

Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs
Effective April 14, 2025

Metropolitan Statistical Areas (MSAs) or HUD Metro FMR Areas (HMFAs)								
	1 PERSON	2 PERSONS	3 PERSONS	4 PERSONS	5 PERSONS	6 PERSONS	7 PERSONS	8 PERSONS
Barnstable Town, MA MSA	\$74,800	\$85,450	\$96,150	\$106,800	\$115,350	\$123,900	\$132,450	\$141,000
Barnstable Town, MA MSA								
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH - HMFA	\$92,650	\$105,850	\$119,100	\$132,300	\$142,900	\$153,500	\$164,100	\$174,650
Brockton, MA - HMFA	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550
Lawrence, MA NH - HMFA	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550
Lowell, MA - HMFA	\$73,200	\$83,650	\$94,100	\$104,550	\$112,950	\$121,300	\$129,650	\$138,050
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	\$67,000	\$76,550	\$86,100	\$95,650	\$103,350	\$111,000	\$118,650	\$126,300
Pittsfield, MA - HMFA	\$68,800	\$78,600	\$88,450	\$98,250	\$106,150	\$114,000	\$121,850	\$129,700
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)								
Easton - Raynham, MA - HMFA	\$78,500	\$89,700	\$100,900	\$112,100	\$121,100	\$130,050	\$139,050	\$148,000
New Bedford, MA - HMFA	\$67,000	\$76,550	\$86,100	\$95,650	\$103,350	\$111,000	\$118,650	\$126,300
Providence, RI-Fall River, MA - HMFA	\$64,050	\$73,200	\$82,350	\$91,450	\$98,800	\$106,100	\$113,400	\$120,750
Taunton-Mansfield-Norton, MA - HMFA	\$70,350	\$80,400	\$90,450	\$100,500	\$108,550	\$116,600	\$124,650	\$132,700
Springfield, MA MSA								
Springfield, MA MSA	\$67,000	\$76,550	\$86,100	\$95,650	\$103,350	\$111,000	\$118,650	\$126,300
Worcester, MA MSA								
Eastern Worcester County, MA - HMFA	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550
Fitchburg-Leominster, MA - HMFA	\$69,850	\$79,800	\$89,800	\$99,750	\$107,750	\$115,750	\$123,700	\$131,700
Western Worcester County, MA - HMFA	\$69,550	\$79,450	\$89,400	\$99,300	\$107,250	\$115,200	\$123,150	\$131,100
Worcester, MA - HMFA	\$69,850	\$79,800	\$89,800	\$99,750	\$107,750	\$115,750	\$123,700	\$131,700
Non-Metropolitan Areas - MA Counties								
Dukes County	\$72,950	\$83,400	\$93,800	\$104,200	\$112,550	\$120,900	\$129,250	\$137,550
Franklin County	\$67,000	\$76,550	\$86,100	\$95,650	\$103,350	\$111,000	\$118,650	\$126,300
Nantucket County	\$83,850	\$95,800	\$107,800	\$119,750	\$129,350	\$138,950	\$148,500	\$158,100