

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Amherst Town-Northampton, MA MSA									
FY 2026 MFI: \$124,400	VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
	60% INCOME LIMIT	55200	63060	71040	78900	85260	91560	97860	104160
Barnstable Town, MA MSA									
FY 2026 MFI: \$123,600	VERY LOW INCOME	49450	56500	63550	70600	76250	81900	87550	93200
	60% INCOME LIMIT	59340	67800	76260	84720	91500	98280	105060	111840
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2026 MFI: \$164,600	VERY LOW INCOME	60000	68600	77150	85700	92600	99450	106300	113150
	60% INCOME LIMIT	72000	82320	92580	102840	111120	119340	127560	135780
Brockton, MA HMFA									
FY 2026 MFI: \$127,800	VERY LOW INCOME	47150	53900	60650	67350	72750	78150	83550	88950
	60% INCOME LIMIT	56580	64680	72780	80820	87300	93780	100260	106740
Lawrence, MA-NH HMFA									
FY 2026 MFI: \$137,300	VERY LOW INCOME	48100	54950	61800	68650	74150	79650	85150	90650
	60% INCOME LIMIT	57720	65940	74160	82380	88980	95580	102180	108780
	HERA Special 50%*	49500	56550	63600	70650	76350	82000	87650	93300
	HERA Special 60%*	59400	67860	76320	84780	91620	98400	105180	111960
Lowell, MA HMFA									
FY 2026 MFI: \$143,000	VERY LOW INCOME	50050	57200	64350	71500	77250	82950	88700	94400
	60% INCOME LIMIT	60060	68640	77220	85800	92700	99540	106440	113280
Berkshire County, MA (part) HMFA									
FY 2026 MFI: \$112,900	VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
	60% INCOME LIMIT	55200	63060	71040	78900	85260	91560	97860	104160
Pittsfield, MA HMFA									
FY 2026 MFI: \$109,400	VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
	60% INCOME LIMIT	55320	63240	71160	79020	85380	91680	98040	104340
Easton-Raynham, MA HMFA									
FY 2026 MFI: \$165,600	VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
	60% INCOME LIMIT	69600	79500	89460	99360	107340	115260	123240	131160
New Bedford, MA HMFA									
FY 2026 MFI: \$94,300	VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
	60% INCOME LIMIT	55200	63060	71040	78900	85260	91560	97860	104160
Providence-Fall River, RI-MA HMFA									
FY 2026 MFI: \$112,100	VERY LOW INCOME	39250	44850	50450	56050	60550	65050	69550	74000
	60% INCOME LIMIT	47100	53820	60540	67260	72660	78060	83460	88800
	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 2026 MFI: \$117,600	VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
	60% INCOME LIMIT	55320	63240	71160	79020	85380	91680	98040	104340
	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 (FY2026) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

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
Springfield, MA MSA									
FY 2026 MFI: \$96,700	VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
	60% INCOME LIMIT	55200	63060	71040	78900	85260	91560	97860	104160
Eastern Worcester County, MA HMFA									
FY 2026 MFI: \$149,400	VERY LOW INCOME	53550	61200	68850	76500	82650	88750	94900	101000
	60% INCOME LIMIT	64260	73440	82620	91800	99180	106500	113880	121200
Fitchburg-Leominster, MA HMFA									
FY 2026 MFI: \$113,900	VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
	60% INCOME LIMIT	55320	63240	71160	79020	85380	91680	98040	104340
Western Worcester County, MA HMFA									
FY 2026 MFI: \$102,000	VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
	60% INCOME LIMIT	55320	63240	71160	79020	85380	91680	98040	104340
Worcester, MA HMFA									
FY 2026 MFI: \$130,400	VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
	60% INCOME LIMIT	55320	63240	71160	79020	85380	91680	98040	104340
Dukes County, MA									
FY 2026 MFI: \$163,100	VERY LOW INCOME	57100	65250	73400	81550	88100	94600	101150	107650
	60% INCOME LIMIT	68520	78300	88080	97860	105720	113520	121380	129180
Franklin County, MA									
FY 2026 MFI: \$109,900	VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
	60% INCOME LIMIT	55200	63060	71040	78900	85260	91560	97860	104160
Nantucket County, MA									
FY 2026 MFI: \$163,200	VERY LOW INCOME	63750	72850	81950	91050	98350	105650	112950	120200
	60% INCOME LIMIT	76500	87420	98340	109260	118020	126780	135540	144240

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