

STATE:MASSACHUSETTS

-----I N C O M E L I M I T S-----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Barnstable Town, MA MSA									
FY 2021 MFI: 89300	VERY LOW INCOME	34050	38900	43750	48600	52500	56400	60300	64200
	60% INCOME LIMIT	40860	46680	52500	58320	63000	67680	72360	77040
Berkshire County, MA (part) HMFA									
FY 2021 MFI: 83900	VERY LOW INCOME	29450	33650	37850	42050	45450	48800	52150	55550
	60% INCOME LIMIT	35340	40380	45420	50460	54540	58560	62580	66660
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2021 MFI: 120800	VERY LOW INCOME	47000	53700	60400	67100	72500	77850	83250	88600
	60% INCOME LIMIT	56400	64440	72480	80520	87000	93420	99900	106320
Brockton, MA HMFA									
FY 2021 MFI: 106000	VERY LOW INCOME	35000	40000	45000	49950	53950	57950	61950	65950
	60% INCOME LIMIT	42000	48000	54000	59940	64740	69540	74340	79140
	HERA Special 50%*	37100	42400	47700	53000	57250	61500	65750	70000
	HERA Special 60%*	44520	50880	57240	63600	68700	73800	78900	84000
Eastern Worcester County, MA HMFA									
FY 2021 MFI: 126500	VERY LOW INCOME	41000	46850	52700	58550	63250	67950	72650	77300
	60% INCOME LIMIT	49200	56220	63240	70260	75900	81540	87180	92760
Easton-Raynham, MA HMFA									
FY 2021 MFI: 128300	VERY LOW INCOME	44600	50950	57300	63650	68750	73850	78950	84050
	60% INCOME LIMIT	53520	61140	68760	76380	82500	88620	94740	100860
	HERA Special 50%*	44950	51350	57750	64150	69300	74450	79550	84700
	HERA Special 60%*	53940	61620	69300	76980	83160	89340	95460	101640
Fitchburg-Leominster, MA HMFA									
FY 2021 MFI: 90700	VERY LOW INCOME	31400	35850	40350	44800	48400	52000	55600	59150
	60% INCOME LIMIT	37680	43020	48420	53760	58080	62400	66720	70980
Lawrence, MA-NH HMFA									
FY 2021 MFI: 105400	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
	HERA Special 50%*	36900	42200	47450	52700	56950	61150	65350	69600
	HERA Special 60%*	44280	50640	56940	63240	68340	73380	78420	83520
Lowell, MA HMFA									
FY 2021 MFI: 112900	VERY LOW INCOME	39550	45200	50850	56450	61000	65500	70000	74550
	60% INCOME LIMIT	47460	54240	61020	67740	73200	78600	84000	89460
New Bedford, MA HMFA									
FY 2021 MFI: 74500	VERY LOW INCOME	29450	33650	37850	42050	45450	48800	52150	55550
	60% INCOME LIMIT	35340	40380	45420	50460	54540	58560	62580	66660
	HERA Special 50%*	35350	40400	45450	50450	54500	58550	62600	66600
	HERA Special 60%*	42420	48480	54540	60540	65400	70260	75120	79920

* Income Limit for any project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the Current Year Median (FY2021) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

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Pittsfield, MA HMFA										
FY 2021 MFI:	85000	VERY LOW INCOME	30250	34600	38900	43200	46700	50150	53600	57050
		60% INCOME LIMIT	36300	41520	46680	51840	56040	60180	64320	68460
Providence-Fall River, RI-MA HMFA										
FY 2021 MFI:	86500	VERY LOW INCOME	30300	34600	38950	43250	46750	50200	53650	57100
		60% INCOME LIMIT	36360	41520	46740	51900	56100	60240	64380	68520
		HERA Special 50%*	32650	37300	41950	46600	50350	54100	57800	61550
		HERA Special 60%*	39180	44760	50340	55920	60420	64920	69360	73860
Springfield, MA MSA										
FY 2021 MFI:	81700	VERY LOW INCOME	29450	33650	37850	42050	45450	48800	52150	55550
		60% INCOME LIMIT	35340	40380	45420	50460	54540	58560	62580	66660
Taunton-Mansfield-Norton, MA HMFA										
FY 2021 MFI:	94000	VERY LOW INCOME	35000	40000	45000	49950	53950	57950	61950	65950
		60% INCOME LIMIT	42000	48000	54000	59940	64740	69540	74340	79140
		HERA Special 50%*	40850	46700	52550	58350	63050	67700	72400	77050
		HERA Special 60%*	49020	56040	63060	70020	75660	81240	86880	92460
Western Worcester County, MA HMFA										
FY 2021 MFI:	87400	VERY LOW INCOME	30600	35000	39350	43700	47200	50700	54200	57700
		60% INCOME LIMIT	36720	42000	47220	52440	56640	60840	65040	69240
Worcester, MA HMFA										
FY 2021 MFI:	98800	VERY LOW INCOME	34600	39550	44500	49400	53400	57350	61300	65250
		60% INCOME LIMIT	41520	47460	53400	59280	64080	68820	73560	78300
Dukes County, MA										
FY 2021 MFI:	104700	VERY LOW INCOME	38500	44000	49500	55000	59400	63800	68200	72600
		60% INCOME LIMIT	46200	52800	59400	66000	71280	76560	81840	87120
Franklin County, MA HNMFA										
FY 2021 MFI:	82900	VERY LOW INCOME	29450	33650	37850	42050	45450	48800	52150	55550
		60% INCOME LIMIT	35340	40380	45420	50460	54540	58560	62580	66660
Nantucket County, MA										
FY 2021 MFI:	122800	VERY LOW INCOME	42900	49000	55150	61250	66150	71050	75950	80850
		60% INCOME LIMIT	51480	58800	66180	73500	79380	85260	91140	97020
		HERA Special 50%*	47600	54400	61200	68000	73450	78900	84350	89800
		HERA Special 60%*	57120	65280	73440	81600	88140	94680	101220	107760

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