

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								
EXTR LOW INCOME	27650	31600	35550	39450	42650	45800	50040	55720
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
LOW-INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Barnstable Town, MA MSA								
FY 2026 MFI: \$123,600								
EXTR LOW INCOME	29650	33900	38150	42350	45750	49150	52550	55950
VERY LOW INCOME	49450	56500	63550	70600	76250	81900	87550	93200
LOW-INCOME	79100	90400	101700	112950	122000	131050	140100	149100
Boston-Cambridge-Newton, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HMFA								
FY 2026 MFI: \$164,600								
EXTR LOW INCOME	36000	41150	46300	51400	55550	59650	63750	67850
VERY LOW INCOME	60000	68600	77150	85700	92600	99450	106300	113150
LOW-INCOME	96000	109700	123400	137100	148100	159050	170050	181000
Brockton, MA HMFA								
FY 2026 MFI: \$127,800								
EXTR LOW INCOME	28300	32350	36400	40400	43650	46900	50100	55720
VERY LOW INCOME	47150	53900	60650	67350	72750	78150	83550	88950
LOW-INCOME	75450	86200	97000	107750	116400	125000	133650	142250
Lawrence, MA-NH HMFA								
FY 2026 MFI: \$137,300								
EXTR LOW INCOME	28850	33000	37100	41200	44500	47800	51100	55720
VERY LOW INCOME	48100	54950	61800	68650	74150	79650	85150	90650
LOW-INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Lowell, MA HMFA								
FY 2026 MFI: \$143,000								
EXTR LOW INCOME	30050	34350	38650	42900	46350	49800	53200	56650
VERY LOW INCOME	50050	57200	64350	71500	77250	82950	88700	94400
LOW-INCOME	76750	87700	98650	109600	118400	127150	135950	144700
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA								
FY 2026 MFI: \$112,900								
EXTR LOW INCOME	27650	31600	35550	39450	42650	45800	50040	55720
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
LOW-INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Pittsfield, MA HMFA								
FY 2026 MFI: \$109,400								
EXTR LOW INCOME	27650	31600	35550	39500	42700	45850	50040	55720
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
LOW-INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Providence-Warwick, RI-MA MSA								
Easton-Raynham, MA HMFA								
FY 2026 MFI: \$165,600								
EXTR LOW INCOME	34800	39800	44750	49700	53700	57700	61650	65650
VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
LOW-INCOME	83250	95150	107050	118900	128450	137950	147450	156950
New Bedford, MA HMFA								
FY 2026 MFI: \$94,300								
EXTR LOW INCOME	27650	31600	35550	39450	42650	45800	50040	55720
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
LOW-INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Providence-Fall River, RI-MA HMFA								
FY 2026 MFI: \$112,100								
EXTR LOW INCOME	23600	26950	30300	33650	38680	44360	50040	55720
VERY LOW INCOME	39250	44850	50450	56050	60550	65050	69550	74000
LOW-INCOME	62800	71800	80750	89700	96900	104100	111250	118450

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Taunton-Mansfield-Norton, MA HMFA								
FY 2026 MFI: \$117,600								
EXTR LOW INCOME	27650	31600	35550	39500	42700	45850	50040	55720
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
LOW-INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Springfield, MA MSA								
FY 2026 MFI: \$96,700								
EXTR LOW INCOME	27650	31600	35550	39450	42650	45800	50040	55720
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
LOW-INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Worcester, MA MSA								
Eastern Worcester County, MA HMFA								
FY 2026 MFI: \$149,400								
EXTR LOW INCOME	32150	36750	41350	45900	49600	53250	56950	60600
VERY LOW INCOME	53550	61200	68850	76500	82650	88750	94900	101000
LOW-INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Fitchburg-Leominster, MA HMFA								
FY 2026 MFI: \$113,900								
EXTR LOW INCOME	27650	31600	35550	39500	42700	45850	50040	55720
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
LOW-INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Western Worcester County, MA HMFA								
FY 2026 MFI: \$102,000								
EXTR LOW INCOME	27650	31600	35550	39500	42700	45850	50040	55720
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
LOW-INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Worcester, MA HMFA								
FY 2026 MFI: \$130,400								
EXTR LOW INCOME	27650	31600	35550	39500	42700	45850	50040	55720
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
LOW-INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Dukes County, MA								
FY 2026 MFI: \$163,100								
EXTR LOW INCOME	34300	39200	44100	48950	52900	56800	60700	64650
VERY LOW INCOME	57100	65250	73400	81550	88100	94600	101150	107650
LOW-INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Franklin County, MA								
FY 2026 MFI: \$109,900								
EXTR LOW INCOME	27650	31600	35550	39450	42650	45800	50040	55720
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
LOW-INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Nantucket County, MA								
FY 2026 MFI: \$163,200								
EXTR LOW INCOME	38300	43750	49200	54650	59050	63400	67800	72150
VERY LOW INCOME	63750	72850	81950	91050	98350	105650	112950	120200
LOW-INCOME	92200	105350	118550	131700	142250	152800	163350	173850