

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Amherst Town-Northampton, MA MSA</b>								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
60% LIMITS	50220	57360	64620	71760	77520	83280	88980	94740
LOW INCOME	67000	76550	86100	95650	103350	111000	118650	126300
<b>Barnstable Town, MA MSA</b>								
30% LIMITS	28700	32800	36900	41000	44300	47600	50850	54150
VERY LOW INCOME	47850	54700	61550	68350	73850	79300	84800	90250
60% LIMITS	57420	65640	73860	82020	88620	95160	101760	108300
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000
<b>Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area</b>								
30% LIMITS	34750	39700	44650	49600	53600	57550	61550	65500
VERY LOW INCOME	57900	66200	74450	82700	89350	95950	102550	109200
60% LIMITS	69480	79440	89340	99240	107220	115140	123060	131040
LOW INCOME	92650	105850	119100	132300	142900	153500	164100	174650
<b>Brockton, MA HUD Metro FMR Area</b>								
30% LIMITS	27600	31550	35500	39400	42600	45750	48900	52050
VERY LOW INCOME	46000	52600	59150	65700	71000	76250	81500	86750
60% LIMITS	55200	63120	70980	78840	85200	91500	97800	104100
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550
<b>Lawrence, MA-NH HUD Metro FMR Area</b>								
30% LIMITS	29700	33950	38200	42400	45800	49200	52600	56000
VERY LOW INCOME	49500	56550	63600	70650	76350	82000	87650	93300
60% LIMITS	59400	67860	76320	84780	91620	98400	105180	111960
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550
<b>Lowell, MA HUD Metro FMR Area</b>								
ESG 30% LIMITS	28750	32850	36950	41050	44350	47650	50950	54200
VERY LOW INCOME	47950	54800	61650	68450	73950	79450	84900	90400
HOME 60% LIMITS	57540	65760	73980	82140	88740	95340	101880	108480
CDBG LOW INCOME	73200	83650	94100	104550	112950	121300	129650	138050
<b>Pittsfield, MA HUD Metro FMR Area</b>								
30% LIMITS	25800	29500	33200	36850	39800	42750	45700	48650
VERY LOW INCOME	43000	49150	55300	61400	66350	71250	76150	81050
60% LIMITS	51600	58980	66360	73680	79620	85500	91380	97260
LOW INCOME	68800	78600	88450	98250	106150	114000	121850	129700
<b>Berkshire County, MA (part) HUD Metro FMR Area</b>								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
60% LIMITS	50220	57360	64620	71760	77520	83280	88980	94740
LOW INCOME	67000	76550	86100	95650	103350	111000	118650	126300

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Providence-Fall River, RI-MA HUD Metro FMR Area								
30% LIMITS	24050	27450	30900	34300	37050	39800	42550	45300
VERY LOW INCOME	40050	45750	51450	57150	61750	66300	70900	75450
60% LIMITS	48060	54900	61740	68580	74100	79560	85080	90540
LOW INCOME	64050	73200	82350	91450	98800	106100	113400	120750
Taunton-Mansfield-Norton, MA HUD Metro FMR Area								
30% LIMITS	26400	30200	33950	37700	40750	43750	46750	49800
VERY LOW INCOME	44000	50250	56550	62800	67850	72850	77900	82900
60% LIMITS	52800	60300	67860	75360	81420	87420	93480	99480
LOW INCOME	70350	80400	90450	100500	108550	116600	124650	132700
Easton-Raynham, MA HUD Metro FMR Area								
30% LIMITS	33950	38800	43650	48500	52400	56300	60150	64050
VERY LOW INCOME	56600	64700	72800	80850	87350	93800	100300	106750
60% LIMITS	67920	77640	87360	97020	104820	112560	120360	128100
LOW INCOME	78500	89700	100900	112100	121100	130050	139050	148000
New Bedford, MA HUD Metro FMR Area								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
60% LIMITS	50220	57360	64620	71760	77520	83280	88980	94740
LOW INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Springfield, MA MSA								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
60% LIMITS	50220	57360	64620	71760	77520	83280	88980	94740
LOW INCOME	67000	76550	86100	95650	103350	111000	118650	126300
Worcester, MA HUD Metro FMR Area								
30% LIMITS	26200	29950	33700	37400	40400	43400	46400	49400
VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
60% LIMITS	52380	59880	67380	74820	80820	86820	92820	98820
LOW INCOME	69850	79800	89800	99750	107750	115750	123700	131700
Eastern Worcester County, MA HUD Metro FMR Area								
30% LIMITS	33850	38650	43500	48300	52200	56050	59900	63800
VERY LOW INCOME	56350	64400	72450	80500	86900	93350	99800	106250
60% LIMITS	67620	77280	86940	96600	104280	112020	119760	127500
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550
Fitchburg-Leominster, MA HUD Metro FMR Area								
30% LIMITS	26200	29950	33700	37400	40400	43400	46400	49400
VERY LOW INCOME	43650	49900	56150	62350	67350	72350	77350	82350
60% LIMITS	52380	59880	67380	74820	80820	86820	92820	98820
LOW INCOME	69850	79800	89800	99750	107750	115750	123700	131700

----- FY2025 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
<b>Western Worcester County, MA HUD Metro FMR Area</b>								
30% LIMITS	26100	29800	33550	37250	40250	43250	46200	49200
VERY LOW INCOME	43450	49650	55850	62050	67050	72000	76950	81950
60% LIMITS	52140	59580	67020	74460	80460	86400	92340	98340
LOW INCOME	69550	79450	89400	99300	107250	115200	123150	131100
<b>Dukes County, MA</b>								
30% LIMITS	31550	36050	40550	45050	48700	52300	55900	59500
VERY LOW INCOME	52550	60050	67550	75050	81100	87100	93100	99100
60% LIMITS	63060	72060	81060	90060	97320	104520	111720	118920
LOW INCOME	72950	83400	93800	104200	112550	120900	129250	137550
<b>Franklin County, MA</b>								
30% LIMITS	25150	28750	32350	35900	38800	41650	44550	47400
VERY LOW INCOME	41850	47800	53850	59800	64600	69400	74150	78950
60% LIMITS	50220	57360	64620	71760	77520	83280	88980	94740
LOW INCOME	67000	76550	86100	95650	103350	111000	118650	126300
<b>Nantucket County, MA</b>								
30% LIMITS	34800	39800	44750	49700	53700	57700	61650	65650
VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
60% LIMITS	69600	79500	89460	99360	107340	115260	123240	131160
LOW INCOME	83850	95800	107800	119750	129350	138950	148500	158100

Effective: June 1, 2025