

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
Amherst Town-Northampton, MA MSA									
FY 2025 MFI: \$119,000	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	60% INCOME LIMIT	50220	57360	64620	71760	77520	83280	88980	94740
Barnstable Town, MA MSA									
FY 2025 MFI: \$124,100	VERY LOW INCOME	47850	54700	61550	68350	73850	79300	84800	90250
	60% INCOME LIMIT	57420	65640	73860	82020	88620	95160	101760	108300
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2025 MFI: \$160,900	VERY LOW INCOME	57900	66200	74450	82700	89350	95950	102550	109200
	60% INCOME LIMIT	69480	79440	89340	99240	107220	115140	123060	131040
Brockton, MA HMFA									
FY 2025 MFI: \$131,400	VERY LOW INCOME	46000	52600	59150	65700	71000	76250	81500	86750
	60% INCOME LIMIT	55200	63120	70980	78840	85200	91500	97800	104100
Lawrence, MA-NH HMFA									
FY 2025 MFI: \$141,300	VERY LOW INCOME	49500	56550	63600	70650	76350	82000	87650	93300
	60% INCOME LIMIT	59400	67860	76320	84780	91620	98400	105180	111960
Lowell, MA HMFA									
FY 2025 MFI: \$136,900	VERY LOW INCOME	47950	54800	61650	68450	73950	79450	84900	90400
	60% INCOME LIMIT	57540	65760	73980	82140	88740	95340	101880	108480
Berkshire County, MA (part) HMFA									
FY 2025 MFI: \$108,500	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	60% INCOME LIMIT	50220	57360	64620	71760	77520	83280	88980	94740
Pittsfield, MA HMFA									
FY 2025 MFI: \$103,800	VERY LOW INCOME	43000	49150	55300	61400	66350	71250	76150	81050
	60% INCOME LIMIT	51600	58980	66360	73680	79620	85500	91380	97260
Easton-Raynham, MA HMFA									
FY 2025 MFI: \$161,700	VERY LOW INCOME	56600	64700	72800	80850	87350	93800	100300	106750
	60% INCOME LIMIT	67920	77640	87360	97020	104820	112560	120360	128100
New Bedford, MA HMFA									
FY 2025 MFI: \$93,300	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	60% INCOME LIMIT	50220	57360	64620	71760	77520	83280	88980	94740
	HERA Special 50%*	43550	49800	56000	62200	67200	72200	77150	82150
	HERA Special 60%*	52260	59760	67200	74640	80640	86640	92580	98580
Providence-Fall River, RI-MA HMFA									
FY 2025 MFI: \$114,300	VERY LOW INCOME	40050	45750	51450	57150	61750	66300	70900	75450
	60% INCOME LIMIT	48060	54900	61740	68580	74100	79560	85080	90540
	HERA Special 50%*	42900	49000	55150	61250	66150	71050	75950	80850
	HERA Special 60%*	51480	58800	66180	73500	79380	85260	91140	97020
Taunton-Mansfield-Norton, MA HMFA									
FY 2025 MFI: \$125,600	VERY LOW INCOME	44000	50250	56550	62800	67850	72850	77900	82900
	60% INCOME LIMIT	52800	60300	67860	75360	81420	87420	93480	99480
	HERA Special 50%*	49150	56200	63200	70200	75850	81450	87050	92700
	HERA Special 60%*	58980	67440	75840	84240	91020	97740	104460	111240

* Income Limit for a HUD hold harmless impacted 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 (FY2025) 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 2025 MFI: \$96,200	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	60% INCOME LIMIT	50220	57360	64620	71760	77520	83280	88980	94740
Eastern Worcester County, MA HMFA									
FY 2025 MFI: \$173,700	VERY LOW INCOME	56350	64400	72450	80500	86900	93350	99800	106250
	60% INCOME LIMIT	67620	77280	86940	96600	104280	112020	119760	127500
Fitchburg-Leominster, MA HMFA									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67380	74820	80820	86820	92820	98820
Western Worcester County, MA HMFA									
FY 2025 MFI: \$102,300	VERY LOW INCOME	43450	49650	55850	62050	67050	72000	76950	81950
	60% INCOME LIMIT	52140	59580	67020	74460	80460	86400	92340	98340
Worcester, MA HMFA									
FY 2025 MFI: \$122,200	VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67380	74820	80820	86820	92820	98820
Dukes County, MA									
FY 2025 MFI: \$153,300	VERY LOW INCOME	52550	60050	67550	75050	81100	87100	93100	99100
	60% INCOME LIMIT	63060	72060	81060	90060	97320	104520	111720	118920
Franklin County, MA									
FY 2025 MFI: \$104,400	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	60% INCOME LIMIT	50220	57360	64620	71760	77520	83280	88980	94740
Nantucket County, MA									
FY 2025 MFI: \$163,500	VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
	60% INCOME LIMIT	69600	79500	89460	99360	107340	115260	123240	131160
	HERA Special 50%*	63400	72450	81500	90550	97800	105050	112300	119550
	HERA Special 60%*	76080	86940	97800	108660	117360	126060	134760	143460

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