

Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs

Effective August 9, 2014

| AREA | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
|---|----------|----------|----------|----------|----------|----------|-----------|-----------|
| Barnstable Town, MA MSA | | | | | | | | |
| | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Boston-Cambridge-Quincy, MA-NH MSA | | | | | | | | |
| Boston-Cambridge-Quincy, MA-NH HMFA | \$47,450 | \$54,200 | \$61,000 | \$67,750 | \$73,200 | \$78,600 | \$84,050 | \$89,450 |
| Brockton, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Lawrence, MA-NH HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Lowell, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Pittsfield, MA MSA | | | | | | | | |
| Berkshire County, MA (part) HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Pittsfield, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Providence-Fall River, RI-MA MSA | | | | | | | | |
| Easton-Raynham, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| New Bedford, MA HMFA | \$33,400 | \$38,200 | \$42,950 | \$47,700 | \$51,500 | \$55,350 | \$59,150 | \$63,000 |
| Providence-Fall River, RI-MA HMFA | \$40,450 | \$46,200 | \$52,000 | \$57,750 | \$62,400 | \$67,000 | \$71,650 | \$76,250 |
| Taunton-Mansfield-Norton, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Springfield, MA MSA | | | | | | | | |
| Franklin County, MA (part) HFMA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Springfield, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Worcester, MA MSA | | | | | | | | |
| Eastern Worcester County, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Fitchburg-Leominster, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Western Worcester County, MA HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Worcester, MA HUD Metro HMFA | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Dukes County, MA | | | | | | | | |
| | \$44,750 | \$51,150 | \$57,550 | \$63,900 | \$69,050 | \$74,150 | \$79,250 | \$84,350 |
| Nantucket County, MA | | | | | | | | |
| | \$58,750 | \$67,150 | \$75,550 | \$83,900 | \$90,650 | \$97,350 | \$104,050 | \$110,750 |

Fair Market Rent (FMR)

| <u>AREA</u> | <u>0 Bedroom</u> | <u>1 Bedroom</u> | <u>2 Bedroom</u> | <u>3 Bedroom</u> | <u>4 Bedroom</u> |
|---|------------------|------------------|------------------|------------------|------------------|
| Barnstable Town, MA MSA | \$787 | \$877 | \$1,176 | \$1,538 | \$1,615 |
| Boston-Cambridge-Quincy, MA-NH MSA | | | | | |
| Boston-Cambridge-Quincy, MA-NH HMFA | \$1,042 | \$1,164 | \$1,454 | \$1,811 | \$1,969 |
| Brockton, MA HMFA | \$876 | \$882 | \$1,152 | \$1,470 | \$1,557 |
| Lawrence, MA-NH HMFA | \$743 | \$848 | \$1,088 | \$1,355 | \$1,454 |
| Lowell, MA HMFA | \$783 | \$901 | \$1,157 | \$1,441 | \$1,697 |
| Pittsfield, MA MSA | | | | | |
| Berkshire County, MA (part) HMFA | \$649 | \$678 | \$804 | \$1,019 | \$1,242 |
| Pittsfield, MA HMFA | \$527 | \$678 | \$804 | \$1,001 | \$1,129 |
| Providence-New Bedford-Fall River, RI-MA MSA | | | | | |
| Easton-Raynham, MA HMFA | \$916 | \$1,010 | \$1,278 | \$1,822 | \$1,828 |
| New Bedford, MA HMFA | \$653 | \$691 | \$819 | \$1,020 | \$1,095 |
| Providence-Fall River, RI-MA HMFA | \$663 | \$748 | \$913 | \$1,137 | \$1,361 |
| Taunton-Mansfield-Norton, MA HMFA | \$770 | \$813 | \$1,057 | \$1,316 | \$1,413 |
| Springfield, MA MSA | | | | | |
| Franklin County, MA (part) HMFA | \$697 | \$752 | \$952 | \$1,232 | \$1,501 |
| Springfield, MA HMFA | \$634 | \$761 | \$951 | \$1,187 | \$1,353 |
| Worcester, MA MSA | | | | | |
| Eastern Worcester County, MA HMFA | \$720 | \$818 | \$1,107 | \$1,379 | \$1,479 |
| Fitchburg-Leominster, MA HMFA | \$527 | \$716 | \$886 | \$1,103 | \$1,312 |
| Western Worcester County, MA HMFA | \$495 | \$641 | \$760 | \$985 | \$1,346 |
| Worcester, MA HMFA | \$616 | \$753 | \$947 | \$1,179 | \$1,289 |
| Dukes County, MA | \$776 | \$964 | \$1,304 | \$1,694 | \$1,743 |
| Nantucket County, MA | \$1,070 | \$1,330 | \$1,799 | \$2,525 | \$2,534 |

MSA Community Listing

Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area contains the following areas:

ESSEX COUNTY, MA TOWNS OF Amesbury town, MA; Beverly city, MA; Danvers town, MA; Essex town, MA; Gloucester city, MA; Hamilton town, MA; Ipswich town, MA; Lynn city, MA; Lynnfield town, MA; Manchester-by-the-Sea town, MA; Marblehead town, MA; Middleton town, MA; Nahant town, MA; Newbury town, MA; Newburyport city, MA; Peabody city, MA; Rockport town, MA; Rowley town, MA; Salem city, MA; Salisbury town, MA; Saugus town, MA; Swampscott town, MA; Topsfield town, MA; Wenham town, MA

MIDDLESEX COUNTY, MA TOWNS OF Acton town, MA; Arlington town, MA; Ashby town, MA; Ashland town, MA; Ayer town, MA; Bedford town, MA; Belmont town, MA; Boxborough town, MA; Burlington town, MA; Cambridge city, MA; Carlisle town, MA; Concord town, MA; Everett city, MA; Framingham town, MA; Holliston town, MA; Hopkinton town, MA; Hudson town, MA; Lexington town, MA; Lincoln town, MA; Littleton town, MA; Malden city, MA; Marlborough city, MA; Maynard town, MA; Medford city, MA; Melrose city, MA; Natick town, MA; Newton city, MA; North Reading town, MA; Reading town, MA; Sherborn town, MA; Shirley town, MA; Somerville city, MA; Stoneham town, MA; Stow town, MA; Sudbury town, MA; Townsend town, MA; Wakefield town, MA; Waltham city, MA; Waretown city, MA; Wayland town, MA; Weston town, MA; Wilmington town, MA; Winchester town, MA; Woburn city, MA

NORFOLK COUNTY, MA TOWNS OF Bellingham town, MA; Braintree town, MA; Brookline town, MA; Canton town, MA; Cohasset town, MA; Dedham town, MA; Dover town, MA; Foxborough town, MA; Franklin city, MA; Holbrook town, MA; Medfield town, MA; Medway town, MA; Millis town, MA; Milton town, MA; Needham town, MA; Norfolk town, MA; Norwood town, MA; Plainville town, MA; Quincy city, MA; Randolph town, MA; Sharon town, MA; Stoughton town, MA; Walpole town, MA; Wellesley town, MA; Westwood town, MA; Weymouth town, MA; Wrentham town, MA

PLYMOUTH COUNTY, MA TOWNS OF Carver town, MA; Duxbury town, MA; Hanover town, MA; Hingham town, MA; Hull town, MA; Kingston town, MA; Marshfield town, MA; Norwell town, MA; Pembroke town, MA; Plymouth town, MA; Rockland town, MA; Scituate town, MA; Wareham town, MA

SUFFOLK COUNTY, MA TOWNS OF Boston city, MA; Chelsea city, MA; Revere city, MA; Winthrop town, MA

Brockton, MA HUD Metro FMR Area contains the following areas:

NORFOLK COUNTY, MA TOWNS OF Avon town, MA

PLYMOUTH COUNTY, MA TOWNS OF Abington town, MA; Bridgewater town, MA; Brockton city, MA; East Bridgewater town, MA; Halifax town, MA; Hanson town, MA; Lakeville town, MA; Marion town, MA; Mattapoisett town, MA; Middleborough town, MA; Plympton town, MA; Rochester town, MA; West Bridgewater town, MA; Whitman town, MA

Lawrence, MA-NH HUD Metro FMR Area contains the following areas:

ESSEX COUNTY, MA TOWNS OF Andover town, MA; Boxford town, MA; Georgetown town, MA; Groveland town, MA; Haverhill city, MA; Lawrence city, MA; Merrimac town, MA; Methuen city, MA; North Andover town, MA; West Newbury town, MA

Lowell, MA HUD Metro FMR Area contains the following areas:

MIDDLESEX COUNTY, MA TOWNS OF Billerica town, MA; Chelmsford town, MA; Dracut town, MA; Dunstable town, MA; Groton town, MA; Lowell city, MA; Peppercell town, MA; Tewksbury town, MA; Tyngsborough town, MA; Westford town, MA

Pittsfield, MA HUD Metro FMR Area contains the following areas:

BERKSHIRE COUNTY, MA TOWNS OF Adams town, MA; Cheshire town, MA; Dalton town, MA; Hinsdale town, MA; Lanesborough town, MA; Lee town, MA; Lenox town, MA; Pittsfield city, MA; Richmond town, MA; Stockbridge town, MA

Berkshire County, MA (part) HUD Metro FMR Area contains the following areas:

BERKSHIRE COUNTY, MA TOWNS OF Alford town, MA; Becket town, MA; Clarksburg town, MA; Egremont town, MA; Florida town, MA; Great Barrington town, MA; Hancock town, MA; Monterey town, MA; Mount Washington town, MA; New Ashford town, MA; New Marlborough town, MA; North Adams city, MA; Otis town, MA; Peru town, MA; Sandisfield town, MA; Savoy town, MA; Sheffield town, MA; Tyringham town, MA; Washington town, MA; West Stockbridge town, MA; Williamstown town, MA; Windsor town, MA

Providence-Fall River, RI-MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Attleboro city, MA; Fall River city, MA; North Attleborough town, MA; Rehoboth town, MA; Seekonk town, MA; Somerset town, MA; Swansea town, MA; Westport town, MA

Easton-Raynham, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Easton town, MA; Raynham town, MA

New Bedford, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Acushnet town, MA; Dartmouth town, MA; Fairhaven town, MA; Freetown town, MA; New Bedford city, MA

Taunton-Mansfield-Norton, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Berkeley town, MA; Dighton town, MA; Mansfield town, MA; Norton town, MA; Taunton city, MA

Springfield, MA HUD Metro FMR Area contains the following areas:

FRANKLIN COUNTY, MA TOWNS OF Sunderland town, MA

HAMPDEN COUNTY, MA TOWNS OF Agawam city, MA; Blandford town, MA; Brimfield town, MA; Chester town, MA; Chicopee city, MA; East Longmeadow town, MA; Granville town, MA; Hampden town, MA; Holland town, MA; Holyoke city, MA; Longmeadow town, MA; Ludlow town, MA; Monson town, MA; Montgomery town, MA; Palmer town, MA; Russell town, MA; Southwick town, MA; Springfield city, MA; Tolland town, MA; Wales town, MA; Westfield city, MA; West Springfield town, MA; Wilbraham town, MA

HAMPSHIRE COUNTY, MA TOWNS OF Amherst town, MA; Belchertown town, MA; Chesterfield town, MA; Cummington town, MA; Easthampton city, MA; Goshen town, MA; Granby town, MA; Hadley town, MA; Hatfield town, MA; Huntington town, MA; Middlefield town, MA; Northampton city, MA; Pelham town, MA; Plainfield town, MA; Southampton town, MA; South Hadley town, MA; Ware town, MA; Westhampton town, MA; Williamsburg town, MA; Worthington town, MA

Franklin County, MA (part) HUD Metro FMR Area contains the following areas:

FRANKLIN COUNTY, MA TOWNS OF Ashfield town, MA; Bernardston town, MA; Buckland town, MA; Charlemont town, MA; Colrain town, MA; Conway town, MA; Deerfield town, MA; Erving town, MA; Gill town, MA; Greenfield town, MA; Hawley town, MA; Heath town, MA; Leverett town, MA; Leyden town, MA; Monroe town, MA; Montague town, MA; New Salem town, MA; Northfield town, MA; Orange town, MA; Rowe town, MA; Shelburne town, MA; Shutesbury town, MA; Warwick town, MA; Wendell town, MA; Whately town, MA

Eastern Worcester County, MA HUD Metro FMR Area contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Berlin town, MA; Blackstone town, MA; Bolton town, MA; Harvard town, MA; Hopedale town, MA; Lancaster town, MA; Mendon town, MA; Milford town, MA; Millville town, MA; Southborough town, MA; Upton town, MA

The **Fitchburg-Leominster, MA HUD Metro FMR Area** contains the following areas: **WORCESTER COUNTY, MA TOWNS OF** Ashburnham town, MA; Fitchburg city, MA; Gardner city, MA; Leominster city, MA; Lunenburg town, MA; Templeton town, MA; Westminster town, MA; Winchendon town, MA

The **Western Worcester County, MA HUD Metro FMR Area** contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Athol town, MA; Hardwick town, MA; Hubbardston town, MA; New Braintree town, MA; Petersham town, MA; Phillipston town, MA; Royalston town, MA; Warren town, MA

Worcester, MA HUD Metro FMR Area contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Auburn town, MA; Barre town, MA; Boylston town, MA; Brookfield town, MA; Charlton town, MA; Clinton town, MA; Douglas town, MA; Dudley town, MA; East Brookfield town, MA; Grafton town, MA; Holden town, MA; Leicester town, MA; Millbury town, MA; Northborough town, MA; Northbridge town, MA; North Brookfield town, MA; Oakham town, MA; Oxford town, MA; Paxton town, MA; Princeton town, MA; Rutland town, MA; Shrewsbury town, MA; Southbridge town, MA; Spencer town, MA; Sterling town, MA; Sturbridge town, MA; Sutton town, MA; Uxbridge town, MA; Webster town, MA; Westborough town, MA; West Boylston town, MA; West Brookfield town, MA; Worcester city, MA

Nonmetropolitan counties

Dukes County, MA HUD FMR Area contains the following areas:

DUKES COUNTY, MA TOWNS OF Aquinnah town; Chilmark town; Edgartown town; Gosnold town; Oak Bluffs town; Tisbury town; West Tisbury town

Nantucket County, MA HUD FMR Area contains the following areas:

NANTUCKET COUNTY, MA TOWN OF Nantucket