

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	EXTR LOW INCOME	24200	27650	31100	34550	37350	40280	45420	50560
	VERY LOW INCOME	40300	46050	51800	57550	62200	66800	71400	76000
	LOW-INCOME	64450	73650	82850	92050	99450	106800	114150	121550
Boston-Cambridge-Newton, MA-NH MSA									
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2023 MFI: \$149,300	EXTR LOW INCOME	31150	35600	40050	44500	48100	51650	55200	58750
	VERY LOW INCOME	51950	59400	66800	74200	80150	86100	92050	97950
	LOW-INCOME	82950	94800	106650	118450	127950	137450	146900	156400
Brockton, MA HMFA									
FY 2023 MFI: \$113,900	EXTR LOW INCOME	24850	28400	31950	35500	38350	41200	45420	50560
	VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
	LOW-INCOME	66250	75700	85150	94600	102200	109750	117350	124900
Lawrence, MA-NH HMFA									
FY 2023 MFI: \$118,600	EXTR LOW INCOME	25600	29250	32900	36550	39500	42400	45420	50560
	VERY LOW INCOME	42700	48800	54900	60950	65850	70750	75600	80500
	LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Lowell, MA HMFA									
FY 2023 MFI: \$132,400	EXTR LOW INCOME	27800	31800	35750	39700	42900	46100	49250	52450
	VERY LOW INCOME	46350	53000	59600	66200	71500	76800	82100	87400
	LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Pittsfield, MA MSA									
Berkshire County, MA (part) HMFA									
FY 2023 MFI: \$101,500	EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
	VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
	LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Pittsfield, MA HMFA									
FY 2023 MFI: \$88,800	EXTR LOW INCOME	21500	24600	27650	30700	35140	40280	45420	50560
	VERY LOW INCOME	35850	40950	46050	51150	55250	59350	63450	67550
	LOW-INCOME	57300	65500	73700	81850	88400	94950	101500	108050
Providence-Warwick, RI-MA MSA									
Easton-Raynham, MA HMFA									
FY 2023 MFI: \$152,600	EXTR LOW INCOME	31700	36200	40750	45250	48900	52500	56150	59750
	VERY LOW INCOME	52800	60350	67900	75400	81450	87500	93500	99550
	LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
New Bedford, MA HMFA									
FY 2023 MFI: \$87,700	EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
	VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
	LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Providence-Fall River, RI-MA HMFA									
FY 2023 MFI: \$106,000	EXTR LOW INCOME	21500	24600	27650	30700	35140	40280	45420	50560
	VERY LOW INCOME	35850	41000	46100	51200	55300	59400	63500	67600
	LOW-INCOME	57350	65550	73750	81900	88500	95050	101600	108150
Taunton-Mansfield-Norton, MA HMFA									
FY 2023 MFI: \$124,900	EXTR LOW INCOME	24850	28400	31950	35500	38350	41200	45420	50560
	VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
	LOW-INCOME	66250	75700	85150	94600	102200	109750	117350	124900

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Springfield, MA MSA									
Franklin County, MA HMFA									
FY 2023 MFI: \$98,600	EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
	VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
	LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Springfield, MA HMFA									
FY 2023 MFI: \$93,700	EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
	VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
	LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Worcester, MA-CT MSA									
Eastern Worcester County, MA HMFA									
FY 2023 MFI: \$147,600	EXTR LOW INCOME	29150	33300	37450	41600	44950	48300	51600	54950
	VERY LOW INCOME	48550	55500	62450	69350	74900	80450	86000	91550
	LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Fitchburg-Leominster, MA HMFA									
FY 2023 MFI: \$104,400	EXTR LOW INCOME	22300	25500	28700	31850	35140	40280	45420	50560
	VERY LOW INCOME	37150	42450	47750	53050	57300	61550	65800	70050
	LOW-INCOME	59400	67900	76400	84850	91650	98450	105250	112050
Western Worcester County, MA HMFA									
FY 2023 MFI: \$98,800	EXTR LOW INCOME	21700	24800	27900	31000	35140	40280	45420	50560
	VERY LOW INCOME	36200	41400	46550	51700	55850	60000	64150	68250
	LOW-INCOME	57900	66200	74450	82700	89350	95950	102550	109200
Worcester, MA HMFA									
FY 2023 MFI: \$122,000	EXTR LOW INCOME	24600	28100	31600	35100	37950	40750	45420	50560
	VERY LOW INCOME	40950	46800	52650	58500	63200	67900	72550	77250
	LOW-INCOME	65550	74900	84250	93600	101100	108600	116100	123600
Dukes County, MA									
FY 2023 MFI: \$124,900	EXTR LOW INCOME	27350	31250	35150	39050	42200	45300	48450	51550
	VERY LOW INCOME	45600	52100	58600	65100	70350	75550	80750	85950
	LOW-INCOME	70150	80150	90150	100150	108200	116200	124200	132200
Nantucket County, MA									
FY 2023 MFI: \$136,300	EXTR LOW INCOME	30500	34850	39200	43550	47050	50550	54050	57500
	VERY LOW INCOME	50800	58050	65300	72550	78400	84200	90000	95800
	LOW-INCOME	69800	79800	89750	99700	107700	115700	123650	131650