

**2021 NET INCOME LIMITS BY HOUSEHOLD SIZE FOR DETERMINING PARTICIPATION IN
Alternative Housing Voucher Program (AHVP) & DMH Rental Subsidy Program (DMHRSP)***

Effective April 1, 2021 – March 31, 2023

AREA**	1 PERSON	2 PERSON	3 PERSON
Barnstable Town, MA MSA	\$54,450	\$62,200	\$70,000
Boston-Cambridge-Quincy, MA-NH MSA			
Boston-Cambridge-Quincy, MA-NH HMFA	\$70,750	\$80,850	\$90,950
Brockton, MA HMFA	\$55,950	\$63,950	\$71,950
Lawrence, MA-NH HMFA	\$55,950	\$63,950	\$71,950
Lowell, MA HMFA	\$55,950	\$63,950	\$71,950
Dukes County, MA	\$59,200	\$67,650	\$76,100
Franklin County, MA	\$47,150	\$53,850	\$60,600
Nantucket County, MA	\$58,950	\$67,350	\$75,750
Pittsfield, MA MSA			
Berkshire County, MA (part) HMFA	\$47,150	\$53,850	\$60,600
Pittsfield, MA HMFA	\$48,400	\$55,300	\$62,200
Providence-Fall River, RI-MA MSA			
Easton-Raynham, MA HMFA	\$55,950	\$63,950	\$71,950
New Bedford, MA HMFA	\$47,150	\$53,850	\$60,600
Providence-Fall River, RI-MA, HMFA	\$48,450	\$55,400	\$62,300
Taunton-Mansfield-Norton, MA HMFA	\$55,950	\$63,950	\$71,950
Springfield, MA MSA	\$47,150	\$53,850	\$60,600
Worcester, MA MSA			
Eastern Worcester, MA HMFA	\$55,950	\$63,950	\$71,950
Fitchburg-Leominster, MA HMFA	\$50,200	\$57,400	\$64,550
Western Worcester County, MA HMFA	\$48,950	\$55,950	\$62,950
Worcester, MA HMFA	\$55,350	\$63,250	\$71,150

*In accordance with AHVP Regulations 760 CMR 53 and DMHRSP Regulations 760 CMR 38, which refer to Eligibility and Selection Criteria Regulations 760 CMR 5.06 (1). All regulations are available at <https://www.mass.gov/service-details/dhcd-regulations-current-regulations-and-proposed-amendments>.

**HMFA = HUD Metro FMR Area. For town listings within each area, or any additional areas or numbers, see HUD FY21 Low Income Limits (LIL) at https://www.huduser.gov/portal/datasets/il/IL2021/2021summary.odn?inputname=STTLT*2599999999%2BMassachusetts&selection_type=county&stname=Massachusetts&statefp=25.0&year=2021