$977	\$1,075	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	\$2,895	\$3,273
Berlin	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Bernardston	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Beverly	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Billerica	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Blackstone	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Blandford	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Bolton	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Boston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Bourne	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Boxborough	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Boxford	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Boylston	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Braintree	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Brewster	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Bridgewater	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Brimfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Brockton	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Brookfield	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Brookline	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Buckland	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
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	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Charlton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Chatham	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Chelmsford	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Chelsea	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Cheshire	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Chester	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648

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Chesterfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Chicopee	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Chilmark	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Clarksburg	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Clinton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Cohasset	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Colrain	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Concord	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Conway	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Cummington	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Dalton	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Danvers	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Dartmouth	\$811	\$892	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	\$2,401	\$2,714
Dedham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Deerfield	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Dennis	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Dighton	\$977	\$1,075	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	\$2,895	\$3,273
Douglas	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Dover	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Dracut	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Dudley	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Dunstable	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Duxbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
East Bridgewater	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
East Brookfield	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
East Longmeadow	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Eastham	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Easthampton	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Easton	\$1,365	\$1,502	\$1,820	\$1,832	\$2,403	\$2,895	\$3,509	\$4,035	\$4,561
Edgartown	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290

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Current Area-Wide Fair Market Rent (FMR)

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Egremont	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Erving	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
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	\$811	\$892	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	\$2,401	\$2,714
Fall River	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Falmouth	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Fitchburg	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Florida	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
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	\$811	\$892	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	\$2,401	\$2,714
Gardner	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Georgetown	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Gill	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Gloucester	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Goshen	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Gosnold	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Grafton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Granby	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Granville	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Great Barrington	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Greenfield	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Groton	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Groveland	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Hadley	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Halifax	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Hamilton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hampden	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648

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Current Area-Wide Fair Market Rent (FMR)

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Hancock	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Hanover	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hanson	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Hardwick	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Harvard	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Harwich	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Hatfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Haverhill	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Hawley	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Heath	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Hingham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hinsdale	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Holbrook	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Holden	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Holland	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Holliston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Holyoke	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Hopedale	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Hopkinton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Hubbardston	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
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	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
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	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Lancaster	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Lanesborough	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Lawrence	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Lee	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Leicester	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Lenox	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Leominster	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Leverett	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Lexington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Leyden	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
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	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Lowell	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Ludlow	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Lunenburg	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
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	\$977	\$1,075	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	\$2,895	\$3,273
Marblehead	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Marion	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
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	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Mattapoisett	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
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	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Merrimac	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Methuen	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
Middleborough	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Middlefield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Middleton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Milford	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Millbury	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Millis	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Millville	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Milton	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Monroe	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Monson	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Montague	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Monterey	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Montgomery	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Mount Washington	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Nahant	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Nantucket	\$1,724	\$1,896	\$2,298	\$2,436	\$2,842	\$3,424	\$4,772	\$5,487	\$6,203
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	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
New Bedford	\$811	\$892	\$1,081	\$1,177	\$1,448	\$1,745	\$2,088	\$2,401	\$2,714
New Braintree	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
New Marlborough	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
New Salem	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
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	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
North Andover	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

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<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
North Attleborough	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
North Brookfield	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
North Reading	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Northampton	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Northborough	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Northbridge	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Northfield	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Norton	\$977	\$1,075	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	\$2,895	\$3,273
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	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Oakham	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Orange	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Orleans	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Otis	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Oxford	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Palmer	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Paxton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Peabody	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Pelham	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Pembroke	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Pepperell	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Peru	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Petersham	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Phillipston	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Pittsfield	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Plainfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
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	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Princeton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Provincetown	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
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	\$1,365	\$1,502	\$1,820	\$1,832	\$2,403	\$2,895	\$3,509	\$4,035	\$4,561
Reading	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Rehoboth	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Revere	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Richmond	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
Rochester	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
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	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Rowley	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Royalston	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Russell	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Rutland	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
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	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Sandwich	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Saugus	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Savoy	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Scituate	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Seekonk	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Sharon	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sheffield	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Shelburne	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
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

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Current Area-Wide Fair Market Rent (FMR)

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<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Shrewsbury	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Shutesbury	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Somerset	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Somerville	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
South Hadley	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Southampton	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Southborough	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Southbridge	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Southwick	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Spencer	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Springfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Sterling	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Stockbridge	\$808	\$889	\$1,077	\$1,234	\$1,571	\$2,016	\$2,166	\$2,490	\$2,815
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	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Sudbury	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Sunderland	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Sutton	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Swampscott	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Swansea	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
Taunton	\$977	\$1,075	\$1,302	\$1,447	\$1,899	\$2,405	\$2,518	\$2,895	\$3,273
Templeton	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Tewksbury	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Tisbury	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Tolland	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
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	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Tyngsborough	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863
Tyringham	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Upton	\$1,056	\$1,162	\$1,408	\$1,565	\$2,053	\$2,877	\$3,297	\$3,791	\$4,286
Uxbridge	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Wakefield	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Wales	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
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	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Wareham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Warren	\$786	\$864	\$1,047	\$1,155	\$1,462	\$2,049	\$2,455	\$2,823	\$3,191
Warwick	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Washington	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
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	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Wellesley	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Wellfleet	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300
Wendell	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Wenham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
West Boylston	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
West Bridgewater	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
West Brookfield	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
West Newbury	\$1,010	\$1,111	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,383
West Springfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
West Stockbridge	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
West Tisbury	\$1,276	\$1,404	\$1,701	\$1,713	\$2,222	\$3,114	\$3,300	\$3,795	\$4,290
Westborough	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Westfield	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Westford	\$1,153	\$1,269	\$1,537	\$1,709	\$2,242	\$2,701	\$2,972	\$3,417	\$3,863

## **MRVP Maximum Project-Based Voucher Contract Rents**

Current Area-Wide Fair Market Rent (FMR)

**Effective November 1, 2024 for New Contracts | Effective December 1, 2024 for Rent Increases**

<b>City/Town</b>	<b>SRO</b>	<b>ESRO</b>	<b>Studio/ 0 BDR</b>	<b>1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5 Bedrooms</b>	<b>6 Bedrooms</b>
Westhampton	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Westminster	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Weston	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Westport	\$925	\$1,018	\$1,233	\$1,319	\$1,614	\$1,945	\$2,359	\$2,712	\$3,066
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	\$804	\$884	\$1,071	\$1,191	\$1,562	\$1,882	\$2,100	\$2,415	\$2,730
Whitman	\$1,206	\$1,326	\$1,607	\$1,652	\$2,155	\$2,730	\$2,953	\$3,395	\$3,838
Wilbraham	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Williamsburg	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Williamstown	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
Wilmington	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Winchendon	\$855	\$940	\$1,139	\$1,332	\$1,661	\$2,165	\$2,475	\$2,846	\$3,217
Winchester	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Windsor	\$861	\$948	\$1,148	\$1,276	\$1,674	\$2,028	\$2,811	\$3,232	\$3,654
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	\$1,072	\$1,179	\$1,429	\$1,438	\$1,854	\$2,265	\$2,493	\$2,866	\$3,240
Worthington	\$783	\$862	\$1,044	\$1,205	\$1,496	\$1,823	\$2,037	\$2,342	\$2,648
Wrentham	\$1,659	\$1,825	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,329	\$4,894
Yarmouth	\$1,305	\$1,435	\$1,739	\$1,788	\$2,346	\$2,879	\$3,308	\$3,804	\$4,300