

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 2019 MFI: 91300	VERY LOW INCOME	32050	36600	41200	45750	49450	53100	56750	60400
	60% INCOME LIMIT	38460	43920	49440	54900	59340	63720	68100	72480
Berkshire County, MA (part) HMFA									
FY 2019 MFI: 78900	VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
	60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2019 MFI: 113300	VERY LOW INCOME	41500	47400	53350	59250	64000	68750	73500	78250
	60% INCOME LIMIT	49800	56880	64020	71100	76800	82500	88200	93900
Brockton, MA HMFA									
FY 2019 MFI: 93400	VERY LOW INCOME	32400	37000	41650	46250	49950	53650	57350	61050
	60% INCOME LIMIT	38880	44400	49980	55500	59940	64380	68820	73260
	HERA Special 50%*	32700	37400	42050	46700	50450	54200	57950	61650
	HERA Special 60%*	39240	44880	50460	56040	60540	65040	69540	73980
Eastern Worcester County, MA HMFA									
FY 2019 MFI: 116200	VERY LOW INCOME	40700	46500	52300	58100	62750	67400	72050	76700
	60% INCOME LIMIT	48840	55800	62760	69720	75300	80880	86460	92040
Easton-Raynham, MA HMFA									
FY 2019 MFI: 117900	VERY LOW INCOME	41300	47200	53100	58950	63700	68400	73100	77850
	60% INCOME LIMIT	49560	56640	63720	70740	76440	82080	87720	93420
Fitchburg-Leominster, MA HMFA									
FY 2019 MFI: 85800	VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
	60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Lawrence, MA-NH HMFA									
FY 2019 MFI: 102100	VERY LOW INCOME	35750	40850	45950	51050	55150	59250	63350	67400
	60% INCOME LIMIT	42900	49020	55140	61260	66180	71100	76020	80880
Lowell, MA HMFA									
FY 2019 MFI: 107600	VERY LOW INCOME	37700	43050	48450	53800	58150	62450	66750	71050
	60% INCOME LIMIT	45240	51660	58140	64560	69780	74940	80100	85260
New Bedford, MA HMFA									
FY 2019 MFI: 75700	VERY LOW INCOME	27050	30900	34750	38600	41700	44800	47900	51000
	60% INCOME LIMIT	32460	37080	41700	46320	50040	53760	57480	61200
	HERA Special 50%*	35350	40400	45450	50450	54500	58550	62600	66600
	HERA Special 60%*	42420	48480	54540	60540	65400	70260	75120	79920
Pittsfield, MA HMFA									
FY 2019 MFI: 80000	VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
	60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Providence-Fall River, RI-MA HMFA									
FY 2019 MFI: 81900	VERY LOW INCOME	28700	32800	36900	40950	44250	47550	50800	54100
	60% INCOME LIMIT	34440	39360	44280	49140	53100	57060	60960	64920
	HERA Special 50%*	30750	35150	39550	43900	47450	50950	54450	57950
	HERA Special 60%*	36900	42180	47460	52680	56940	61140	65340	69540

* 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 (FY2019) 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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Springfield, MA MSA								
FY 2019 MFI: 76000								
VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Taunton-Mansfield-Norton, MA HMFA								
FY 2019 MFI: 106500								
VERY LOW INCOME	34100	39000	43850	48700	52600	56500	60400	64300
60% INCOME LIMIT	40920	46800	52620	58440	63120	67800	72480	77160
HERA Special 50%*	38900	44450	50000	55550	60000	64450	68900	73350
HERA Special 60%*	46680	53340	60000	66660	72000	77340	82680	88020
Western Worcester County, MA HMFA								
FY 2019 MFI: 80500								
VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Worcester, MA HMFA								
FY 2019 MFI: 97700								
VERY LOW INCOME	33050	37750	42450	47150	50950	54700	58500	62250
60% INCOME LIMIT	39660	45300	50940	56580	61140	65640	70200	74700
Dukes County, MA								
FY 2019 MFI: 98300								
VERY LOW INCOME	34450	39350	44250	49150	53100	57050	60950	64900
60% INCOME LIMIT	41340	47220	53100	58980	63720	68460	73140	77880
Franklin County, MA HNMFA								
FY 2019 MFI: 85100								
VERY LOW INCOME	31050	35500	39950	44350	47900	51450	55000	58550
60% INCOME LIMIT	37260	42600	47940	53220	57480	61740	66000	70260
Nantucket County, MA								
FY 2019 MFI: 116800								
VERY LOW INCOME	40900	46750	52600	58400	63100	67750	72450	77100
60% INCOME LIMIT	49080	56100	63120	70080	75720	81300	86940	92520
HERA Special 50%*	45300	51800	58250	64700	69900	75100	80250	85450
HERA Special 60%*	54360	62160	69900	77640	83880	90120	96300	102540

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