



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Aaron Gornstein, Undersecretary

Public Housing Notice 2012-09

MEMORANDUM

TO: All Local Housing Authorities

FROM: Joseph A. Hart, Housing Management Specialist
Bureau of Housing Management *Jah*

RE: Revised Income Limits for Admission and FMRs for Continued Occupancy

DATE: August 9, 2012

Attached please find the 2012 revised income limits for admission to state-aided public housing and for participation in the AHVP which are effective August 9, 2012. 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. Please note that DHCD only sends the current FMR when it revises the income limits for admission. When making determinations of eligibility for continued occupancy however, LHAs should use the then current FMRs.

In 2006, HUD revised its MSA designations. The terminology: "HMFA" stands for "HUD Metro FMR Area", and "MSA" stands for "Metropolitan Statistical Area". Enclosed for your reference is the HUD FY10 MSA Community Listing showing which municipalities belong in which region.

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

**2012 NET INCOME LIMITS BY HOUSEHOLD SIZE FOR DETERMINING ADMISSION TO STATE-AIDED PUBLIC HOUSING
EFFECTIVE AUGUST 9, 2012**

AREA	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Brockton, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Lawrence, MA-NH HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Lowell, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Pittsfield, MA MSA								
Pittsfield, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Berkshire County, MA (part) HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Providence-Fall River, RI-MA MSA								
Providence-Fall River, RI-MA HMFA	\$42,350	\$48,400	\$54,450	\$60,500	\$65,350	\$70,200	\$75,050	\$79,900
Taunton-Mansfield-Norton, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Easton-Raynham, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
New Bedford, MA HMFA	\$36,050	\$41,200	\$46,350	\$51,500	\$55,650	\$59,750	\$63,900	\$68,000
Springfield, MA MSA								
Springfield, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Franklin County, MA (part) HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Worcester, MA MSA								
Worcester, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Eastern Worcester County, HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Fitchburg-Leominster, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Western Worcester County, MA HMFA	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Dukes County, MA								
Dukes County, MA	\$47,250	\$54,000	\$60,750	\$67,450	\$72,850	\$78,250	\$83,650	\$89,050
Nantucket County, MA								
Nantucket County, MA	\$58,000	\$66,300	\$74,600	\$82,850	\$89,500	\$96,150	\$102,750	\$109,400

HMFA = HUD Metro FMR Area

2012 Fair Market Rents

August 9, 2012

Metropolitan FMR Areas	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Barnstable Town, MA MSA	\$798	\$934	\$1,229	\$1,466	\$1,513
Boston-Cambridge-Quincy, MA-NH HMFA	\$1,099	\$1,166	\$1,369	\$1,637	\$1,799
Brockton, MA HMFA	\$876	\$912	\$1,148	\$1,373	\$1,721
Lawrence, MA-NH HMFA	\$713	\$907	\$1,097	\$1,310	\$1,350
Lowell, MA HMFA	\$720	\$861	\$1,107	\$1,322	\$1,450
Pittsfield, MA HMFA	\$576	\$673	\$835	\$1,073	\$1,106
Berkshire County, MA (part) HMFA	\$618	\$694	\$800	\$1,095	\$1,126
Providence-Fall River, RI-MA HMFA	\$710	\$790	\$910	\$1,087	\$1,341
Taunton-Mansfield-Norton, MA HMFA	\$659	\$831	\$1,015	\$1,245	\$1,344
Easton-Raynham, MA HMFA	\$793	\$1,051	\$1,222	\$1,462	\$2,113
New Bedford, MA HMFA	\$559	\$717	\$820	\$982	\$1,325
Springfield, MA HMFA	\$566	\$673	\$855	\$1,023	\$1,188
Franklin County, MA (part) HMFA	\$585	\$683	\$846	\$1,129	\$1,363
Worcester, MA HMFA	\$640	\$736	\$897	\$1,073	\$1,137
Eastern Worcester County, HMFA	\$677	\$756	\$995	\$1,189	\$1,746
Fitchburg-Leominster, MA HMFA	\$582	\$669	\$839	\$1,027	\$1,116
Western Worcester County, MA HMFA	\$463	\$636	\$713	\$851	\$1,093
Non-Metropolitan Counties					
Dukes County	\$958	\$1,215	\$1,447	\$1,729	\$1,783
Nantucket County	\$1,171	\$1,621	\$1,799	\$2,152	\$2,216

HMFA = HUD Metro FMR Area

MSA Community Listing

Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area contains the following areas:

ESSEX COUNTY, MA TOWNS OF Amesbury town, MA; Beverly city, MA; Danvers town, MA; Essex town, MA; Gloucester city, MA; Hamilton town, MA; Ipswich town, MA; Lynn city, MA; Lynnfield town, MA; Manchester-by-the-Sea town, MA; Marblehead town, MA; Middleton town, MA; Nahant town, MA; Newbury town, MA; Newburyport city, MA; Peabody city, MA; Rockport town, MA; Rowley town, MA; Salem city, MA; Salisbury town, MA; Saugus town, MA; Swampscott town, MA; Topsfield town, MA; Wenham town, MA

MIDDLESEX COUNTY, MA TOWNS OF Acton town, MA; Arlington town, MA; Ashby town, MA; Ashland town, MA; Ayer town, MA; Bedford town, MA; Belmont town, MA; Boxborough town, MA; Burlington town, MA; Cambridge city, MA; Carlisle town, MA; Concord town, MA; Everett city, MA; Framingham town, MA; Holliston town, MA; Hopkinton town, MA; Hudson town, MA; Lexington town, MA; Lincoln town, MA; Littleton town, MA; Malden city, MA; Marlborough city, MA; Maynard town, MA; Medford city, MA; Melrose city, MA; Natick town, MA; Newton city, MA; North Reading town, MA; Reading town, MA; Sherborn town, MA; Shirley town, MA; Somerville city, MA; Stoneham town, MA; Stow town, MA; Sudbury town, MA; Townsend town, MA; Wakefield town, MA; Waltham city, MA; Watertown city, MA; Wayland town, MA; Weston town, MA; Wilmington town, MA; Winchester town, MA; Woburn city, MA

NORFOLK COUNTY, MA TOWNS OF Bellingham town, MA; Braintree town, MA; Brookline town, MA; Canton town, MA; Cohasset town, MA; Dedham town, MA; Dover town, MA; Foxborough town, MA; Franklin city, MA; Holbrook town, MA; Medfield town, MA; Medway town, MA; Millis town, MA; Milton town, MA; Needham town, MA; Norfolk town, MA; Norwood town, MA; Plainville town, MA; Quincy city, MA; Randolph town, MA; Sharon town, MA; Stoughton town, MA; Walpole town, MA; Wellesley town, MA; Westwood town, MA; Weymouth town, MA; Wrentham town, MA

PLYMOUTH COUNTY, MA TOWNS OF Carver town, MA; Duxbury town, MA; Hanover town, MA; Hingham town, MA; Hull town, MA; Kingston town, MA; Marshfield town, MA; Norwell town, MA; Pembroke town, MA; Plymouth town, MA; Rockland town, MA; Scituate town, MA; Wareham town, MA

SUFFOLK COUNTY, MA TOWNS OF Boston city, MA; Chelsea city, MA; Revere city, MA; Winthrop town, MA

Brockton, MA HUD Metro FMR Area contains the following areas:

NORFOLK COUNTY, MA TOWNS OF Avon town, MA

PLYMOUTH COUNTY, MA TOWNS OF Abington town, MA; Bridgewater town, MA; Brockton city, MA; East Bridgewater town, MA; Halifax town, MA; Hanson town, MA; Lakeville town, MA; Marion town, MA; Mattapoisett town, MA; Middleborough town, MA; Plympton town, MA; Rochester town, MA; West Bridgewater town, MA; Whitman town, MA

Lawrence, MA-NH HUD Metro FMR Area contains the following areas:

ESSEX COUNTY, MA TOWNS OF Andover town, MA; Boxford town, MA; Georgetown town, MA; Groveland town, MA; Haverhill city, MA; Lawrence city, MA; Merrimac town, MA; Methuen city, MA; North Andover town, MA; West Newbury town, MA

Lowell, MA HUD Metro FMR Area contains the following areas:

MIDDLESEX COUNTY, MA TOWNS OF Billerica town, MA; Chelmsford town, MA; Dracut town, MA; Dunstable town, MA; Groton town, MA; Lowell city, MA; Pepperell town, MA; Tewksbury town, MA; Tyngsborough town, MA; Westford town, MA

Pittsfield, MA HUD Metro FMR Area contains the following areas:

BERKSHIRE COUNTY, MA TOWNS OF Adams town, MA; Cheshire town, MA; Dalton town, MA; Hinsdale town, MA; Lanesborough town, MA; Lee town, MA; Lenox town, MA; Pittsfield city, MA; Richmond town, MA; Stockbridge town, MA

Berkshire County, MA (part) HUD Metro FMR Area contains the following areas:

BERKSHIRE COUNTY, MA TOWNS OF Alford town, MA; Becket town, MA; Clarksburg town, MA; Egremont town, MA; Florida town, MA; Great Barrington town, MA; Hancock town, MA; Monterey town, MA; Mount Washington town, MA; New Ashford town, MA; New Marlborough town, MA; North Adams city, MA; Otis town, MA; Peru town, MA; Sandisfield town, MA; Savoy town, MA; Sheffield town, MA; Tyringham town, MA; Washington town, MA; West Stockbridge town, MA; Williamstown town, MA; Windsor town, MA

Providence-Fall River, RI-MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Attleboro city, MA; Fall River city, MA; North Attleborough town, MA; Rehoboth town, MA; Seekonk town, MA; Somerset town, MA; Swansea town, MA; Westport town, MA

Easton-Raynham, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Easton town, MA; Raynham town, MA

New Bedford, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Acushnet town, MA; Dartmouth town, MA; Fairhaven town, MA; Freetown town, MA; New Bedford city, MA

Taunton-Mansfield-Norton, MA HUD Metro FMR Area contains the following areas:

BRISTOL COUNTY, MA TOWNS OF Berkley town, MA; Dighton town, MA; Mansfield town, MA; Norton town, MA; Taunton city, MA

Springfield, MA HUD Metro FMR Area contains the following areas:

FRANKLIN COUNTY, MA TOWNS OF Sunderland town, MA

HAMPDEN COUNTY, MA TOWNS OF Agawam city, MA; Blandford town, MA; Brimfield town, MA; Chester town, MA; Chicopee city, MA; East Longmeadow town, MA; Granville town, MA; Hampden town, MA; Holland town, MA; Holyoke city, MA; Longmeadow town, MA; Ludlow town, MA; Monson town, MA; Montgomery town, MA; Palmer town, MA; Russell town, MA; Southwick town, MA; Springfield city, MA; Tolland town, MA; Wales town, MA; Westfield city, MA; West Springfield town, MA; Wilbraham town, MA

HAMPSHIRE COUNTY, MA TOWNS OF Amherst town, MA; Belchertown town, MA; Chesterfield town, MA; Cummington town, MA; Easthampton city, MA; Goshen town, MA; Granby town, MA; Hadley town, MA; Hatfield town, MA; Huntington town, MA; Middlefield town, MA; Northampton city, MA; Pelham town, MA; Plainfield town, MA; Southampton town, MA; South Hadley town, MA; Ware town, MA; Westhampton town, MA; Williamsburg town, MA; Worthington town, MA

Franklin County, MA (part) HUD Metro FMR Area contains the following areas:

FRANKLIN COUNTY, MA TOWNS OF Ashfield town, MA; Bernardston town, MA; Buckland town, MA; Charlemont town, MA; Colrain town, MA; Conway town, MA; Deerfield town, MA; Erving town, MA; Gill town, MA; Greenfield town, MA; Hawley town, MA; Heath town, MA; Leverett town, MA; Leyden town, MA; Monroe town, MA; Montague town, MA; New Salem town, MA; Northfield town, MA; Orange town, MA; Rowe town, MA; Shelburne town, MA; Shutesbury town, MA; Warwick town, MA; Wendell town, MA; Whately town, MA

Eastern Worcester County, MA HUD Metro FMR Area contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Berlin town, MA; Blackstone town, MA; Bolton town, MA; Harvard town, MA; Hopedale town, MA; Lancaster town, MA; Mendon town, MA; Milford town, MA; Millville town, MA; Southborough town, MA; Upton town, MA

The **Fitchburg-Leominster, MA HUD Metro FMR Area** contains the following areas: **WORCESTER COUNTY, MA TOWNS OF** Ashburnham town, MA; Fitchburg city, MA; Gardner city, MA; Leominster city, MA; Lunenburg town, MA; Templeton town, MA; Westminster town, MA; Winchendon town, MA

The **Western Worcester County, MA HUD Metro FMR Area** contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Athol town, MA; Hardwick town, MA; Hubbardston town, MA; New Braintree town, MA; Petersham town, MA; Phillipston town, MA; Royalston town, MA; Warren town, MA

Worcester, MA HUD Metro FMR Area contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Auburn town, MA; Barre town, MA; Boylston town, MA; Brookfield town, MA; Charlton town, MA; Clinton town, MA; Douglas town, MA; Dudley town, MA; East Brookfield town, MA; Grafton town, MA; Holden town, MA; Leicester town, MA; Millbury town, MA; Northborough town, MA; Northbridge town, MA; North Brookfield town, MA; Oakham town, MA; Oxford town, MA; Paxton town, MA; Princeton town, MA; Rutland town, MA; Shrewsbury town, MA; Southbridge town, MA; Spencer town, MA; Sterling town, MA; Sturbridge town, MA; Sutton town, MA; Uxbridge town, MA; Webster town, MA; Westborough town, MA; West Boylston town, MA; West Brookfield town, MA; Worcester city, MA

Nonmetropolitan counties

Dukes County, MA HUD FMR Area contains the following areas:

DUKES COUNTY, MA TOWNS OF Aquinnah town; Chilmark town; Edgartown town; Gosnold town; Oak Bluffs town; Tisbury town; West Tisbury town

Nantucket County, MA HUD FMR Area contains the following areas:

NANTUCKET COUNTY, MA TOWN OF Nantucket