

STATE:MASSACHUSETTS

-----FY2025 S E C T I O N 8 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	EXTR LOW INCOME	25150	28750	32350	35900	38800	43150	48650	54150
	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	LOW-INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Barnstable Town, MA MSA									
FY 2025 MFI: \$124,100	EXTR LOW INCOME	28700	32800	36900	41000	44300	47600	50850	54150
	VERY LOW INCOME	47850	54700	61550	68350	73850	79300	84800	90250
	LOW-INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Boston-Cambridge-Newton, MA-NH MSA									
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2025 MFI: \$160,900	EXTR LOW INCOME	34750	39700	44650	49600	53600	57550	61550	65500
	VERY LOW INCOME	57900	66200	74450	82700	89350	95950	102550	109200
	LOW-INCOME	92650	105850	119100	132300	142900	153500	164100	174650
Brockton, MA HMFA									
FY 2025 MFI: \$131,400	EXTR LOW INCOME	27600	31550	35500	39400	42600	45750	48900	54150
	VERY LOW INCOME	46000	52600	59150	65700	71000	76250	81500	86750
	LOW-INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Lawrence, MA-NH HMFA									
FY 2025 MFI: \$141,300	EXTR LOW INCOME	29700	33950	38200	42400	45800	49200	52600	56000
	VERY LOW INCOME	49500	56550	63600	70650	76350	82000	87650	93300
	LOW-INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Lowell, MA HMFA									
FY 2025 MFI: \$136,900	EXTR LOW INCOME	28750	32850	36950	41050	44350	47650	50950	54200
	VERY LOW INCOME	47950	54800	61650	68450	73950	79450	84900	90400
	LOW-INCOME	73200	83650	94100	104550	112950	121300	129650	138050
Pittsfield, MA MSA									
Berkshire County, MA (part) HMFA									
FY 2025 MFI: \$108,500	EXTR LOW INCOME	25150	28750	32350	35900	38800	43150	48650	54150
	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	LOW-INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Pittsfield, MA HMFA									
FY 2025 MFI: \$103,800	EXTR LOW INCOME	25800	29500	33200	36850	39800	43150	48650	54150
	VERY LOW INCOME	43000	49150	55300	61400	66350	71250	76150	81050
	LOW-INCOME	68800	78600	88450	98250	106150	114000	121850	129700
Providence-Warwick, RI-MA MSA									
Easton-Raynham, MA HMFA									
FY 2025 MFI: \$161,700	EXTR LOW INCOME	33950	38800	43650	48500	52400	56300	60150	64050
	VERY LOW INCOME	56600	64700	72800	80850	87350	93800	100300	106750
	LOW-INCOME	78500	89700	100900	112100	121100	130050	139050	148000
New Bedford, MA HMFA									
FY 2025 MFI: \$93,300	EXTR LOW INCOME	25150	28750	32350	35900	38800	43150	48650	54150
	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	LOW-INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Providence-Fall River, RI-MA HMFA									
FY 2025 MFI: \$114,300	EXTR LOW INCOME	24050	27450	30900	34300	37650	43150	48650	54150
	VERY LOW INCOME	40050	45750	51450	57150	61750	66300	70900	75450
	LOW-INCOME	64050	73200	82350	91450	98800	106100	113400	120750

PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Taunton-Mansfield-Norton, MA HMFA									
FY 2025 MFI: \$125,600	EXTR LOW INCOME	26400	30200	33950	37700	40750	43750	48650	54150
	VERY LOW INCOME	44000	50250	56550	62800	67850	72850	77900	82900
	LOW-INCOME	70350	80400	90450	100500	108550	116600	124650	132700
Springfield, MA MSA									
FY 2025 MFI: \$96,200	EXTR LOW INCOME	25150	28750	32350	35900	38800	43150	48650	54150
	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	LOW-INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Worcester, MA MSA									
Eastern Worcester County, MA HMFA									
FY 2025 MFI: \$173,700	EXTR LOW INCOME	33850	38650	43500	48300	52200	56050	59900	63800
	VERY LOW INCOME	56350	64400	72450	80500	86900	93350	99800	106250
	LOW-INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Fitchburg-Leominster, MA HMFA									
FY 2025 MFI: \$110,000	EXTR LOW INCOME	26200	29950	33700	37400	40400	43400	48650	54150
	VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
	LOW-INCOME	69850	79800	89800	99750	107750	115750	123700	131700
Western Worcester County, MA HMFA									
FY 2025 MFI: \$102,300	EXTR LOW INCOME	26100	29800	33550	37250	40250	43250	48650	54150
	VERY LOW INCOME	43450	49650	55850	62050	67050	72000	76950	81950
	LOW-INCOME	69550	79450	89400	99300	107250	115200	123150	131100
Worcester, MA HMFA									
FY 2025 MFI: \$122,200	EXTR LOW INCOME	26200	29950	33700	37400	40400	43400	48650	54150
	VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
	LOW-INCOME	69850	79800	89800	99750	107750	115750	123700	131700
Dukes County, MA									
FY 2025 MFI: \$153,300	EXTR LOW INCOME	31550	36050	40550	45050	48700	52300	55900	59500
	VERY LOW INCOME	52550	60050	67550	75050	81100	87100	93100	99100
	LOW-INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Franklin County, MA									
FY 2025 MFI: \$104,400	EXTR LOW INCOME	25150	28750	32350	35900	38800	43150	48650	54150
	VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
	LOW-INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Nantucket County, MA									
FY 2025 MFI: \$163,500	EXTR LOW INCOME	34800	39800	44750	49700	53700	57700	61650	65650
	VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
	LOW-INCOME	83850	95800	107800	119750	129350	138950	148500	158100