

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA								
FY 2023 MFI: \$124,300								
VERY LOW INCOME	40300	46050	51800	57550	62200	66800	71400	76000
60% INCOME LIMIT	48360	55260	62160	69060	74640	80160	85680	91200
Berkshire County, MA (part) HMFA								
FY 2023 MFI: \$101,500								
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
60% INCOME LIMIT	41880	47820	53820	59760	64560	69360	74160	78900
Boston-Cambridge-Quincy, MA-NH HMFA								
FY 2023 MFI: \$149,300								
VERY LOW INCOME	51950	59400	66800	74200	80150	86100	92050	97950
60% INCOME LIMIT	62340	71280	80160	89040	96180	103320	110460	117540
HERA Special 50%*	52300	59750	67200	74650	80650	86600	92600	98550
HERA Special 60%*	62760	71700	80640	89580	96780	103920	111120	118260
Brockton, MA HMFA								
FY 2023 MFI: \$113,900								
VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
60% INCOME LIMIT	49740	56820	63900	70980	76680	82380	88020	93720
Eastern Worcester County, MA HMFA								
FY 2023 MFI: \$147,600								
VERY LOW INCOME	48550	55500	62450	69350	74900	80450	86000	91550
60% INCOME LIMIT	58260	66600	74940	83220	89880	96540	103200	109860
Easton-Raynham, MA HMFA								
FY 2023 MFI: \$152,600								
VERY LOW INCOME	52800	60350	67900	75400	81450	87500	93500	99550
60% INCOME LIMIT	63360	72420	81480	90480	97740	105000	112200	119460
HERA Special 50%*	53450	61050	68700	76300	82450	88550	94650	100750
HERA Special 60%*	64140	73260	82440	91560	98940	106260	113580	120900
Fitchburg-Leominster, MA HMFA								
FY 2023 MFI: \$104,400								
VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
60% INCOME LIMIT	44580	50940	57300	63660	68760	73860	78960	84060
Franklin County, MA HMFA								
FY 2023 MFI: \$98,600								
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
60% INCOME LIMIT	41880	47820	53820	59760	64560	69360	74160	78900
Lawrence, MA-NH HMFA								
FY 2023 MFI: \$118,600								
VERY LOW INCOME	42700	48800	54900	60950	65850	70750	75600	80500
60% INCOME LIMIT	51240	58560	65880	73140	79020	84900	90720	96600
Lowell, MA HMFA								
FY 2023 MFI: \$132,400								
VERY LOW INCOME	46350	53000	59600	66200	71500	76800	82100	87400
60% INCOME LIMIT	55620	63600	71520	79440	85800	92160	98520	104880
New Bedford, MA HMFA								
FY 2023 MFI: \$87,700								
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
60% INCOME LIMIT	41880	47820	53820	59760	64560	69360	74160	78900
HERA Special 50%*	41700	47650	53600	59550	64350	69100	73850	78650
HERA Special 60%*	50040	57180	64320	71460	77220	82920	88620	94380

* 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 (FY2023) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

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Pittsfield, MA HMFA									
FY 2023 MFI: \$88,800	VERY LOW INCOME	35850	40950	46050	51150	55250	59350	63450	67550
	60% INCOME LIMIT	43020	49140	55260	61380	66300	71220	76140	81060
Providence-Fall River, RI-MA HMFA									
FY 2023 MFI: \$106,000	VERY LOW INCOME	35850	41000	46100	51200	55300	59400	63500	67600
	60% INCOME LIMIT	43020	49200	55320	61440	66360	71280	76200	81120
	HERA Special 50%*	39800	45450	51150	56800	61350	65900	70450	75000
	HERA Special 60%*	47760	54540	61380	68160	73620	79080	84540	90000
Springfield, MA HMFA									
FY 2023 MFI: \$93,700	VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
	60% INCOME LIMIT	41880	47820	53820	59760	64560	69360	74160	78900
Taunton-Mansfield-Norton, MA HMFA									
FY 2023 MFI: \$124,900	VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
	60% INCOME LIMIT	49740	56820	63900	70980	76680	82380	88020	93720
	HERA Special 50%*	45650	52150	58650	65150	70400	75600	80800	86000
	HERA Special 60%*	54780	62580	70380	78180	84480	90720	96960	103200
Western Worcester County, MA HMFA									
FY 2023 MFI: \$98,800	VERY LOW INCOME	36200	41400	46550	51700	55850	60000	64150	68250
	60% INCOME LIMIT	43440	49680	55860	62040	67020	72000	76980	81900
Worcester, MA HMFA									
FY 2023 MFI: \$122,000	VERY LOW INCOME	40950	46800	52650	58500	63200	67900	72550	77250
	60% INCOME LIMIT	49140	56160	63180	70200	75840	81480	87060	92700
Dukes County, MA									
FY 2023 MFI: \$124,900	VERY LOW INCOME	45600	52100	58600	65100	70350	75550	80750	85950
	60% INCOME LIMIT	54720	62520	70320	78120	84420	90660	96900	103140
Nantucket County, MA									
FY 2023 MFI: \$136,300	VERY LOW INCOME	50800	58050	65300	72550	78400	84200	90000	95800
	60% INCOME LIMIT	60960	69660	78360	87060	94080	101040	108000	114960
	HERA Special 50%*	52850	60400	67950	75500	81550	87600	93650	99700
	HERA Special 60%*	63420	72480	81540	90600	97860	105120	112380	119640

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