



Commonwealth of Massachusetts
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

Public Housing Notice 2006-09

MEMORANDUM

TO: All Local Housing Authorities
FROM: Carole E. Collins, Director, Bureau of Housing Management
RE: Revised Income Limits for Admission and FMRs for Continued Occupancy
DATE: August 8, 2006

Attached please find the 2006 revised income limits for admission to state-aided public housing and for participation in the AHVP effective August 9, 2006. 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. Remember DHCD only sends the current FMR when it revises the income limits for admission, however, LHAs should use then current FMRs when making determinations of eligibility for continued occupancy.

HUD has revised its MSA designations. Please note the change in terminology this year: "HMFA" stands for "HUD Metro FMR Area", and "MSA" stands for "Metropolitan Statistical Area". We have enclosed the HUD listings showing which municipalities belong in which region; please check your region carefully as there have been some changes from last year.

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

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,

Falmouth town, Harwich town,

Provincetown town, Sandwich town,

Yarmouth 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,

town, Ipswich town, Lynn city,

by-the-Sea town, Marblehead town,

town, Newbury town, Newburyport city,

town, Rowley town, Salem city,

town, Swampscott town, Topsfield town,

017-Middlesex County, MA

Ashby town, Ashland town, Ayer town,

Boxborough town, Burlington town,

town, Concord town, Everett city,

town, Hopkinton town, Hudson town,

town, Littleton town, Malden city,

town, Medford city, Melrose city,

North Reading town, Reading town,

town, Somerville city, Stoneham town,

Townsend town, Wakefield town,

city, Wayland town, Weston town,

Barnstable Town city,

Dennis town, Eastham town,

Mashpee town, Orleans town,

Truro town, Wellfleet town,

Amesbury town, Beverly

Gloucester city, Hamilton

Lynnfield town, Manchester-

Middleton town, Nahant

Peabody city, Rockport

Salisbury town, Saugus

Wenham town

Acton town, Arlington town,

Bedford town, Belmont town,

Cambridge city, Carlisle

Framingham town, Holliston

Lexington town, Lincoln

Marlborough city, Maynard

Natick town, Newton city,

Sherborn town, Shirley

Stow town, Sudbury town,

Waltham city, Watertown

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
 25 MASSACHUSETTS continued

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

CBSA: Pittsfield, MA HMFA - METRO38340M38340
003-Berkshire County, MA
Dalton town, Hinsdale town,

town, Lenox town, Pittsfield city,
town

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

SA: Easton-Raynham, MA HMFA - METRO39300MM1200
005-Bristol County, MA

SA: New Bedford, MA HMFA - METRO39300MM5400
005-Bristol County, MA

town, Fairhaven town, Freetown town,

CBSA: Providence-Fall River, RI-MA HMFA - METRO39300M39300
005-Bristol County, MA

city, North Attleborough town,

town, Somerset town, Swansea town,

SA: Taunton-Mansfield-Norton, MA HMFA - METRO39300MM1120
005-Bristol County, MA

Mansfield town, Norton town,

Adams town, Cheshire town,

Lanesborough town, Lee

Richmond town, Stockbridge

Easton town, Raynham town

Acushnet town, Dartmouth

New Bedford city

Attleboro city, Fall River

Rehoboth town, Seekonk

Westport town

Berkley town, Dighton town,

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
 25 MASSACHUSETTS continued

-----METROPOLITAN AREA----- of FMR AREA within STATE-----	-----Components
Springfield, MA MSA - 44140	Taunton city
SA: Franklin County, MA (part) HMFA - METRO44140N25011	
011-Franklin County, MA	Ashfield town, Bernardston
town, Buckland town, Charlemont town,	Colrain town, Conway town,
Deerfield town, Erving town,	Gill town, Greenfield town,
Hawley town, Heath town,	Leverett town, Leyden town,
Monroe town, Montague town,	New Salem town, Northfield
town, Orange town, Rowe town,	Shelburne town, Shutesbury
town, Warwick town, Wendell town,	Whately town
CBSA: Springfield, MA HMFA - METRO44140M44140	
011-Franklin County, MA	Sunderland town
013-Hampden County, MA	Agawam city, Blandford
town, Brimfield town, Chester town,	Chicopee city, East
Longmeadow town, Granville town,	Hampden town, Holland town,
Holyoke city, Longmeadow town,	Ludlow town, Monson town,
Montgomery town, Palmer town,	Russell town, Southwick
town, Springfield city, Tolland town,	Wales town, Westfield city,
West Springfield town,	Wilbraham town
015-Hampshire County, MA	Amherst town, Belchertown
town, Chesterfield town,	Cummington town,
Easthampton city, Goshen town, Granby town,	Hadley town, Hatfield town,
Huntington town, Middlefield town,	Northampton city, Pelham
town, Plainfield town,	Southampton town, South
Hadley town, Ware town,	Westhampton town,
Williamsburg town, Worthington town	
Worcester, MA MSA - 49340	
SA: Eastern Worcester County, MA HMFA - METRO49340MM1120	
027-Worcester County, MA	Berlin town, Blackstone
town, Bolton town, Harvard town,	Hopedale town, Lancaster
town, Mendon town, Milford town,	Millville town,
Southborough town, Upton town	
SA: Fitchburg-Leominster, MA HMFA - METRO49340MM2600	
027-Worcester County, MA	Ashburnham town, Fitchburg
city, Gardner city, Leominster city,	Lunenburg town, Templeton
town, Westminster town,	Winchendon town
SA: Western Worcester County, MA HMFA - METRO49340N25027	
027-Worcester County, MA	Athol town, Hardwick town,
Hubbardston town, New Braintree town,	Petersham town, Phillipston
town, Royalston town, Warren town	
CBSA: Worcester, MA HMFA - METRO49340M49340	
027-Worcester County, MA	Auburn town, Barre town,
Boylston town, Brookfield town,	

town, Douglas town, Dudley town,
Grafton town, Holden town, Leicester town,
town, Northbridge town,
Oakham town, Oxford town, Paxton town,
town, Shrewsbury town, Southbridge town,
town, Sturbridge town, Sutton town,
town, Westborough town,
Brookfield town, Worcester city

-----NONMETROPOLITAN COUNTIES-----
nonmetropolitan counties-----

Dukes County.....
town, Edgartown town, Gosnold town,

Charlton town, Clinton
East Brookfield town,
Millbury town, Northborough
North Brookfield town,
Princeton town, Rutland
Spencer town, Sterling
Uxbridge town, Webster
West Boylston town, West

-----Towns within

Aquinnah town, Chilmark

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA

25 MASSACHUSETTS continued

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

<u>AREA</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Barnstable Town, MA MSA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
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	\$41,250	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,800
Lawrence, MA-NH HMFA	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
Lowell, MA HMFA	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Pittsfield, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Providence-New Bedford-Fall River, RI-MA MSA								
Easton- Rayham, MA HMFA	\$41,900	\$47,900	\$53,850	\$59,850	\$64,650	\$69,450	\$74,200	\$79,000
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	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Springfield, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
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	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Western Worcester County, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Worcester, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Dukes County, MA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Nantucket County, MA	\$47,100	\$53,800	\$60,550	\$67,300	\$72,650	\$78,050	\$83,450	\$88,800

<u>AREA</u>	<u>0 BDR</u>	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>
Barnstable Town, MA MSA	\$619	\$725	\$954	\$1,138	\$1,174
Boston-Cambridge-Quincy, MA-NH MSA					
Boston-Cambridge-Quincy, MA-NH HMFA	\$1,063	\$1,128	\$1,324	\$1,584	\$1,740
Brockton, MA HMFA	\$842	\$876	\$1,103	\$1,319	\$1,653
Lawrence, MA-NH HMFA	\$677	\$862	\$1,042	\$1,244	\$1,283
Lowell, MA HMFA	\$738	\$883	\$1,135	\$1,355	\$1,487
Pittsfield, MA MSA					
Berkshire County, MA (part) HMFA	\$491	\$551	\$636	\$871	\$895
Pittsfield, MA HMFA	\$464	\$542	\$672	\$864	\$890
Providence-New Bedford-Fall River, RI-MA MSA					
Easton- Rayham, MA HMFA	\$833	\$1,103	\$1,283	\$1,534	\$2,218
New Bedford, MA HMFA	\$473	\$607	\$694	\$831	\$1,122
Providence-Fall River, RI-MA HMFA	\$695	\$773	\$891	\$1,065	\$1,313
Taunton-Mansfield-Norton, MA HMFA	\$610	\$770	\$940	\$1,153	\$1,245
Springfield, MA MSA					
Franklin County, MA (part) HMFA	\$471	\$550	\$681	\$908	\$1,097
Springfield, MA HMFA	\$529	\$629	\$799	\$956	\$1,110
Worcester, MA MSA					
Eastern Worcester County, MA HMFA	\$724	\$809	\$1,065	\$1,273	\$1,869
Fitchburg-Leominster, MA HMFA	\$563	\$646	\$811	\$993	\$1,079
Western Worcester County, MA HMFA	\$400	\$549	\$616	\$735	\$944
Worcester, MA HMFA	\$612	\$704	\$857	\$1,025	\$1,087
Dukes County, MA	\$742	\$942	\$1,121	\$1,340	\$1,381
Nantucket County, MA	\$867	\$1,200	\$1,332	\$1,593	\$1,641