



Commonwealth of Massachusetts
EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

Public Housing Notice 2025-05

M E M O R A N D U M

TO: All Local Housing Authorities

FROM: Fatima Razzaq, Director, Bureau of Housing Development and Construction

RE: 2025 Revised Income Limits for Admission & FMRs for Continued Occupancy

DATE: April 22, 2025

Attached please find the 2025 revised income limits for admission to state-aided public housing and for participation in the Alternative Housing Voucher Program (AHVP) which are effective April 14, 2025. 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 Local Housing Authority (LHA) is located. These income limits remain in effect until EOHLC issues revised income limits.

Please review the attached listing and have the appropriate area limits for your LHA adopted by the Board. Each LHA should adopt limits for each specific household size, one through eight.

Also attached are the current Fair Market Rents (FMRs) for each area effective April 27, 2025. The FMRs are enclosed for your use in determining eligibility for continued occupancy. Please note that EOHLC only sends the FMRs to LHAs at the time income limits for admission are issued even though HUD issues the FMRs on a more frequent basis. LHAs when making determinations of eligibility for continued occupancy should use the HUD FMRs that are in effect at the time of determination.

Enclosed for your reference is the HUD FY25 MSA Community Listing showing each municipality that comprises a specific area within a “HUD Metro FMR Area” or within a “Metropolitan Statistical Area” (MSA).

If you have any questions, please feel free to contact your Housing Management Specialist.