



# HomeOwnership Announcement

May 17, 2024 - ANN 2024.3

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)	
<b>Increase in Income Limits</b>	<ul style="list-style-type: none"><li>• Berkshire</li><li>• Bristol</li><li>• Dukes</li><li>• Essex</li><li>• Franklin</li><li>• Hampden</li><li>• Hampshire</li><li>• Middlesex</li><li>• Nantucket</li><li>• Norfolk</li><li>• Plymouth</li><li>• Suffolk</li></ul>
<b>Decrease in Income Limits</b>	<ul style="list-style-type: none"><li>• Barnstable County</li><li>• Worcester County</li></ul>

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 [HOwholesale@masshousing.com](mailto:HOwholesale@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																														
<b>BARNSTABLE COUNTY</b> Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth	\$98,160	\$165,645	<b>HAMPSHIRE COUNTY</b> 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	<b>GATEWAY CITIES*</b> <table border="0"> <tr> <td>Attleboro</td> <td>Haverhill</td> <td>Pittsfield</td> </tr> <tr> <td>Barnstable</td> <td>Holyoke</td> <td>Quincy</td> </tr> <tr> <td>Boston</td> <td>Lawrence</td> <td>Randolph</td> </tr> <tr> <td>Brockton</td> <td>Leominster</td> <td>Revere</td> </tr> <tr> <td>Chelsea</td> <td>Lowell</td> <td>Salem</td> </tr> <tr> <td>Chicopee</td> <td>Lynn</td> <td>Springfield</td> </tr> <tr> <td>Everett</td> <td>Malden</td> <td>Taunton</td> </tr> <tr> <td>Fall River</td> <td>Methuen</td> <td>Westfield</td> </tr> <tr> <td>Fitchburg</td> <td>New Bedford</td> <td>Worcester</td> </tr> <tr> <td>Frammingham</td> <td>Peabody</td> <td></td> </tr> </table>	Attleboro	Haverhill	Pittsfield	Barnstable	Holyoke	Quincy	Boston	Lawrence	Randolph	Brockton	Leominster	Revere	Chelsea	Lowell	Salem	Chicopee	Lynn	Springfield	Everett	Malden	Taunton	Fall River	Methuen	Westfield	Fitchburg	New Bedford	Worcester	Frammingham	Peabody	
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<b>BERKSHIRE COUNTY</b> 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	<b>MIDDLESEX COUNTY</b> Acton, Arlington, Ashby, Ashland, Ayer, Bedford, Belmont, Billerica, Boxborough, Burlington, Cambridge, Carlisle, Chelmsford, Concord, Dracut, Dunstable, Everett, Frammingham, 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																															
<b>BRISTOL COUNTY</b> 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	<b>NANTUCKET COUNTY</b> Nantucket	\$122,480	\$206,685	*First Time Homebuyers may access Down Payment Assistance for properties located in Gateway Cities, City of Boston, Randolph and Frammingham. 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.																														
<b>DUKES COUNTY</b> Chilmark, Edgartown, Aquinnah, Gosnold, Oak Bluffs, Tisbury, West Tisbury	\$110,000	\$185,625	<b>NORFOLK COUNTY</b> 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																															
<b>ESSEX COUNTY</b> 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	<b>PLYMOUTH COUNTY</b> 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	<b>CONVENTIONAL MORTGAGE LOAN LIMITS</b> <a href="#">CLICK HERE FOR LIMITS</a> *Please note the Area Median Income (AMI) is provided by FHFA and may differ from the median income posted on HUD's website																														
<b>FRANKLIN COUNTY</b> 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	<b>SUFFOLK COUNTY</b> Boston, Chelsea, Revere, Winthrop	\$113,600	\$191,700																															
<b>HAMPDEN COUNTY</b> 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	<b>WORCESTER COUNTY</b> 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	<b>FHA MORTGAGE LOAN LIMITS</b> (please note we cap on conforming loan limits) <a href="#">CLICK HERE FOR LIMITS</a>																														