STATE Income Limits

Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs
Effective April 1, 2021

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								
Barnstable Town, MA MSA	$54,450	$62,200	$70,000	$77,750	$84,000	$90,200	$96,450	$102,650
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH - HMFA	$70,750	$80,850	$90,950	$101,050	$109,150	$117,250	$125,350	$133,400
Brockton, MA - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
Lawrence, MA NH - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
Lowell, MA - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	$47,150	$53,850	$60,600	$67,300	$72,700	$78,100	$83,500	$88,850
Pittsfield, MA - HMFA	$48,400	$55,300	$62,200	$69,100	$74,650	$80,200	$85,700	$91,250
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)								
Easton - Raynham, MA - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
New Bedford, MA - HMFA	$47,150	$53,850	$60,600	$67,300	$72,700	$78,100	$83,500	$88,850
Providence, RI-Fall River, MA - HMFA	$48,450	$55,400	$62,300	$69,200	$74,750	$80,300	$85,850	$91,350
Taunton-Mansfield-Norton, MA - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
Springfield, MA MSA								
Springfield, MA MSA	$47,150	$53,850	$60,600	$67,300	$72,700	$78,100	$83,500	$88,850
Worcester, MA MSA								
Eastern Worcester County, MA - HMFA	$55,950	$63,950	$71,950	$79,900	$86,300	$92,700	$99,100	$105,500
Fitchburg-Leominster, MA - HMFA	$50,200	$57,400	$64,550	$71,700	$77,450	$83,200	$88,950	$94,650
Western Worcester County, MA - HMFA	$48,950	$55,950	$62,950	$69,900	$75,500	$81,100	$86,700	$92,300
Worcester, MA - HMFA	$55,350	$63,250	$71,150	$79,050	$85,400	$91,700	$98,050	$104,350
Non-Metropolitan Areas - MA Counties								
Dukes County	$59,200	$67,650	$76,100	$84,550	$91,350	$98,100	$104,850	$111,650
Franklin County	$47,150	$53,850	$60,600	$67,300	$72,700	$78,100	$83,500	$88,850
Nantucket County	$58,950	$67,350	$75,750	$84,150	$90,900	$97,650	$104,350	$111,100