Commonwealth of Massachusetts
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
Deval L. Patrick, Governor ◆ Timothy P. Murray, Lt. Governor ◆ Tina Brooks, Undersecretary

Public Housing Notice 2008-05

MEMORANDUM

TO: All Local Housing Authorities

FROM: Maura J. Hamilton, Bureau of Housing Management

RE: Revised Income Limits for Admission and FMRs for Continued Occupancy

DATE: August 29, 2008

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Attached please find the 2008 revised income limits for admission to state-aided public housing and for participation in the AHVP effective August 9, 2008. Pursuant to 760 CMR 5.06 these income limits are set at two year intervals and are the "Low Income Limits" set by the United States Department of Housing and Urban Development (HUD) for a similarly sized household in the city or town in which the LHA is located. Please review the attached listing and have the appropriate area limits for your Authority adopted by the Board. Each LHA should adopt limits for each specific household size, one through eight. You will find the current Fair Market Rents (FMRs) for the area enclosed as well for your use in determining eligibility for continued occupancy. Please note that DHCD only sends the current FMR when it revises the income limits for admission. When making determinations of eligibility for continued occupancy however, LHAs should use the then current FMRs.

In 2006, HUD revised its MSA designations. The terminology: "HMFA" stands for "HUD Metro FMR Area", and "MSA" stands for "Metropolitan Statistical Area". Enclosed for your reference is the unchanged HUD FY06 MSA Community Listing showing which municipalities belong in which region.

If you have any questions, please contact your housing management specialist.

NET INCOME LIMITS BY HOUSEHOLD SIZE FOR DETERMINING ADMISSION FOR STATE-AIDED PROGRAMS

EFFECTIVE AUGUST 9, 2008

AREA	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HMFA	$46,300	$52,950	$59,550	$66,150	$71,450	$76,750	$82,050	$87,350
Brockton, MA HMFA	$42,550	$48,650	$54,700	$60,800	$65,680	$70,550	$75,400	$80,250
Lawrence, MA-NH HMFA	$43,050	$49,200	$55,350	$61,500	$66,400	$71,350	$76,250	$81,200
Lowell, MA HMFA	$43,050	$49,200	$55,350	$61,500	$66,400	$71,350	$76,250	$81,200
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Pittsfield, MA HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Providence-New Bedford-Fall River, RI-MA MSA								
Easton- Rayham, MA HMFA	$44,050	$50,300	$56,600	$62,900	$67,950	$72,950	$78,000	$83,050
New Bedford, MA HMFA	$41,000	$46,850	$52,700	$58,550	$63,250	$67,900	$72,600	$77,300
Providence-Fall River, RI-MA HMFA	$41,000	$46,850	$52,700	$58,550	$63,250	$67,900	$72,600	$77,300
Taunton-Mansfield-Norton, MA HMFA	$46,300	$52,950	$59,550	$66,150	$71,450	$76,750	$82,050	$87,350
Springfield, MA MSA								
Franklin County, MA (part) HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Springfield, MA HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Worcester, MA MSA								
Eastern Worcester County, MA HMFA	$46,300	$52,950	$59,550	$66,150	$71,450	$76,750	$82,050	$87,350
Fitchburg-Leominster, MA HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Western Worcester County, MA HMFA	$41,450	$47,350	$53,300	$59,200	$63,950	$68,650	$73,400	$78,150
Worcester, MA HMFA	$43,050	$49,200	$55,350	$61,500	$66,400	$71,350	$76,250	$81,200
Dukes County, MA	$44,050	$50,300	$56,600	$62,900	$67,950	$72,950	$78,000	$83,050
Nantucket County, MA	$52,350	$59,800	$67,300	$74,800	$80,800	$86,750	$92,750	$98,750

2008 FAIR MARKET RENTS

AUGUST 9, 2006

AREA	0 BDR	1 BDR	2 BDR	3 BDR	4 BDR
Barnstable Town, MA MSA	$743	$870	$1,145	$1,366	$1,409
Boston-Cambridge-Quincy, MA-NH MSA					
Boston-Cambridge-Quincy, MA-NH HMFA	$1,086	$1,153	$1,353	$1,618	$1,778
Brockton, MA HMFA	$926	$963	$1,213	$1,451	$1,818
Lawrence, MA-NH HMFA	$733	$932	$1,127	$1,346	$1,387
Lowell, MA HMFA	$801	$958	$1,232	$1,471	$1,614
Pittsfield, MA MSA					
Berkshire County, MA (part) HMFA	$590	$662	$764	$1,046	$1,076
Pittsfield, MA HMFA	$556	$650	$806	$1,036	$1,067
Providence-New Bedford-Fall River, RI-MA MSA					
Easton- Rayham, MA HMFA	$811	$1,074	$1,249	$1,494	$2,160
New Bedford, MA HMFA	$559	$716	$819	$981	$1,324
Providence-Fall River, RI-MA HMFA	$800	$874	$1,020	$1,221	$1,556
Taunton-Mansfield-Norton, MA HMFA	$699	$882	$1,077	$1,321	$1,426
Springfield, MA MSA					
Franklin County, MA (part) HMFA	$567	$662	$820	$1,094	$1,321
Springfield, MA HMFA	$559	$664	$844	$1,010	$1,172
Worcester, MA MSA					
Eastern Worcester County, MA HMFA	$747	$835	$1,099	$1,313	$1,929
Fitchburg-Leominster, MA HMFA	$634	$728	$913	$1,118	$1,214
Western Worcester County, MA HMFA	$509	$700	$785	$937	$1,203
Worcester, MA HMFA	$689	$792	$965	$1,154	$1,224
Dukes County, MA	$892	$1,132	$1,348	$1,611	$1,661
Nantucket County, MA	$1,044	$1,445	$1,604	$1,918	$1,976

MSA Community Listing FY2006

Barnstable Town, MA MSA - 12700
CBSA: Barnstable Town, MA MSA - METRO12700M12700
001-Barnstable County, MA
Bourne town, Brewster town, Chatham town, Barnstable Town city,
Falmouth town, Harwich town, Dennis town, Eastham town,
Provincetown town, Sandwich town, Mashpee town, Orleans town,
Yarmouth town Truro town, Wellfleet town,

Boston-Cambridge-Quincy, MA-NH MSA - 14460
SA: Boston-Cambridge-Quincy, MA-NH HMFA - METRO14460MM1120
009-Essex County, MA
city, Danvers town, Essex town, Amesbury town, Beverly
town, Ipswich town, Lynn city, Gloucester city, Hamilton
by-the-Sea town, Marblehead town, Lynnfield town, Manchester-
town, Newbury town, Newburyport city, Middleton town, Nahant
town, Rowley town, Salem city, Peabody city, Rockport
town, Swampscott town, Topsfield town, Salisbury town, Saugus
Wenham town

017-Middlesex County, MA
Ashby town, Ashland town, Ayer town, Acton town, Arlington town,
Boxborough town, Burlington town, Bedford town, Belmont town,
town, Concord town, Everett city, Cambridge city, Carlisle
town, Hopkinton town, Hudson town, Framingham town, Holliston
town, Littleton town, Malden city, Lexington town, Lincoln
town, Medford city, Melrose city, Marlborough city, Maynard
North Reading town, Reading town, Natick town, Newton city,
town, Somerville city, Stoneham town, Sherborn town, Shirley
Townsend town, Wakefield town, Stow town, Sudbury town,
city, Wayland town, Weston town, Waltham city, Watertown

----------METROPOLITAN AREA---------- ----------Components
of FMR AREA within STATE----------

town, Woburn city Wilmington town, Winchester
021-Norfolk County, MA
town, Brookline town, Canton town, Bellingham town, Braintree
Dover town, Foxborough town, Cohasset town, Dedham town,
town, Medfield town, Medway town, Franklin city, Holbrook
Needham town, Norfolk town, Millis town, Milton town,
town, Quincy city, Randolph town, Norwood town, Plainville
town, Walpole town, Wellesley town, Sharon town, Stoughton
town, Wrentham town Westwood town, Weymouth
023-Plymouth County, MA
Hanover town, Hingham town, Carver town, Duxbury town,
Marshfield town, Norwell town, Hull town, Kingston town,
town, Rockland town, Scituate town, Pembroke town, Plymouth
Wareham town
025-Suffolk County, MA
Revere city, Winthrop town Boston city, Chelsea city,
SA: Brockton, MA HMFA - METRO14460MM1200
021-Norfolk County, MA Avon town
023-Plymouth County, MA
town, Brockton city, Abington town, Bridgewater
Halifax town, Hanson town, East Bridgewater town,
town, Mattapoisett town, Lakeville town, Marion
Plympton town, Rochester town, Middleborough town,
Whitman town West Bridgewater town,
SA: Lawrence, MA-NH HMFA - METRO14460MM4160
009-Essex County, MA
Georgetown town, Groveland town, Andover town, Boxford town,
city, Merrimac town, Methuen city, Haverhill city, Lawrence
Newbury town North Andover town, West
SA: Lowell, MA HMFA - METRO14460MM4560
017-Middlesex County, MA
town, Dracut town, Dunstable town, Billerica town, Chelmsford
Pepperell town, Tewksbury town, Groton town, Lowell city,
town Tyngsborough town, Westford
Pittsfield, MA MSA - 38340
SA: Berkshire County, MA (part) HMFA - METRO38340N25003
003-Berkshire County, MA
Clarksburg town, Egremont town, Alford town, Becket town,
Barrington town, Hancock town, Florida town, Great
Washington town, New Ashford town, Monterey town, Mount
Adams city, Otis town, Peru town, New Marlborough town, North
town, Sheffield town, Tyringham town, Sandisfield town, Savoy
Stockbridge town, Williamstown town, Washington town, West
Windsor town
CBSA: Pittsfield, MA HMFA - METRO38340M38340
003-Berkshire County, MA
Dalton town, Hinsdale town, Adams town, Cheshire town,
town, Lenox town, Pittsfield city, Lanesborough town, Lee

town Richmond town, Stockbridge

Providence-New Bedford-Fall River, RI-MA MSA - 39300

SA: Easton-Raynham, MA HMFA - METRO39300MM1200

005-Bristol County, MA Easton town, Raynham town

SA: New Bedford, MA HMFA - METRO39300MM5400

005-Bristol County, MA Acushnet town, Dartmouth town, Fairhaven town, Freetown town, New Bedford city

CBSA: Providence-Fall River, RI-MA HMFA - METRO39300M39300

005-Bristol County, MA Attleboro city, Fall River city, North Attleborough town, Rehoboth town, Seekonk town, Somerset town, Swansea town, Westport town

SA: Taunton-Mansfield-Norton, MA HMFA - METRO39300MM1120

005-Bristol County, MA Berkley town, Dighton town, Mansfield town, Norton town,

----------METROPOLITAN AREA---------- ----------Components
of FMR AREA within STATE----------

Taunton city

Springfield, MA MSA - 44140
SA: Franklin County, MA (part) HMFA - METRO44140N25011
011-Franklin County, MA
town, Buckland town, Charlemont town, Ashfield town, Bernardston

Deerfield town, Erving town, Colrain town, Conway town,

Hawley town, Heath town, Gill town, Greenfield town,

Monroe town, Montague town, Leverett town, Leyden town,

town, Orange town, Rowe town, New Salem town, Northfield

town, Warwick town, Wendell town, Shelburne town, Shutesbury

Whately town

CBSA: Springfield, MA HMFA - METRO44140M44140
011-Franklin County, MA
013-Hampden County, MA
town, Brimfield town, Chester town, Sunderland town
Agawam city, Blandford

Longmeadow town, Granville town, Chicopee city, East

Holyoke city, Longmeadow town, Hampden town, Holland town,

Montgomery town, Palmer town, Ludlow town, Monson town,

town, Springfield city, Tolland town, Russell town, Southwick

West Springfield town, Wales town, Westfield city,

Wilbraham town

015-Hampshire County, MA
town, Chesterfield town, Amherst town, Belchertown

Easthampton city, Goshen town, Granby town, Cummington town,

Huntington town, Middlefield town, Hadley town, Hatfield town,

town, Plainfield town, Northampton city, Pelham

Hadley town, Ware town, Southampton town, South

Williamsburg town, Worthington town Westhampton town,

Worcester, MA MSA - 49340
SA: Eastern Worcester County, MA HMFA - METRO49340MM1120
027-Worcester County, MA
town, Bolton town, Harvard town, Berlin town, Blackstone

town, Mendon town, Milford town, Hopedale town, Lancaster

Southborough town, Upton town Millville town,

SA: Fitchburg-Leominster, MA HMFA - METRO49340MM2600
027-Worcester County, MA
city, Gardner city, Leominster city, Ashburnham town, Fitchburg

town, Westminster town, Lunenburg town, Templeton

Winchendon town

SA: Western Worcester County, MA HMFA - METRO49340N25027
027-Worcester County, MA
Hubbardston town, New Braintree town, Athol town, Hardwick town,

town, Royalston town, Warren town Petersham town, Phillipston

CBSA: Worcester, MA HMFA - METRO49340M49340
027-Worcester County, MA
Boylston town, Brookfield town, Auburn town, Barre town,

town, Douglas town, Dudley town, Charlton town, Clinton

East Brookfield town,

Grafton town, Holden town, Leicester town, Millbury town, Northborough

town, Northbridge town,

Oakham town, Oxford town, Paxton town, North Brookfield town, town, Shrewsbury town, Southbridge town, Princeton town, Rutland town, Sturbridge town, Sutton town, Spencer town, Sterling town, Westborough town, Uxbridge town, Webster Brookfield town, Worcester city West Boylston town, West

----------NONMETROPOLITAN COUNTIES----------Towns within nonmetropolitan counties----------

Dukes County..... Aquinnah town, Chilmark town, Edgartown town, Gosnold town,

25 MASSACHUSETTS continued

----------NONMETROPOLITAN COUNTIES----------	----------Towns within nonmetropolitan counties----------
	Oak Bluffs town, Tisbury town, West Tisbury town
Nantucket County.....	Nantucket town