

**Net Income Limits by Household Size for Determining Admission for State-Aided Housing Programs
Effective May 15, 2023**

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	\$64,450	\$73,650	\$82,850	\$92,050	\$99,450	\$106,800	\$114,150	\$121,550
Barnstable Town, MA MSA								
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH - HMFA	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400
Brockton, MA - HMFA	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
Lawrence, MA NH - HMFA	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
Lowell, MA - HMFA	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
Pittsfield, MA - HMFA	\$57,300	\$65,500	\$73,700	\$81,850	\$88,400	\$94,950	\$101,500	\$108,050
Providence-Warwick, RI-MA MSA (Incl. NEW BEDFORD - FALL RIVER)								
Easton - Raynham, MA - HMFA	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
New Bedford, MA - HMFA	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
Providence, RI-Fall River, MA - HMFA	\$57,350	\$65,550	\$73,750	\$81,900	\$88,500	\$95,050	\$101,600	\$108,150
Taunton-Mansfield-Norton, MA - HMFA	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
Springfield, MA MSA								
Springfield, MA MSA	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
Worcester, MA MSA								
Eastern Worcester County, MA - HMFA	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
Fitchburg-Leominster, MA - HMFA	\$59,400	\$67,900	\$76,400	\$84,850	\$91,650	\$98,450	\$105,250	\$112,050
Western Worcester County, MA - HMFA	\$57,900	\$66,200	\$74,450	\$82,700	\$89,350	\$95,950	\$102,550	\$109,200
Worcester, MA - HMFA	\$65,550	\$74,900	\$84,250	\$93,600	\$101,100	\$108,600	\$116,100	\$123,600
Non-Metropolitan Areas - MA Counties								
Dukes County	\$70,150	\$80,150	\$90,150	\$100,150	\$108,200	\$116,200	\$124,200	\$132,200
Franklin County	\$55,800	\$63,800	\$71,750	\$79,700	\$86,100	\$92,500	\$98,850	\$105,250
Nantucket County	\$69,800	\$79,800	\$89,750	\$99,700	\$107,700	\$115,700	\$123,650	\$131,650