

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	EXTR LOW INCOME	26600	30400	34200	38000	41050	44100	47340	52720
	VERY LOW INCOME	44300	50650	56950	63300	68400	73450	78500	83600
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Boston-Cambridge-Newton, MA-NH MSA									
Boston-Cambridge-Quincy, MA-NH HMFA									
FY 2024 MFI: \$148,900	EXTR LOW INCOME	34300	39200	44100	48950	52900	56800	60700	64650
	VERY LOW INCOME	57100	65300	73450	81600	88150	94700	101200	107700
	LOW-INCOME	91200	104200	117250	130250	140700	151100	161550	171950
Brockton, MA HMFA									
FY 2024 MFI: \$109,900	EXTR LOW INCOME	27350	31250	35150	39050	42200	45300	48450	52720
	VERY LOW INCOME	45550	52050	58550	65050	70250	75500	80650	85900
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Lawrence, MA-NH HMFA									
FY 2024 MFI: \$127,900	EXTR LOW INCOME	28150	32200	36200	40200	43450	46650	49850	53100
	VERY LOW INCOME	46900	53600	60300	67000	72400	77750	83100	88450
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Lowell, MA HMFA									
FY 2024 MFI: \$132,900	EXTR LOW INCOME	28900	33000	37150	41250	44550	47850	51150	54450
	VERY LOW INCOME	48150	55000	61900	68750	74250	79750	85250	90750
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Pittsfield, MA MSA									
Berkshire County, MA (part) HMFA									
FY 2024 MFI: \$105,700	EXTR LOW INCOME	23000	26300	29600	32850	36580	41960	47340	52720
	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
Pittsfield, MA HMFA									
FY 2024 MFI: \$100,900	EXTR LOW INCOME	23650	27000	30400	33750	36580	41960	47340	52720
	VERY LOW INCOME	39400	45000	50650	56250	60750	65250	69750	74250
	LOW-INCOME	63000	72000	81000	90000	97200	104400	111600	118800
Providence-Warwick, RI-MA MSA									
Easton-Raynham, MA HMFA									
FY 2024 MFI: \$154,300	EXTR LOW INCOME	32450	37050	41700	46300	50050	53750	57450	61150
	VERY LOW INCOME	54050	61750	69450	77150	83350	89500	95700	101850
	LOW-INCOME	72900	83300	93700	104100	112450	120750	129100	137400
New Bedford, MA HMFA									
FY 2024 MFI: \$91,300	EXTR LOW INCOME	23000	26300	29600	32850	36580	41960	47340	52720
	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
Providence-Fall River, RI-MA HMFA									
FY 2024 MFI: \$112,400	EXTR LOW INCOME	23600	27000	30350	33700	36580	41960	47340	52720
	VERY LOW INCOME	39350	45000	50600	56200	60700	65200	69700	74200
	LOW-INCOME	62950	71950	80950	89900	97100	104300	111500	118700
Taunton-Mansfield-Norton, MA HMFA									
FY 2024 MFI: \$134,600	EXTR LOW INCOME	27350	31250	35150	39050	42200	45300	48450	52720
	VERY LOW INCOME	45550	52050	58550	65050	70250	75500	80650	85900
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100

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Springfield, MA MSA									
Franklin County, MA HMFA									
FY 2024 MFI: \$93,100	EXTR LOW INCOME	23000	26300	29600	32850	36580	41960	47340	52720
	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
Springfield, MA HMFA									
FY 2024 MFI: \$97,000	EXTR LOW INCOME	23000	26300	29600	32850	36580	41960	47340	52720
	VERY LOW INCOME	38350	43800	49300	54750	59150	63550	67900	72300
	LOW-INCOME	61350	70100	78850	87600	94650	101650	108650	115650
Worcester, MA-CT MSA									
Eastern Worcester County, MA HMFA									
FY 2024 MFI: \$147,400	EXTR LOW INCOME	30950	35400	39800	44200	47750	51300	54850	58350
	VERY LOW INCOME	51600	59000	66350	73700	79600	85500	91400	97300
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Fitchburg-Leominster, MA HMFA									
FY 2024 MFI: \$97,400	EXTR LOW INCOME	24500	28000	31500	35000	37800	41960	47340	52720
	VERY LOW INCOME	40850	46650	52500	58350	63000	67700	72350	77050
	LOW-INCOME	65300	74650	84000	93300	100800	108250	115700	123200
Western Worcester County, MA HMFA									
FY 2024 MFI: \$96,600	EXTR LOW INCOME	23900	27300	30700	34100	36850	41960	47340	52720
	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	LOW-INCOME	63650	72800	81850	90950	98250	105500	112800	120100
Worcester, MA HMFA									
FY 2024 MFI: \$117,300	EXTR LOW INCOME	27050	30900	34750	38600	41700	44800	47900	52720
	VERY LOW INCOME	45000	51450	57900	64350	69500	74650	79800	84950
	LOW-INCOME	68500	78250	88050	97800	105650	113450	121300	129100
Dukes County, MA									
FY 2024 MFI: \$128,900	EXTR LOW INCOME	28900	33000	37150	41250	44550	47850	51150	54450
	VERY LOW INCOME	48150	55000	61900	68750	74250	79750	85250	90750
	LOW-INCOME	70400	80450	90500	100550	108600	116650	124700	132750
Nantucket County, MA									
FY 2024 MFI: \$153,100	EXTR LOW INCOME	32200	36800	41400	45950	49650	53350	57000	60700
	VERY LOW INCOME	53600	61250	68900	76550	82700	88800	94950	101050
	LOW-INCOME	76750	87750	98700	109650	118450	127200	136000	144750