



# HomeOwnership Announcement

June 4, 2021

## Income Limit Update

### Income Limit Update Effective June 16, 2021

In accordance with the recently issued Income Limits by the Federal Housing Finance Agency (FHFA) and the Housing and Urban Development (HUD), MassHousing will be updating Income Limits for the products listed below. These new limits will be effective for all loans locked on or after June 16, 2021.

#### **MHM: MassHousing Mortgage Conventional (including MHM-FHA: MassHousing Mortgage FHA Insured and Operation Welcome Home**

Income limits are based on the new 2021 AMI limits issued by the Federal Housing Finance Agency (FHFA). The AMI has increased for all areas except for Barnstable, Berkshire, Bristol, and Dukes which have declined.

#### **FTHB: First Time Homebuyer Conventional**

Income Limits are based on the new 2021 AMI limits issued by the Housing and Urban Development (HUD). Income Limits will remain the same for all communities except for the following which are designated as Targeted Areas in accordance with the IRS Tax Code: Boston, Cambridge, Chelsea, Everett, Fall River, Lawrence, Lynn, North Adams, and Somerville. Income Limits have increased for these 9 areas. The Acquisition Cost limits for FTHB Conventional have also increased in all areas.

The following forms will be updated and posted on [emasshousing.com](http://emasshousing.com) on the effective date of June 16, 2021.

- Form L-101MHM
- Form L-101FTHB

Please contact us at 888- 843-6432 option 1, 4, email [homeownership@masshousing.com](mailto:homeownership@masshousing.com) or contact your Relationship Manager for assistance

ANN 2021.07



[www.emasshousing.com](http://www.emasshousing.com)



MassHousing Form L-101 FTHB		FTHB INCOME AND ACQUISITION COST LIMITS		Effective: June 16, 2021																																																	
		FTHB Conv: First Time Homebuyer Conventional																																																			
Community/County		Income Limit	Community/County	Income Limit																																																	
BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth		\$101,200	HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$101,200	<table><tr><th colspan="3">ACQUISITION COST LIMITS</th></tr><tr><th>County</th><th>Sf/Condo</th><th>2-4 Unit</th></tr><tr><td>Barnstable</td><td>\$480,900</td><td>\$615,618</td></tr><tr><td>Berkshire</td><td>\$346,644</td><td>\$443,832</td></tr><tr><td>Bristol</td><td>\$480,900</td><td>\$615,618</td></tr><tr><td>Dukes</td><td>\$781,581</td><td>\$1,000,766</td></tr><tr><td>Essex</td><td>\$688,561</td><td>\$881,491</td></tr><tr><td>Franklin</td><td>\$346,644</td><td>\$443,832</td></tr><tr><td>Hampden</td><td>\$346,644</td><td>\$443,832</td></tr><tr><td>Hampshire</td><td>\$346,644</td><td>\$443,832</td></tr><tr><td>Middlesex</td><td>\$688,561</td><td>\$881,491</td></tr><tr><td>Nantucket</td><td>\$781,561</td><td>\$1,000,766</td></tr><tr><td>Norfolk</td><td>\$688,561</td><td>\$881,491</td></tr><tr><td>Plymouth</td><td>\$688,561</td><td>\$881,491</td></tr><tr><td>Suffolk</td><td>\$688,561</td><td>\$881,491</td></tr><tr><td>Worcester</td><td>\$346,466</td><td>\$443,549</td></tr></table>	ACQUISITION COST LIMITS			County	Sf/Condo	2-4 Unit	Barnstable	\$480,900	\$615,618	Berkshire	\$346,644	\$443,832	Bristol	\$480,900	\$615,618	Dukes	\$781,581	\$1,000,766	Essex	\$688,561	\$881,491	Franklin	\$346,644	\$443,832	Hampden	\$346,644	\$443,832	Hampshire	\$346,644	\$443,832	Middlesex	\$688,561	\$881,491	Nantucket	\$781,561	\$1,000,766	Norfolk	\$688,561	\$881,491	Plymouth	\$688,561	\$881,491	Suffolk	\$688,561	\$881,491	Worcester	\$346,466	\$443,549
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BERKSHIRE COUNTY North Adams*		\$116,800	MIDDLESEX COUNTY Cambridge, Everett, Somerville*	\$132,800																																																	
Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, Otis, Peru, Pittsfield, Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor		\$101,200	Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Carlisle, Chelmsford, Concord, Dracut, Dunstable, Framingham, Groton, Lowell, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Marlborough, Malden, Maynard, Medford, Melrose, Natick, Newton, North Reading, Pepperell, Reading, Sherborn, Shirley, Stoneham, Stow, Sudbury, Tewksbury, Townsend, Tyngsborough, Wakefield, Waltham, Watertown, Wayland, Westford, Weston, Wilmington, Winchester, Woburn	\$113,300																																																	
BRISTOL COUNTY Fall River*		\$116,800	NANTUCKET COUNTY Nantucket	\$113,300																																																	
Acushnet, Attleboro, Berkley, Dartmouth, Dighton, Easton, Fairhaven, Freetown, Mansfield, New Bedford, North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton, Westport		\$101,200																																																			
DUKES COUNTY Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury		\$101,200	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	\$113,300	Acquisition Cost: The cost of acquiring a residence as a completed residential unit																																																
ESSEX COUNTY Lawrence* Lynn*		\$116,800 \$132,800 \$113,300	PLYMOUTH COUNTY Abington, Bridgewater, Brockton, Carver, Duxbury, E. Bridgewater, Halifax, Hanover, Hanson, Hingham, Hull, Kingston, Lakeville, Marion, Marshfield, Mattapoisett, Middleborough, Norwell, Pembroke, Plymouth, Plympton, Rochester, Rockland, Scituate, Wareham, W. Bridgewater, Whitman	\$113,300	*These areas are designated as Targeted Areas in accordance with the IRS Tax Code. The First Time Homebuyer requirement does not apply if purchasing in one of these areas. See MassHousing Seller Guide Section 1.8.																																																
Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill, Ipswich, Lynnfield, Manchester, Marblehead, Merrimac, Methuen, Middleton, Nahant, Newbury, Newburyport, North Andover, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury																																																					
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		\$101,200	SUFFOLK COUNTY Boston, Chelsea*  Revere, Winthrop	\$132,800  \$113,300																																																	
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, Westfield, West Springfield, Wilbraham		\$101,200	WORCESTER COUNTY Ashburnham, Athol, Auburn, Barre, Berlin, Blackstone, Bolton, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Fitchburg, Gardner, Grafton, Hardwick, Harvard, Holden, Hopedale, Hubbardston, Lancaster, Leicester, Leominster, Lunenburg, Mendon, Milford, Millbury, Millville, New Braintree, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Petersham, Phillipston, Princeton, Royalston, Rutland, Shrewsbury, Southbridge, Southborough, Spencer, Sterling, Sturbridge, Sutton, Templeton, Upton, Uxbridge, Warren, Webster, West Boylston, West Brookfield, Westborough, Westminster, Winchendon, Worcester	\$101,200																																																	
FTHB FHA IS TEMORARILY SUSPENDED FOR THIS PRODUCT																																																					