

MassHousing Form L-101 WFA		WFA ¹ & WFA FHA ² INCOME** AND ACQUISITION COST LIMITS							Effective Date: May 6, 2024																																																
WFA: MASSHOUSING WORKFORCE ADVANTAGE																																																									
COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE*								<div>Product codes: 1006, 2006, 3005</div> <div>DPA* Product Code: 4005</div> <table><tr><th colspan="3">ACQIUSTION COST LIMITS</th></tr><tr><th>County</th><th>SF/Condo</th><th>2-4 Unit</th></tr><tr><td>Barnstable</td><td>\$766,526</td><td>\$981,307</td></tr><tr><td>Berkshire</td><td>\$510,939</td><td>\$654,188</td></tr><tr><td>Bristol</td><td>\$754,733</td><td>\$966,182</td></tr><tr><td>Dukes</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Essex</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Franklin</td><td>\$510,939</td><td>\$654,188</td></tr><tr><td>Hampden</td><td>\$510,939</td><td>\$654,188</td></tr><tr><td>Hampshire</td><td>\$510,939</td><td>\$654,188</td></tr><tr><td>Middlesex</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Nantucket</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Norfolk</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Plymouth</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Suffolk</td><td>\$884,453</td><td>\$1,132,253</td></tr><tr><td>Worcester</td><td>\$510,939</td><td>\$654,188</td></tr></table>	ACQIUSTION COST LIMITS			County	SF/Condo	2-4 Unit	Barnstable	\$766,526	\$981,307	Berkshire	\$510,939	\$654,188	Bristol	\$754,733	\$966,182	Dukes	\$884,453	\$1,132,253	Essex	\$884,453	\$1,132,253	Franklin	\$510,939	\$654,188	Hampden	\$510,939	\$654,188	Hampshire	\$510,939	\$654,188	Middlesex	\$884,453	\$1,132,253	Nantucket	\$884,453	\$1,132,253	Norfolk	\$884,453	\$1,132,253	Plymouth	\$884,453	\$1,132,253	Suffolk	\$884,453	\$1,132,253	Worcester	\$510,939	\$654,188
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BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$64,450	\$73,650	\$82,850	\$92,050	\$99,450	\$106,800	\$114,150	\$121,550																																																	
BERKSHIRE COUNTY Alford, Becket, Clarksburg, Egremont, Florida, Great Barrington, Hancock, Monterey, Mount Washington, New Ashford,New Marlborough, North Adams, Otis, Peru, Sandisfield, Savoy, Sheffield, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$55,880	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250																																																	
Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge	\$57,300	\$65,500	\$73,700	\$81,850	\$88,400	\$94,950	\$101,500	\$108,050																																																	
BRISTOL COUNTY Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250																																																	
Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport	\$57,300	\$65,550	\$73,750	\$81,900	\$88,500	\$95,050	\$101,600	\$108,150																																																	
Berkley, Dighton, Mansfield, Norton, Taunton,	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900																																																	
Easton, Raynham	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950																																																	
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$70,150	\$80,150	\$90,150	\$100,150	\$108,200	\$116,200	\$124,200	\$132,200																																																	
ESSEX COUNTY Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimac, Methuen, North Andover, West Newbury	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950																																																	
Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynn, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400																																																	
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250																																																	
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, West Springfield, Westfield, Wilbraham																																																									
HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington																																																									

COUNTY/COMMUNITY	INCOME LIMITS PER HOUSEHOLD SIZE*								
	1	2	3	4	5	6	7	8	
MIDDLESEX COUNTY Billerica, Chelmsford, Dracut, Dunstable, Groton, Lowell , Pepperell, Tewksbury, Tyngsborough, Westford Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Boxborough, Burlington, Cambridge, Carlisle, Concord, Everett, Framingham , Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Malden , Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Townsend, Wakefield, Waltham, Watertown, Wayland, Weston, Wilmington, Winchester, Woburn	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950	
	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400	
NANTUCKET COUNTY Nantucket	\$69,800	\$79,800	\$89,750	\$99,700	\$107,700	\$115,700	\$123,650	\$131,650	
NORFOLK COUNTY Avon Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph , Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900	
	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400	
PLYMOUTH COUNTY Abington, Bridgewater, Brockton , East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900	
	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400	
SUFFOLK COUNTY Boston, Chelsea, Revere , Winthrop	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400	
WORCESTER COUNTY Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren Ashburnham, Fitchburg, Gardner, Leominster, Lunenburg, Templeton, Westminster, Winchendon Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Uxbridge, Webster, Westborough, West Boylston, West Brookfield,Worcester <i>*The combined income of all individuals who will occupy the property cannot exceed the limit for the property location.</i> <i>**Income Limits based on HOME Income Limits</i>	\$57,900	\$66,200	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200	
	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050	
	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950	
	\$65,550	\$74,900	\$84,250	\$93,600	\$101,100	\$108,600	\$116,100	\$123,600	

