

HUD Low - Mod Data: 2016 - 2020 ACS

City/Town	Total Pop	Low Mod Pop	Current % HUD LMI
Abington town	16,420	5,045	30.7%
Acton town	23,450	5,915	25.2%
Acushnet town	10,575	3,145	29.7%
Adams town	8,055	4,010	49.8%
Agawam town	28,100	8,510	30.3%
Alford town	410	120	29.3%
Amesbury town	17,145	7,325	42.7%
Amherst town	23,155	12,470	53.9%
Andover town	34,490	5,940	17.2%
Aquinnah town	675	230	34.1%
Ashburnham town	6,085	1,125	18.5%
Ashby town	3,210	1,160	36.1%
Ashfield town	1,790	620	34.6%
Ashland town	17,705	5,280	29.8%
Athol town	11,565	5,970	51.6%
Auburn town	16,540	5,835	35.3%
Avon town	4,510	1,520	33.7%
Ayer town	8,115	3,200	39.4%
Barre town	5,320	2,285	43.0%
Becket town	2,010	710	35.3%
Bedford town	13,730	2,970	21.6%
Belchertown town	15,075	3,280	21.8%
Bellingham town	17,175	6,650	38.7%
Belmont town	25,880	6,505	25.1%
Berkley town	6,770	2,220	32.8%
Berlin town	3,305	1,050	31.8%
Bernardston town	2,015	825	40.9%
Beverly city	38,555	16,695	43.3%
Billerica town	42,010	11,945	28.4%
Blackstone town	9,200	3,115	33.9%
Blandford town	1,060	285	26.9%
Bolton town	5,325	830	15.6%
Bourne town	19,385	7,220	37.2%
Boxborough town	5,675	1,570	27.7%
Boxford town	8,315	865	10.4%
Boylston town	4,650	1,270	27.3%
Braintree town	36,665	12,545	34.2%
Brewster town	9,525	3,630	38.1%
Bridgewater town	22,685	5,695	25.1%
Brimfield town	3,665	950	25.9%
Brookfield town	3,430	1,265	36.9%

HUD Low - Mod Data: 2016 - 2020 ACS

Buckland town	2,060	985	47.8%
Burlington town	27,935	7,165	25.6%
Canton town	23,330	6,695	28.7%
Carlisle town	5,230	850	16.3%
Carver town	11,740	6,260	53.3%
Charlemont town	1,090	515	47.2%
Charlton town	13,500	4,185	31.0%
Chatham town	5,850	2,385	40.8%
Chelmsford town	35,095	8,075	23.0%
Chelsea city	39,115	26,665	68.2%
Cheshire town	3,140	830	26.4%
Chester town	1,515	610	40.3%
Chesterfield town	1,190	330	27.7%
Chilmark town	1,320	355	26.9%
Clarksburg town	1,775	585	33.0%
Clinton town	13,915	6,760	48.6%
Cohasset town	8,440	1,755	20.8%
Colrain town	1,770	720	40.7%
Concord town	17,435	3,185	18.3%
Conway town	1,850	430	23.2%
Cummington town	1,005	290	28.9%
Dalton town	6,475	1,645	25.4%
Danvers town	26,790	9,325	34.8%
Dartmouth town	29,130	7,245	24.9%
Dedham town	24,465	7,885	32.2%
Deerfield town	4,825	1,020	21.1%
Dennis town	13,820	6,470	46.8%
Dighton town	7,760	2,240	28.9%
Douglas town	8,940	2,080	23.3%
Dover town	6,080	515	8.5%
Dracut town	31,430	12,200	38.8%
Dudley town	10,520	4,465	42.4%
Dunstable town	3,375	355	10.5%
Duxbury town	15,760	3,215	20.4%
East Bridgewater town	14,410	4,465	31.0%
East Brookfield town	2,155	1,105	51.3%
East Longmeadow town	15,795	4,455	28.2%
Eastham town	4,895	2,270	46.4%
Easthampton town	15,860	5,920	37.3%
Easton town	22,940	5,900	25.7%
Edgartown town	4,285	2,105	49.1%
Egremont town	1,465	455	31.1%
Erving town	1,675	650	38.8%
Essex town	3,770	1,355	35.9%

HUD Low - Mod Data: 2016 - 2020 ACS

Everett city	46,095	26,635	57.8%
Fairhaven town	15,715	5,100	32.5%
Falmouth town	30,680	13,005	42.4%
Florida town	740	305	41.2%
Foxborough town	17,890	6,855	38.3%
Franklin town	32,520	8,895	27.4%
Freetown town	9,270	1,745	18.8%
Gardner city	19,385	9,160	47.3%
Georgetown town	8,705	2,005	23.0%
Gill town	1,500	540	36.0%
Goshen town	880	210	23.9%
Gosnold town	35	15	42.9%
Grafton town	18,660	5,690	30.5%
Granby town	6,310	1,350	21.4%
Granville town	1,705	450	26.4%
Great Barrington town	5,945	2,170	36.5%
Greenfield town	16,700	9,315	55.8%
Groton town	11,180	2,485	22.2%
Groveland town	6,815	1,450	21.3%
Hadley town	5,195	1,395	26.9%
Halifax town	7,830	1,735	22.2%
Hamilton town	7,865	2,555	32.5%
Hampden town	5,085	930	18.3%
Hancock town	655	210	32.1%
Hanover town	14,385	3,625	25.2%
Hanson town	10,850	2,930	27.0%
Hardwick town	2,935	1,125	38.3%
Harvard town	5,440	745	13.7%
Harwich town	11,990	4,840	40.4%
Hatfield town	3,255	905	27.8%
Hawley town	390	150	38.5%
Heath town	670	195	29.1%
Hingham town	23,700	4,885	20.6%
Hinsdale town	1,720	615	35.8%
Holbrook town	11,005	4,880	44.3%
Holden town	18,945	3,890	20.5%
Holland town	2,490	710	28.5%
Holliston town	14,730	2,760	18.7%
Hopedale town	5,880	1,225	20.8%
Hopkinton town	17,945	3,310	18.4%
Hubbardston town	4,755	1,120	23.6%
Hudson town	19,820	6,805	34.3%
Hull town	10,480	3,090	29.5%
Huntington town	2,170	915	42.2%

HUD Low - Mod Data: 2016 - 2020 ACS

Ipswich town	13,880	4,320	31.1%
Kingston town	13,515	4,970	36.8%
Lakeville town	11,390	2,865	25.2%
Lancaster town	6,590	2,235	33.9%
Lanesborough town	2,950	880	29.8%
Lee town	5,505	1,440	26.2%
Leicester town	10,855	3,620	33.3%
Lenox town	4,600	1,475	32.1%
Leverett town	1,860	625	33.6%
Lexington town	32,890	5,240	15.9%
Leyden town	685	195	28.5%
Lincoln town	6,855	1,805	26.3%
Littleton town	10,000	2,355	23.6%
Longmeadow town	15,105	1,945	12.9%
Ludlow town	20,460	6,245	30.5%
Lunenburg town	11,515	2,565	22.3%
Lynnfield town	12,955	3,230	24.9%
Manchester-by-the-Sea town	5,390	955	17.7%
Mansfield town	24,100	5,770	23.9%
Marblehead town	20,415	5,565	27.3%
Marion town	4,865	1,755	36.1%
Marlborough city	39,115	18,675	47.7%
Marshfield town	25,840	8,405	32.5%
Mashpee town	14,110	5,750	40.8%
Mattapoisett town	6,365	1,460	22.9%
Maynard town	10,880	2,810	25.8%
Medfield town	12,880	1,935	15.0%
Medway town	13,250	3,375	25.5%
Melrose city	27,730	8,105	29.2%
Mendon town	6,125	1,555	25.4%
Merrimac town	6,900	2,495	36.2%
Methuen town	50,045	20,590	41.1%
Middleborough town	24,695	10,310	41.7%
Middlefield town	365	95	26.0%
Middleton town	8,795	2,035	23.1%
Milford town	28,740	10,905	37.9%
Millbury town	13,665	4,275	31.3%
Millis town	8,240	2,655	32.2%
Millville town	3,245	1,395	43.0%
Milton town	25,740	6,835	26.6%
Monroe town	100	45	45.0%
Monson town	8,670	2,680	30.9%
Montague town	8,110	3,530	43.5%
Monterey town	690	135	19.6%

HUD Low - Mod Data: 2016 - 2020 ACS

Montgomery town	905	140	15.5%
Mount Washington town	135	70	51.9%
Nahant town	3,460	1,170	33.8%
Nantucket town	10,935	3,285	30.0%
Natick town	35,665	9,190	25.8%
Needham town	30,345	4,565	15.0%
New Ashford town	245	80	32.7%
New Braintree town	1,155	285	24.7%
New Marlborough town	1,500	585	39.0%
New Salem town	1,065	340	31.9%
Newbury town	6,955	1,870	26.9%
Newburyport city	17,885	5,730	32.0%
Norfolk town	9,485	1,720	18.1%
North Adams city	11,900	5,925	49.8%
North Andover town	30,100	7,680	25.5%
North Attleborough town	29,090	8,200	28.2%
North Brookfield town	4,760	2,265	47.6%
North Reading town	15,520	3,995	25.7%
Northborough town	14,870	2,965	19.9%
Northbridge town	16,340	5,555	34.0%
Northfield town	2,945	890	30.2%
Norton town	17,610	4,305	24.4%
Norwell town	10,895	1,855	17.0%
Norwood town	29,035	11,205	38.6%
Oak Bluffs town	4,605	1,795	39.0%
Oakham town	1,630	590	36.2%
Orange town	7,575	3,560	47.0%
Orleans town	5,735	2,070	36.1%
Otis town	1,425	535	37.5%
Oxford town	13,895	4,940	35.6%
Palmer town	12,180	5,225	42.9%
Paxton town	4,330	765	17.7%
Pelham town	1,350	370	27.4%
Pembroke town	18,345	4,905	26.7%
Pepperell town	12,055	2,905	24.1%
Peru town	730	195	26.7%
Petersham town	1,065	385	36.2%
Phillipston town	1,915	515	26.9%
Plainfield town	685	330	48.2%
Plainville town	9,190	3,595	39.1%
Plympton town	2,975	750	25.2%
Princeton town	3,430	740	21.6%
Provincetown town	2,960	1,525	51.5%
Randolph town	33,870	16,745	49.4%

HUD Low - Mod Data: 2016 - 2020 ACS

Raynham town	14,170	4,300	30.3%
Reading town	25,055	5,835	23.3%
Rehoboth town	12,270	2,010	16.4%
Richmond town	1,395	295	21.1%
Rochester town	5,640	1,490	26.4%
Rockland town	17,800	8,320	46.7%
Rockport town	7,205	2,720	37.8%
Rowe town	445	210	47.2%
Rowley town	6,320	1,550	24.5%
Royalston town	1,450	350	24.1%
Russell town	1,520	445	29.3%
Rutland town	8,765	1,755	20.0%
Salisbury town	9,405	5,090	54.1%
Sandisfield town	840	315	37.5%
Sandwich town	20,040	5,595	27.9%
Saugus town	27,980	10,445	37.3%
Savoy town	700	385	55.0%
Scituate town	18,655	4,260	22.8%
Seekonk town	15,615	3,580	22.9%
Sharon town	18,595	3,920	21.1%
Sheffield town	3,135	1,065	34.0%
Shelburne town	1,355	415	30.6%
Sherborn town	4,325	560	12.9%
Shirley town	6,205	2,505	40.4%
Shrewsbury town	37,540	8,960	23.9%
Shutesbury town	1,885	555	29.4%
Somerset town	17,890	4,425	24.7%
South Hadley town	15,245	4,885	32.0%
Southampton town	6,170	1,225	19.9%
Southborough town	10,005	1,700	17.0%
Southbridge town	16,655	10,535	63.3%
Southwick town	9,675	2,650	27.4%
Spencer town	11,865	5,035	42.4%
Sterling town	7,970	1,975	24.8%
Stockbridge town	1,640	545	33.2%
Stoneham town	23,525	6,870	29.2%
Stoughton town	28,430	11,665	41.0%
Stow town	7,155	1,205	16.8%
Sturbridge town	9,545	3,185	33.4%
Sudbury town	19,075	2,605	13.7%
Sunderland town	3,580	1,900	53.1%
Sutton town	9,495	1,980	20.9%
Swampscott town	15,040	4,705	31.3%
Swansea town	16,500	4,130	25.0%

HUD Low - Mod Data: 2016 - 2020 ACS

Templeton town	8,010	2,500	31.2%
Tewksbury town	30,480	7,665	25.1%
Tisbury town	4,090	2,520	61.6%
Tolland town	465	110	23.7%
Topsfield town	6,450	1,075	16.7%
Townsend town	9,490	3,805	40.1%
Truro town	1,070	545	50.9%
Tyngsborough town	12,425	2,895	23.3%
Tyringham town	485	105	21.6%
Upton town	7,940	1,855	23.4%
Uxbridge town	14,035	3,805	27.1%
Wakefield town	26,620	8,915	33.5%
Wales town	2,085	690	33.1%
Walpole town	25,035	6,255	25.0%
Ware town	9,815	4,000	40.8%
Wareham town	22,450	12,035	53.6%
Warren town	5,200	1,590	30.6%
Warwick town	745	280	37.6%
Washington town	485	140	28.9%
Watertown town	35,450	14,655	41.3%
Wayland town	13,775	2,190	15.9%
Webster town	16,605	8,505	51.2%
Wellesley town	23,990	3,835	16.0%
Wellfleet town	3,640	1,510	41.5%
Wendell town	860	385	44.8%
Wenham town	3,645	975	26.7%
West Boylston town	6,120	1,910	31.2%
West Bridgewater town	7,115	1,740	24.5%
West Brookfield town	3,535	1,570	44.4%
West Newbury town	4,680	1,050	22.4%
West Springfield town	28,390	12,980	45.7%
West Stockbridge town	1,165	375	32.2%
West Tisbury town	2,165	835	38.6%
Westborough town	18,590	5,070	27.3%
Westford town	24,540	3,990	16.3%
Westhampton town	1,710	430	25.1%
Westminster town	7,875	1,570	19.9%
Weston town	11,270	2,825	25.1%
Westport town	15,980	5,535	34.6%
Westwood town	16,175	2,630	16.3%
Whately town	1,490	440	29.5%
Whitman town	15,070	4,670	31.0%
Wilbraham town	14,265	2,710	19.0%
Williamsburg town	2,630	660	25.1%

HUD Low - Mod Data: 2016 - 2020 ACS

Williamstown town	4,805	1,130	23.5%
Wilmington town	23,135	5,750	24.9%
Winchendon town	10,605	3,195	30.1%
Winchester town	22,445	3,955	17.6%
Windsor town	940	235	25.0%
Winthrop town	18,480	8,875	48.0%
Woburn city	39,995	15,900	39.8%
Worthington town	1,200	325	27.1%
Wrentham town	11,650	2,705	23.2%