



HomeOwnership Announcement

May 17, 2024 - ANN 2024.4

In accordance with the recently issued Income Limits by the Federal Housing Finance Agency (FHFA), MassHousing will be updating Income Limits for the products below.

These new limits will be effective for all loans REGISTERED on emasshousing.com ON OR AFTER May 20th, 2024.

FNMA HFA Preferred and FHLMC HFA Advantage Up To 80% AMI FNMA HFA Preferred and FHLMC HFA Advantage Above 80%AMI (Product Codes: 1001, 2001, 1002, 2002)	
Increase in Income Limits	<ul style="list-style-type: none">• Berkshire• Bristol• Dukes• Essex• Franklin• Hampden• Hampshire• Middlesex• Nantucket• Norfolk• Plymouth• Suffolk
Decrease in Income Limits	<ul style="list-style-type: none">• Barnstable County• Worcester County

The following forms will be updated and posted on emasshousing.com on the effective date of May 20, 2024

- **Form L-101HFA Preferred/HFA Advantage**

Please contact us at 888- 843-6432 option 1, 4, email homeownership@masshousing.com or contact your Relationship Manager for assistance.

MassHousing Form: L-101 HFA Preferred/HFA Advantage			INCOME AND LOAN LIMITS (Conventional)			Effective Date: May 20, 2024		
COUNTY/COMMUNITY	80%	135%	COUNTY/COMMUNITY	80%	135%	Product codes: 1001, 1002, 2001, 2002 DPA Product code: 4004		
BARNSTABLE COUNTY Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$98,160	\$165,645	HAMPSHIRE COUNTY Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, South Hadley, Southampton, Ware, Westhampton, Williamsburg, Worthington	\$77,200	\$130,275	GATEWAY CITIES*		
BERKSHIRE COUNTY Adams, Alford, Becket, Cheshire, Clarksburg, Dalton, Egremont, Florida, Great Barrington, Hancock, Hinsdale, Lanesborough, Lee, Lenox, Monterey, Mt. Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Pittsfield , Richmond, Sandisfield, Savoy, Sheffield, Stockbridge, Tyringham, Washington, West Stockbridge, Williamstown, Windsor	\$81,520	\$137,565	MIDDLESEX COUNTY Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Cambridge, Carlisle, Chelmsford, Concord, Dracut, Dunstable, Everett, Framingham , Groton, Holliston, Hopkinton, Hudson, Lexington, Lincoln, Littleton, Lowell, Malden , Marlborough, Maynard, Medford, Melrose, Natick, Newton, North Reading, Pepperell, Reading, Sherborn, Shirley, Somerville, Stoneham, Stow, Sudbury, Tewksbury, Townsend, Tyngsborough, Wakefield, Waltham, Watertown, Wayland, Westford, Weston, Wilmington, Winchester, Woburn	\$113,600	\$191,700	Attleboro Barnstable Boston Brockton Chelsea Chicopee Everett Fall River Fitchburg Framingham	Haverhill Holyoke Lawrence Leominster Lowell Lynn Malden Methuen New Bedford Peabody	Pittsfield Quincy Randolph Revere Salem Springfield Taunton Westfield Worcester
BRISTOL COUNTY Acushnet, Attleboro , Berkley, Dartmouth, Dighton, Easton, Fairhaven, Fall River , Freetown, Mansfield, New Bedford , North Attleborough, Norton, Raynham, Rehoboth, Seekonk, Somerset, Swansea, Taunton , Westport	\$90,560	\$152,820	NANTUCKET COUNTY Nantucket	\$122,480	\$206,685	*First Time Homebuyers may access Down Payment Assistance for properties located in Gateway Cities, City of Boston, Randolph and Framingham. The DPA is a Fixed Loan Amount of \$25,000. The DPA is a Second Mortgage at a 2% interest rate, fully amortized 15 year-fixed rate and is due upon sale or refinance of the property.		
DUKES COUNTY Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$110,000	\$185,625	NORFOLK COUNTY Avon, Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph , Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham	\$113,600	\$191,700	CONVENTIONAL MORTGAGE LOAN LIMITS CLICK HERE FOR LIMITS *Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website		
ESSEX COUNTY Amesbury, Andover, Beverly, Boxford, Danvers, Essex, Georgetown, Gloucester, Groveland, Hamilton, Haverhill , Ipswich, Lawrence, Lynn , Lynnfield, Manchester, Marblehead, Merrimac, Methuen , Middleton, Nahant, Newbury, Newburyport, North Andover, Peabody , Rockport, Rowley, Salem , Salisbury, Saugus, Swampscott, Topsfield, Wenham, West Newbury	\$113,600	\$191,700	PLYMOUTH COUNTY Abington, Bridgewater, Brockton , Carver, Duxbury, East Bridgewater, Halifax, Hanover, Hanson, Hingham, Hull, Kingston, Lakeville, Marion, Marshfield, Mattapoisett, Middleborough, Norwell, Pembroke, Plymouth, Plympton, Rochester, Rockland, Scituate, West Bridgewater, Wareham, Whitman	\$113,600	\$191,700			
FRANKLIN COUNTY Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately	\$110,000	\$185,625	SUFFOLK COUNTY Boston, Chelsea, Revere , Winthrop	\$113,600	\$191,700	FHA MORTGAGE LOAN LIMITS (please note we cap on conforming loan limits) CLICK HERE FOR LIMITS		
HAMPDEN COUNTY Agawam, Blandford, Brimfield, Chester, Chicopee , East Longmeadow, Granville, Hampden, Holland, Holyoke , Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield , Tolland, Wales, West Springfield, Westfield , Wilbraham	\$77,200	\$130,275	WORCESTER COUNTY Ashburnham, Athol, Auburn, Barre, Berlin, Blackstone, Bolton, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Fitchburg , Gardner, Grafton, Hardwick, Harvard, Holden, Hopedale, Hubbardston, Lancaster, Leicester, Leominster , Lunenburg, Mendon, Milford, Millbury, Millville, New Braintree, North Brookfield, Northborough, Northbridge, Oakham, Oxford, Paxton, Petersham, Phillipston, Princeton, Royalston, Rutland, Shrewsbury, Southbridge, Southborough, Spencer, Sterling, Sturbridge, Sutton, Templeton, Upton, Uxbridge, Warren, Webster, West Boylston, West Brookfield, Westborough, Westminster, Winchendon, Worcester	\$89,120	\$150,390			