

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA								
FY 2023 MET: \$124,300								
EXTR LOW INCOME	24200	27650	31100	34550	37350	40280	45420	50560
VERY LOW INCOME	40300	46050	51800	57550	62200	66800	71400	76000
LOW-INCOME	64450	73650	82850	92050	99450	106800	114150	121550
Boston-Cambridge-Newton, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HMEFA								
FY 2023 MET: \$149,300								
EXTR LOW INCOME	31150	35600	40050	44500	48100	51650	55200	58750
VERY LOW INCOME	51950	59400	66800	74200	80150	86100	92050	97950
LOW-INCOME	82950	94800	106650	118450	127950	137450	146900	156400
Brockton, MA HMEFA								
FY 2023 MET: \$113,900								
EXTR LOW INCOME	24850	28400	31950	35500	38350	41200	45420	50560
VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
LOW-INCOME	66250	75700	85150	94600	102200	109750	117350	124900
Lawrence, MA-NH HMEFA								
FY 2023 MET: \$118,600								
EXTR LOW INCOME	25600	29250	32900	36550	39500	42400	45420	50560
VERY LOW INCOME	42700	48800	54900	60950	65850	70750	75600	80500
LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Lowell, MA HMEFA								
FY 2023 MET: \$132,400								
EXTR LOW INCOME	27800	31800	35750	39700	42900	46100	49250	52450
VERY LOW INCOME	46350	53000	59600	66200	71500	76800	82100	87400
LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
Pittsfield, MA MSA								
Berkshire County, MA (part) HMEFA								
FY 2023 MET: \$101,500								
EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Pittsfield, MA HMEFA								
FY 2023 MET: \$88,800								
EXTR LOW INCOME	21500	24600	27650	30700	35140	40280	45420	50560
VERY LOW INCOME	35850	40950	46050	51150	55250	59350	63450	67550
LOW-INCOME	57300	65500	73700	81850	88400	94950	101500	108050
Providence-Warwick, RI-MA MSA								
Easton-Raynham, MA HMEFA								
FY 2023 MET: \$152,600								
EXTR LOW INCOME	31700	36200	40750	45250	48900	52500	56150	59750
VERY LOW INCOME	52800	60350	67900	75400	81450	87500	93500	99550
LOW-INCOME	66300	75750	85200	94650	102250	109800	117400	124950
New Bedford, MA HMEFA								
FY 2023 MET: \$87,700								
EXTR LOW INCOME	20950	23950	26950	30000	35140	40280	45420	50560
VERY LOW INCOME	34900	39850	44850	49800	53800	57800	61800	65750
LOW-INCOME	55800	63800	71750	79700	86100	92500	98850	105250
Providence-Fall River, RI-MA HMEFA								
FY 2023 MET: \$106,000								
EXTR LOW INCOME	21500	24600	27650	30700	35140	40280	45420	50560
VERY LOW INCOME	35850	41000	46100	51200	55300	59400	63500	67600
LOW-INCOME	57350	65550	73750	81900	88500	95050	101600	108150
Taunton-Wansfield-Norton, MA HMEFA								
FY 2023 MET: \$124,900								
EXTR LOW INCOME	24850	28400	31950	35500	38350	41200	45420	50560
VERY LOW INCOME	41450	47350	53250	59150	63900	68650	73350	78100
LOW-INCOME	66250	75700	85150	94600	102200	109750	117350	124900

Springfield, MA MSA PROGRAM 1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON

Franklin County, MA HMEFA
FY 2023 MET: \$98,600
EXTR LOW INCOME 20950 23950 26950 30000 35140 40280 45420 50560
VERY LOW INCOME 34900 39850 44850 49800 53800 57800 61800 65750
LOW-INCOME 55800 63800 71750 79700 86100 92500 98850 105250

Springfield, MA HMEFA
FY 2023 MET: \$93,700
EXTR LOW INCOME 20950 23950 26950 30000 35140 40280 45420 50560
VERY LOW INCOME 34900 39850 44850 49800 53800 57800 61800 65750
LOW-INCOME 55800 63800 71750 79700 86100 92500 98850 105250

Worcester, MA-CT MSA

Eastern Worcester County, MA HMEFA
FY 2023 MET: \$147,600
EXTR LOW INCOME 29150 33300 37450 41600 44950 48300 51600 54950
VERY LOW INCOME 48550 55500 62450 69350 74900 80450 86000 91550
LOW-INCOME 66300 75750 85200 94650 102250 109800 117400 124950

Fitchburg-Leominster, MA HMEFA
FY 2023 MET: \$104,400
EXTR LOW INCOME 22300 25500 28700 31850 35140 40280 45420 50560
VERY LOW INCOME 37150 42450 47750 53050 57300 61550 65800 70050
LOW-INCOME 59400 67900 76400 84850 91650 98450 105250 112050

Western Worcester County, MA HMEFA
FY 2023 MET: \$98,800
EXTR LOW INCOME 21700 24800 27900 31000 35140 40280 45420 50560
VERY LOW INCOME 36200 41400 46550 51700 55850 60000 64150 68250
LOW-INCOME 57900 66200 74450 82700 89350 95950 102550 109200

Worcester, MA HMEFA
FY 2023 MET: \$122,000
EXTR LOW INCOME 24600 28100 31600 35100 37950 40750 45420 50560
VERY LOW INCOME 40950 46800 52650 58500 63200 67900 72550 77250
LOW-INCOME 65550 74900 84250 93600 101100 108600 116100 123600

Dukes County, MA

FY 2023 MET: \$124,900
EXTR LOW INCOME 27350 31250 35150 39050 42200 45300 48450 51550
VERY LOW INCOME 45600 52100 58600 65100 70350 75550 80750 85950
LOW-INCOME 70150 80150 90150 100150 108200 116200 124200 132200

Nantucket County, MA

FY 2023 MET: \$136,300
EXTR LOW INCOME 30500 34850 39200 43550 47050 50550 54050 57500
VERY LOW INCOME 50800 58050 65300 72550 78400 84200 90000 95800
LOW-INCOME 69800 79800 89750 99700 107700 115700 123650 131650