

U.S. DEPARTMENT OF HUD
STATE: MASSACHUSETTS

----- FY2026 ADJUSTED HOME INCOME LIMITS -----									
PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Amherst Town-Northampton, MA MSA									
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100	
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800	
60% LIMITS	55200	63060	71040	78900	85260	91560	97860	104160	
LOW INCOME	73650	84200	94700	105200	113650	122050	130450	138900	
Barnstable Town, MA MSA									
30% LIMITS	29650	33900	38150	42350	45750	49150	52550	55950	
VERY LOW INCOME	49450	56500	63550	70600	76250	81900	87550	93200	
60% LIMITS	59340	67800	76260	84720	91500	98280	105060	111840	
LOW INCOME	79100	90400	101700	112950	122000	131050	140100	149100	
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area									
30% LIMITS	36000	41150	46300	51400	55550	59650	63750	67850	
VERY LOW INCOME	60000	68600	77150	85700	92600	99450	106300	113150	
60% LIMITS	72000	82320	92580	102840	111120	119340	127560	135780	
LOW INCOME	96000	109700	123400	137100	148100	159050	170050	181000	
Brockton, MA HUD Metro FMR Area									
30% LIMITS	28300	32350	36400	40400	43650	46900	50100	53350	
VERY LOW INCOME	47150	53900	60650	67350	72750	78150	83550	88950	
60% LIMITS	56580	64680	72780	80820	87300	93780	100260	106740	
LOW INCOME	75450	86200	97000	107750	116400	125000	133650	142250	
Lawrence, MA-NH HUD Metro FMR Area									
30% LIMITS	28850	33000	37100	41200	44500	47800	51100	54400	
VERY LOW INCOME	48100	54950	61800	68650	74150	79650	85150	90650	
60% LIMITS	57720	65940	74160	82380	88980	95580	102180	108780	
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000	
Lowell, MA HUD Metro FMR Area									
30% LIMITS	30050	34350	38650	42900	46350	49800	53200	56650	
VERY LOW INCOME	50050	57200	64350	71500	77250	82950	88700	94400	
60% LIMITS	60060	68640	77220	85800	92700	99540	106440	113280	
LOW INCOME	76750	87700	98650	109600	118400	127150	135950	144700	
Pittsfield, MA HUD Metro FMR Area									
30% LIMITS	27650	31600	35550	39500	42700	45850	49000	52150	
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950	
60% LIMITS	55320	63240	71160	79020	85380	91680	98040	104340	
LOW INCOME	73750	84300	94850	105350	113800	122250	130650	139100	
Berkshire County, MA (part) HUD Metro FMR Area									
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100	
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800	
60% LIMITS	55200	63060	71040	78900	85260	91560	97860	104160	
LOW INCOME	73650	84200	94700	105200	113650	122050	130450	138900	

Effective: June 1, 2026

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Providence-Fall River, RI-MA HUD Metro FMR Area								
30% LIMITS	23600	26950	30300	33650	36350	39050	41750	44450
VERY LOW INCOME	39250	44850	50450	56050	60550	65050	69550	74000
60% LIMITS	47100	53820	60540	67260	72660	78060	83460	88800
LOW INCOME	62800	71800	80750	89700	96900	104100	111250	118450
Taunton-Mansfield-Norton, MA HUD Metro FMR Area								
30% LIMITS	27650	31600	35550	39500	42700	45850	49000	52150
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
60% LIMITS	55320	63240	71160	79020	85380	91680	98040	104340
LOW INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Easton-Raynham, MA HUD Metro FMR Area								
30% LIMITS	34800	39800	44750	49700	53700	57700	61650	65650
VERY LOW INCOME	58000	66250	74550	82800	89450	96050	102700	109300
60% LIMITS	69600	79500	89460	99360	107340	115260	123240	131160
LOW INCOME	83250	95150	107050	118900	128450	137950	147450	156950
New Bedford, MA HUD Metro FMR Area								
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
60% LIMITS	55200	63060	71040	78900	85260	91560	97860	104160
LOW INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Springfield, MA MSA								
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
60% LIMITS	55200	63060	71040	78900	85260	91560	97860	104160
LOW INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Worcester, MA HUD Metro FMR Area								
30% LIMITS	27650	31600	35550	39500	42700	45850	49000	52150
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
60% LIMITS	55320	63240	71160	79020	85380	91680	98040	104340
LOW INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Eastern Worcester County, MA HUD Metro FMR Area								
30% LIMITS	32150	36750	41350	45900	49600	53250	56950	60600
VERY LOW INCOME	53550	61200	68850	76500	82650	88750	94900	101000
60% LIMITS	64260	73440	82620	91800	99180	106500	113880	121200
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Fitchburg-Leominster, MA HUD Metro FMR Area								
30% LIMITS	27650	31600	35550	39500	42700	45850	49000	52150
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
60% LIMITS	55320	63240	71160	79020	85380	91680	98040	104340
LOW INCOME	73750	84300	94850	105350	113800	122250	130650	139100

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Western Worcester County, MA HUD Metro FMR Area								
30% LIMITS	27650	31600	35550	39500	42700	45850	49000	52150
VERY LOW INCOME	46100	52700	59300	65850	71150	76400	81700	86950
60% LIMITS	55320	63240	71160	79020	85380	91680	98040	104340
LOW INCOME	73750	84300	94850	105350	113800	122250	130650	139100
Dukes County, MA								
30% LIMITS	34300	39200	44100	48950	52900	56800	60700	64650
VERY LOW INCOME	57100	65250	73400	81550	88100	94600	101150	107650
60% LIMITS	68520	78300	88080	97860	105720	113520	121380	129180
LOW INCOME	74800	85450	96150	106800	115350	123900	132450	141000
Franklin County, MA								
30% LIMITS	27650	31600	35550	39450	42650	45800	48950	52100
VERY LOW INCOME	46000	52550	59200	65750	71050	76300	81550	86800
60% LIMITS	55200	63060	71040	78900	85260	91560	97860	104160
LOW INCOME	73650	84200	94700	105200	113650	122050	130450	138900
Nantucket County, MA								
30% LIMITS	38300	43750	49200	54650	59050	63400	67800	72150
VERY LOW INCOME	63750	72850	81950	91050	98350	105650	112950	120200
60% LIMITS	76500	87420	98340	109260	118020	126780	135540	144240
LOW INCOME	92200	105350	118550	131700	142250	152800	163350	173850

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