

GUARANTEED HOUSING PROGRAM INCOME LIMITS

| STATE:MASSACHUSETTS | | | | | | | | | |
|---|----------|----------|----------|----------|----------|----------|----------|-----------|--|
| ----- A J U S T E D I N C O M E L I M I T S ----- | | | | | | | | | |
| P R O G R A M | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON* | |
| Barnstable Town, MA MSA | | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Boston-Cambridge-Quincy, MA-NH MSA | | | | | | | | | |
| Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 34250 | 39150 | 44050 | 48900 | 52850 | 56750 | 60650 | 64550 | |
| LOW INCOME | 47150 | 53900 | 60600 | 67350 | 72750 | 78150 | 83500 | 88900 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Brockton, MA HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 30750 | 35150 | 39550 | 43900 | 47450 | 50950 | 54450 | 57950 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Lawrence, MA-NH HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 31350 | 35800 | 40300 | 44750 | 48350 | 51950 | 55500 | 59100 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Lowell, MA HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 32550 | 37200 | 41850 | 46450 | 50200 | 53900 | 57600 | 61350 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Pittsfield, MA MSA | | | | | | | | | |
| Berkshire County, MA (part) HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Pittsfield, MA HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 | |
| Providence-New Bedford-Fall River, RI-MA MSA | | | | | | | | | |
| Easton-Raynham, MA HUD Metro FMR Area | | | | | | | | | |
| VERY LOW INCOME | 36400 | 41600 | 46800 | 52000 | 56200 | 60350 | 64500 | 68650 | |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 | |
| MOD.INC-GUAR.LOAN | 93450 | 93450 | 93450 | 93450 | 123350 | 123350 | 123350 | 123350 | |

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

----- A J U S T E D I N C O M E L I M I T S -----

| P R O G R A M | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON* |
|---|----------|----------|----------|----------|----------|----------|----------|-----------|
| New Bedford, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 25600 | 29250 | 32900 | 36600 | 39500 | 42450 | 45350 | 48300 |
| LOW INCOME | 41000 | 46850 | 52700 | 58550 | 63250 | 67900 | 72600 | 77300 |
| MOD.INC-GUAR.LOAN | 84150 | 84150 | 84150 | 84150 | 111100 | 111100 | 111100 | 111100 |
| Providence-Fall River, RI-MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 26500 | 30250 | 34050 | 37800 | 40850 | 43850 | 46900 | 49900 |
| LOW INCOME | 42350 | 48400 | 54450 | 60500 | 65350 | 70200 | 75000 | 79850 |
| MOD.INC-GUAR.LOAN | 86950 | 86950 | 86950 | 86950 | 114750 | 114750 | 114750 | 114750 |
| Taunton-Mansfield-Norton, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 31050 | 35450 | 39900 | 44300 | 47850 | 51400 | 54950 | 58500 |
| LOW INCOME | 46300 | 52950 | 59550 | 66150 | 71450 | 76750 | 82050 | 87350 |
| MOD.INC-GUAR.LOAN | 95100 | 95100 | 95100 | 95100 | 125550 | 125550 | 125550 | 125550 |
| Springfield, MA MSA | | | | | | | | |
| Franklin County, MA (part) HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Springfield, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Worcester, MA MSA | | | | | | | | |
| Eastern Worcester County, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 36400 | 41600 | 46800 | 52000 | 56200 | 60350 | 64500 | 68650 |
| LOW INCOME | 46300 | 52950 | 59550 | 66150 | 71450 | 76750 | 82050 | 87350 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Fitchburg-Leominster, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Western Worcester County, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 30200 | 34500 | 38800 | 43100 | 46550 | 50000 | 53450 | 56900 |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT

GUARANTEED HOUSING PROGRAM INCOME LIMITS

STATE:MASSACHUSETTS

----- A J U S T E D I N C O M E L I M I T S -----

| P R O G R A M | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON* |
|----------------------------------|----------|----------|----------|----------|----------|----------|----------|-----------|
| Worcester, MA HUD Metro FMR Area | | | | | | | | |
| VERY LOW INCOME | 30800 | 35200 | 39600 | 43950 | 47500 | 51000 | 54500 | 58050 |
| LOW INCOME | 45500 | 52000 | 58500 | 65000 | 70200 | 75400 | 80600 | 85800 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Dukes County, MA | | | | | | | | |
| VERY LOW INCOME | 31350 | 35800 | 40300 | 44750 | 48350 | 51950 | 55500 | 59100 |
| LOW INCOME | 47200 | 53950 | 60700 | 67450 | 72850 | 78250 | 83650 | 89050 |
| MOD.INC-GUAR.LOAN | 100900 | 100900 | 100900 | 100900 | 133200 | 133200 | 133200 | 133200 |
| Nantucket County, MA | | | | | | | | |
| VERY LOW INCOME | 38300 | 43800 | 49250 | 54700 | 59100 | 63500 | 67850 | 72250 |
| LOW INCOME | 61250 | 70000 | 78750 | 87500 | 94500 | 101500 | 108500 | 115500 |
| MOD.INC-GUAR.LOAN | 125800 | 125800 | 125800 | 125800 | 166050 | 166050 | 166050 | 166050 |

* ADD 8% OF 4 PERSON LIMIT FOR EACH PERSON IN EXCESS OF 8 PERSONS

** MODERATE INCOME IS DEFINED AS THE GREATER OF 115% OF THE U.S. MEDIAN FAMILY INCOME OR 115% OF THE AVG. OF THE STATE-WIDE AND STATE NON-METRO MEDIAN FAMILY INCOMES OR 115/80THS OF THE AREA LOW-INCOME LIMIT
02/07/2013 SPECIAL PN

25 MASSACHUSETTS

-----METROPOLITAN AREA-----

Barnstable Town, MA MSA - 12700
Barnstable Town, MA MSA - METRO12700M12700
001-Barnstable County, MA

Boston-Cambridge-Quincy, MA-NH MSA - 14460
Boston-Cambridge-Quincy, MA-NH HMFA - METRO14460MM1120
009-Essex County, MA

017-Middlesex County, MA

021-Norfolk County, MA

023-Plymouth County, MA

025-Suffolk County, MA
Brockton, MA HMFA - METRO14460MM1200
021-Norfolk County, MA
023-Plymouth County, MA

Lawrence, MA-NH HMFA - METRO14460MM4160
009-Essex County, MA

-----Components of FMR AREA within STATE-----

Barnstable Town city, Bourne town, Brewster town, Chatham town,
Dennis town, Eastham town, Falmouth town, Harwich town,
Mashpee town, Orleans town, Provincetown town, Sandwich town,
Truro town, Wellfleet town, Yarmouth town

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

Acton town, Arlington town, Ashby town, Ashland town, Ayer town,
Bedford town, Belmont town, Boxborough town, Burlington town,
Cambridge city, Carlisle town, Concord town, Everett city,
Framingham town, Holliston town, Hopkinton town, Hudson town,
Lexington town, Lincoln town, Littleton town, Malden city,
Marlborough city, Maynard town, Medford city, Melrose city,
Natick town, Newton city, North Reading town, Reading town,
Sherborn town, Shirley town, Somerville city, Stoneham town,
Stow town, Sudbury town, Townsend town, Wakefield town,
Waltham city, Watertown city, Wayland town, Weston town,
Wilmington town, Winchester town, Woburn city
Bellingham town, Braintree Town city, Brookline town,
Canton town, Cohasset town, Dedham town, Dover town,
Foxborough town, Franklin Town city, Holbrook town,
Medfield town, Medway town, Millis town, Milton town,
Needham town, Norfolk town, Norwood town, Plainville town,
Quincy city, Randolph town, Sharon town, Stoughton town,
Walpole town, Wellesley town, Westwood town, Weymouth Town city,
Wrentham town

Carver town, Duxbury town, Hanover town, Hingham town,
Hull town, Kingston town, Marshfield town, Norwell town,
Pembroke town, Plymouth town, Rockland town, Scituate town,
Wareham town
Boston city, Chelsea city, Revere city, Winthrop Town city

Avon town
Abington town, Bridgewater town, Brockton city,
East Bridgewater town, Halifax town, Hanson town,
Lakeville town, Marion town, Mattapoisett town,
Middleborough town, Plympton town, Rochester town,
West Bridgewater town, Whitman town

Andover town, Boxford town, Georgetown town, Groveland town,

25 MASSACHUSETTS continued

-----METROPOLITAN AREA-----

-----Components of FMR AREA within STATE-----

Lowell, MA HMFA - METRO14460MM4560
 017-Middlesex County, MA

Pittsfield, MA MSA - 38340
 Berkshire County, MA (part) HMFA - METRO38340N25003
 003-Berkshire County, MA

Pittsfield, MA HMFA - METRO38340M38340
 003-Berkshire County, MA

Providence-New Bedford-Fall River, RI-MA MSA - 39300
 Easton-Raynham, MA HMFA - METRO39300MM1200
 005-Bristol County, MA
 New Bedford, MA HMFA - METRO39300MM5400
 005-Bristol County, MA

Providence-Fall River, RI-MA HMFA - METRO39300M39300
 005-Bristol County, MA

Taunton-Mansfield-Norton, MA HMFA - METRO39300MM1120
 005-Bristol County, MA

Springfield, MA MSA - 44140
 Franklin County, MA (part) HMFA - METRO44140N25011
 011-Franklin County, MA

Springfield, MA HMFA - METRO44140M44140
 011-Franklin County, MA
 013-Hampden County, MA

Haverhill city, Lawrence city, Merrimac town, Methuen city,
 North Andover town, West Newbury town

Billerica town, Chelmsford town, Dracut town, Dunstable town,
 Groton town, Lowell city, Pepperell town, Tewksbury town,
 Tyngsborough town, Westford town

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

Adams town, Cheshire town, Dalton town, Hinsdale town,
 Lanesborough town, Lee town, Lenox town, Pittsfield city,
 Richmond town, Stockbridge town

Easton town, Raynham town

Acushnet town, Dartmouth town, Fairhaven town, Freetown town,
 New Bedford city

Attleboro city, Fall River city, North Attleborough town,
 Rehoboth town, Seekonk town, Somerset town, Swansea town,
 Westport town

Berkley town, Dighton town, Mansfield town, Norton town,
 Taunton city

Ashfield town, Bernardston town, Buckland town, Charlemont town,
 Colrain town, Conway town, Deerfield town, Erving town,
 Gill town, Greenfield Town city, Hawley town, Heath town,
 Leverett town, Leyden town, Monroe town, Montague town,
 New Salem town, Northfield town, Orange town, Rowe town,
 Shelburne town, Shutesbury town, Warwick town, Wendell town,
 Whately town

Sunderland town
 Agawam Town city, Blandford town, Brimfield town, Chester town,
 Chicopee city, East Longmeadow town, Granville town,
 Hampden town, Holland town, Holyoke city, Longmeadow town,
 Ludlow town, Monson town, Montgomery town, Palmer Town city,
 Russell town, Southwick town, Springfield city, Tolland town,

25 MASSACHUSETTS continued

-----METROPOLITAN AREA-----

015-Hampshire County, MA

Worcester, MA MSA - 49340
Eastern Worcester County, MA HMFA - METRO49340MM1120
027-Worcester County, MA

Fitchburg-Leominster, MA HMFA - METRO49340MM2600
027-Worcester County, MA

Western Worcester County, MA HMFA - METRO49340N25027
027-Worcester County, MA

Worcester, MA HMFA - METRO49340M49340
027-Worcester County, MA

-----Components of FMR AREA within STATE-----

Wales town, Westfield city, West Springfield Town city,
Wilbraham town
Amherst town, Belchertown town, Chesterfield town,
Cummington town, Easthampton Town city, Goshen town,
Granby town, Hadley town, Hatfield town, Huntington town,
Middlefield town, Northampton city, Pelham town,
Plainfield town, Southampton town, South Hadley town, Ware town,
Westhampton town, Williamsburg town, Worthington town

Berlin town, Blackstone town, Bolton town, Harvard town,
Hopedale town, Lancaster town, Mendon town, Milford town,
Millville town, Southborough town, Upton town

Ashburnham town, Fitchburg city, Gardner city, Leominster city,
Lunenburg town, Templeton town, Westminster town,
Winchendon town

Athol town, Hardwick town, Hubbardston town, New Braintree town,
Petersham town, Phillipston town, Royalston town, Warren town

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

-----NONMETROPOLITAN COUNTIES-----

Dukes County.....
Nantucket County.....

-----Towns within nonmetropolitan counties-----

Aquinnah town, Chilmark town, Edgartown town, Gosnold town,
Oak Bluffs town, Tisbury town, West Tisbury town
Nantucket town