



# 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 FTFB 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-101FTFB

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

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

# MHM INCOME AND LOAN LIMITS

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

COUNTY/COMMUNITY	Income Limit	COUNTY/COMMUNITY	Income Limit
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$120,555	<b>HAMPSHIRE COUNTY</b> Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$110,295
<b>BERKSHIRE COUNTY</b> Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, <b>Pittsfield</b> , Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$115,020	<b>MIDDLESEX COUNTY</b> Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Cambridge, Carlisle, Chelmsford, Concord, Dracut, Dunstable, <b>Everett</b> , Framingham, Groton, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, <b>Lowell, Malden</b> , Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Pepperell, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Tewksbury, Townsend, Tyngsborough, Wakefield, Waltham, Watertown, Wayland, Westford, Weston, Wilmington, Winchester, Woburn	\$157,950
<b>BRISTOL COUNTY</b> Acushnet, <b>Attleboro</b> , Berkley, Dartmouth, Dighton, Easton, Fairhaven, <b>Fall River</b> , Freetown, Mansfield, <b>New Bedford</b> , North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, <b>Taunton</b> , Westport	\$118,125	<b>NANTUCKET COUNTY</b> Nantucket	\$165,780
<b>DUKES COUNTY</b> Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$141,345	<b>NORFOLK COUNTY</b> Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, <b>Quincy</b> , Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$157,950
<b>ESSEX COUNTY</b> Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, <b>Haverhill</b> , Ipswich, <b>Lawrence, Lynn</b> , Lynnfield, Manchester, Marblehead, Merrimac, <b>Methuen</b> , Middleton, Nahant, Newbury, Newburyport, North Andover, <b>Peabody</b> , Rockport, Rowley, <b>Salem</b> , Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury	\$157,950	<b>PLYMOUTH COUNTY</b> Abington, Bridgewater, <b>Brockton</b> , Carver, Duxbury, East Bridgewater, Halifax, Hanover, Hanson, Hingham, Hull, Kingston, Lakeville, Marion, Marshfield, Mattapoisett, Middleborough, Norwell, Pembroke, Plymouth, Plympton, Rochester, Rockland, Scituate, West Bridgewater, Wareham, Whitman	\$157,950
<b>FRANKLIN COUNTY</b> 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	\$111,915	<b>SUFFOLK COUNTY</b> Boston, <b>Chelsea, Revere</b> , Winthrop	\$157,950
<b>HAMPDEN COUNTY</b> Agawam, Blandford, Brimfield, Chester, <b>Chicopee</b> , East Longmeadow, Granville, Hampden, Holland, <b>Holyoke</b> , Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, <b>Springfield</b> , Tolland, Wales, West Springfield, <b>Westfield</b> , Wilbraham	\$110,295	<b>WORCESTER COUNTY</b> Ashburnham, Athol, Auburn, Barre, Berlin, Blackstone, Bolton, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, <b>Fitchburg</b> , Gardner, Grafton, Hardwick, Harvard, Holden, Hopedale, Hubbardston, Lancaster, Leicester, <b>Leominster</b> , 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, <b>Worcester</b>	\$130,545

**GATEWAY CITIES\***

<b>Attleboro</b>	<b>Haverhill</b>	<b>Peabody</b>
<b>Barnstable</b>	<b>Holyoke</b>	<b>Pittsfield</b>
<b>Boston</b>	<b>Lawrence</b>	<b>Quincy</b>
<b>Brockton</b>	<b>Leominster</b>	<b>Revere</b>
<b>Chelsea</b>	<b>Lowell</b>	<b>Salem</b>
<b>Chicopee</b>	<b>Lynn</b>	<b>Springfield</b>
<b>Everett</b>	<b>Malden</b>	<b>Taunton</b>
<b>Fall River</b>	<b>Methuen</b>	<b>Westfield</b>
<b>Fitchburg</b>	<b>New Bedford</b>	<b>Worcester</b>

\*First Time Homebuyers may access Down Payment Assistance for properties located in Gateway Cities and City of Boston. The maximum DPA is 5% of the purchase price or \$15,000 whichever is less. The DPA is a Second Mortgage at a 2% interest rate, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.

**CONVENTIONAL MORTGAGE LOAN LIMITS**  
[CLICK HERE FOR LIMITS](#)  
 \*Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website

**FHA MORTGAGE LOAN LIMITS**  
 (please note we cap on conforming loan limits)  
[CLICK HERE FOR LIMITS](#)

**\*FHA WITH DPA IS TEMPORARILY SUSPENDED FOR THIS PRODUCT**

Community/County	Income Limit	Community/County	Income Limit
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$101,200	<b>HAMPSHIRE COUNTY</b> Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$101,200
<b>BERKSHIRE COUNTY</b> <i>North Adams*</i>	\$116,800	<b>MIDDLESEX COUNTY</b> <i>Cambridge, Everett, Somerville*</i>	\$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
<b>BRISTOL COUNTY</b> <i>Fall River*</i>	\$116,800	<b>NANTUCKET COUNTY</b> 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		
<b>DUKES COUNTY</b> Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$101,200	<b>NORFOLK COUNTY</b> 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
<b>ESSEX COUNTY</b> <i>Lawrence*</i> <i>Lynn*</i>	\$116,800 \$132,800 \$113,300	<b>PLYMOUTH COUNTY</b> 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
<b>FRANKLIN COUNTY</b> 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	<b>SUFFOLK COUNTY</b> <i>Boston, Chelsea*</i>	\$132,800
		Revere, Winthrop	\$113,300
<b>HAMPDEN COUNTY</b> 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	<b>WORCESTER COUNTY</b> 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

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

**Acquisition Cost: The cost of acquiring a residence as a completed residential unit**

**\*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.**

**FTHB FHA IS TEMPORARILY SUSPENDED FOR THIS PRODUCT**