



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

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

Public Housing Notice 2016-30

M E M O R A N D U M

TO: All Local Housing Authorities

FROM: Laura A. Taylor, Director, Bureau of Housing Management

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

DATE: October 19, 2016

Attached please find the 2016 revised income limits for admission to state-aided public housing and for participation in the Alternative Housing Voucher Program (AHVP) which are effective August 1, 2016. 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.

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. These income limits will remain in effect until August 1, 2018 or until DHCD issues revised income limits.

Also attached are the current Fair Market Rents (FMRs) for each area. The FMRs for Barnstable remain at the FY '16 level until further notice. The proposed FMRs for Barnstable are under review by HUD. 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.

In 2006, HUD revised its MSA designations. The terminology: “HMFA” stands for “HUD Metro FMR Area”, and “MSA” stands for “Metropolitan Statistical Area”. Enclosed for your reference is the HUD FY16 MSA Community Listing showing each municipality that comprises a specific area.

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