

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA									
FY 2024 MFI: \$122,700	VERY LOW INCOME	44300	50650	56950	63300	68400	73450	78500	83600
	60% INCOME LIMIT	53160	60780	68340	75960	82080	88140	94200	100320
Berkshire County, MA (part)	HMFA								
FY 2024 MFI: \$105,700	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	60% INCOME LIMIT	46020	52560	59160	65700	70980	76260	81480	86760
Boston-Cambridge-Quincy, MA-NH	HMFA								
FY 2024 MFI: \$148,900	VERY LOW INCOME	57100	65300	73450	81600	88150	94700	101200	107700
	60% INCOME LIMIT	68520	78360	88140	97920	105780	113640	121440	129240
Brockton, MA	HMFA								
FY 2024 MFI: \$109,900	VERY LOW INCOME	45550	52050	58550	65050	70250	75500	80650	85900
	60% INCOME LIMIT	54660	62460	70260	78060	84300	90600	96780	103080
Eastern Worcester County, MA	HMFA								
FY 2024 MFI: \$147,400	VERY LOW INCOME	51600	59000	66350	73700	79600	85500	91400	97300
	60% INCOME LIMIT	61920	70800	79620	88440	95520	102600	109680	116760
Easton-Raynham, MA	HMFA								
FY 2024 MFI: \$154,300	VERY LOW INCOME	54050	61750	69450	77150	83350	89500	95700	101850
	60% INCOME LIMIT	64860	74100	83340	92580	100020	107400	114840	122220
Fitchburg-Leominster, MA	HMFA								
FY 2024 MFI: \$97,400	VERY LOW INCOME	40850	46650	52500	58350	63000	67700	72350	77050
	60% INCOME LIMIT	49020	55980	63000	70020	75600	81240	86820	92460
Franklin County, MA	HMFA								
FY 2024 MFI: \$93,100	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	60% INCOME LIMIT	46020	52560	59160	65700	70980	76260	81480	86760
Lawrence, MA-NH	HMFA								
FY 2024 MFI: \$127,900	VERY LOW INCOME	46900	53600	60300	67000	72400	77750	83100	88450
	60% INCOME LIMIT	56280	64320	72360	80400	86880	93300	99720	106140
Lowell, MA	HMFA								
FY 2024 MFI: \$132,900	VERY LOW INCOME	48150	55000	61900	68750	74250	79750	85250	90750
	60% INCOME LIMIT	57780	66000	74280	82500	89100	95700	102300	108900
New Bedford, MA	HMFA								
FY 2024 MFI: \$91,300	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	60% INCOME LIMIT	46020	52560	59160	65700	70980	76260	81480	86760
	HERA Special 50%*	42600	48700	54800	60850	65750	70600	75500	80350
	HERA Special 60%*	51120	58440	65760	73020	78900	84720	90600	96420
Pittsfield, MA	HMFA								
FY 2024 MFI: \$100,900	VERY LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
	60% INCOME LIMIT	47280	54000	60780	67500	72900	78300	83700	89100
Providence-Fall River, RI-MA	HMFA								
FY 2024 MFI: \$112,400	VERY LOW INCOME	39350	45000	50600	56200	60700	65200	69700	74200
	60% INCOME LIMIT	47220	54000	60720	67440	72840	78240	83640	89040
	HERA Special 50%*	42200	48200	54250	60250	65100	69900	74750	79550
	HERA Special 60%*	50640	57840	65100	72300	78120	83880	89700	95460

* 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 (FY2024) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

STATE:MASSACHUSETTS

-----I N C O M E L I M I T S-----

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Springfield, MA HMFA									
FY 2024 MFI: \$97,000	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	60% INCOME LIMIT	46020	52560	59160	65700	70980	76260	81480	86760
Taunton-Mansfield-Norton, MA HMFA									
FY 2024 MFI: \$134,600	VERY LOW INCOME	45550	52050	58550	65050	70250	75500	80650	85900
	60% INCOME LIMIT	54660	62460	70260	78060	84300	90600	96780	103080
	HERA Special 50%*	49150	56200	63200	70200	75850	81450	87050	92700
	HERA Special 60%*	58980	67440	75840	84240	91020	97740	104460	111240
Western Worcester County, MA HMFA									
FY 2024 MFI: \$96,600	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	60% INCOME LIMIT	47760	54600	61440	68220	73680	79140	84600	90060
Worcester, MA HMFA									
FY 2024 MFI: \$117,300	VERY LOW INCOME	45000	51450	57900	64350	69500	74650	79800	84950
	60% INCOME LIMIT	54000	61740	69480	77220	83400	89580	95760	101940
Dukes County, MA									
FY 2024 MFI: \$128,900	VERY LOW INCOME	48150	55000	61900	68750	74250	79750	85250	90750
	60% INCOME LIMIT	57780	66000	74280	82500	89100	95700	102300	108900
Nantucket County, MA									
FY 2024 MFI: \$153,100	VERY LOW INCOME	53600	61250	68900	76550	82700	88800	94950	101050
	60% INCOME LIMIT	64320	73500	82680	91860	99240	106560	113940	121260
	HERA Special 50%*	59400	67850	76350	84800	91600	98400	105200	111950
	HERA Special 60%*	71280	81420	91620	101760	109920	118080	126240	134340

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