

2023 CPA AFFORDABLE HOUSING INCOME LIMITS
 Moderate Income is 100% of the Dept. of Housing and Urban Development's (HUD) Areawide Median Income figure; Low Income is 80% of HUD's Areawide Median Income figure
 Please Note: Due to the definition of Low Income Housing in the CPA Statute, these Low Income Limits are slightly different from HUD's Low Income figures.

Community	Census Area Designation	Areawide Median Income for a Family of Four	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 1	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 2	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 3	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 4	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 5	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 6	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 7	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 8	Low Income Limits (property owned and occupied by a non-senior): Household Size: 1	Low Income Limits (property owned and occupied by a non-senior): Household Size: 2	Low Income Limits (property owned and occupied by a non-senior): Household Size: 3	Low Income Limits (property owned and occupied by a non-senior): Household Size: 4	Low Income Limits (property owned and occupied by a non-senior): Household Size: 5	Low Income Limits (property owned and occupied by a non-senior): Household Size: 6	Low Income Limits (property owned and occupied by a non-senior): Household Size: 7	Low Income Limits (property owned and occupied by a non-senior): Household Size: 8
Abington	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Acton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Acushnet	Providence-Warwick, RI-MA MSA, New Bedford HMFA	87,700	61,390	70,160	78,930	87,700	94,716	101,732	108,748	115,764	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Adams	Pittsfield MSA, Pittsfield HMFA	88,800	62,160	71,040	79,920	88,800	95,904	103,008	110,112	117,216	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Agawam	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Alford	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Amesbury	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Amherst	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Andover	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Aquinnah	Dukes County	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Arlington	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Ashburnham	Worcester MSA, Fitchburg-Leominster HMFA	104,400	73,080	83,520	93,960	104,400	112,752	121,104	129,456	137,808	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Ashby	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Ashfield	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Ashland	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Athol	Worcester MSA, Western Worcester County HMFA	98,800	69,160	79,040	88,920	98,800	106,704	114,608	122,512	130,416	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Attleboro	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,480	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Auburn	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Avon	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Ayer	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Barnstable	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Barre	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Becket	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Bedford	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Belchertown	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Bellingham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Belmont	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Berkley	Providence-Warwick, RI-MA MSA, Taunton-Mansfield-Norton HMFA	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Berlin	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,865
Bernardston	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Beverly	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Billerica	BCQ MSA, Lowell HMFA	132,400	92,680	105,920	119,160	132,400	142,992	153,584	164,176	174,768	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Blackstone	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,865
Blandford	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Bolton	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,865
Boston	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Bourne	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Boxborough	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Boxford	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Boylston	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Braintree	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Brewster	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Bridgewater	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Brimfield	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Brockton	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Brookfield	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Brookline	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Buckland	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Burlington	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Cambridge	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Canton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Carlisle	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Carver	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	13													

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East Brookfield	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
East Longmeadow	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Eastham	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Easthampton	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Easton	Providence-Warwick, RI-MA MSA, Easton-Raynham HMFA	152,600	106,820	122,080	137,340	152,600	164,808	177,016	189,224	201,432	85,456	97,664	109,872	122,080	131,846	141,613	151,379	161,146
Edgartown	Dukes County	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Egremont	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Erving	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Essex	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Everett	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Fairhaven	Providence-Warwick, RI-MA MSA, New Bedford HMFA	87,700	61,390	70,160	78,930	87,700	94,716	101,732	108,748	115,764	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Fall River	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,480	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Falmouth	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Fitchburg	Worcester MSA, Fitchburg-Leominster HMFA	104,400	73,080	83,520	93,960	104,400	112,752	121,104	129,456	137,808	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Florida	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Foxborough	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Framingham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Franklin	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Freetown	Providence-Warwick, RI-MA MSA, New Bedford HMFA	87,700	61,390	70,160	78,930	87,700	94,716	101,732	108,748	115,764	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Gardner	Worcester MSA, Fitchburg-Leominster HMFA	104,400	73,080	83,520	93,960	104,400	112,752	121,104	129,456	137,808	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Georgetown	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Gill	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Gloucester	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Goshen	Pittsfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Gosnold	Dukes County	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Grafton	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Granby	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Granville	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Great Barrington	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Greenfield	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Groton	BCQ MSA, Lowell HMFA	132,400	92,680	105,920	119,160	132,400	142,992	153,584	164,176	174,768	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Groveland	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Hadley	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Halifax	BCQ MSA, Brockton HMFA	113,900	79,370	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Hamilton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hampden	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Hancock	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Hanover	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hanson	BCQ MSA, Brockton HMFA	113,900	79,370	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Hardwick	Worcester MSA, Western Worcester County HMFA	98,800	69,160	79,040	88,920	98,800	106,704	114,608	122,512	130,416	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Harvard	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Harwich	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Hatfield	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Haverhill	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Hawley	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Heath	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Hingham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hinsdale	Pittsfield MSA, Pittsfield HMFA	88,800	62,160	71,040	79,920	88,800	95,904	103,008	110,112	117,216	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Holbrook	BCQ MSA, BCQ HMFA	149,300	104,510	119,44														

2023 CPA AFFORDABLE HOUSING INCOME LIMITS
 Moderate Income is 100% of the Dept. of Housing and Urban Development's (HUD) Areawide Median Income figure; Low Income is 80% of HUD's Areawide Median Income figure
 Please Note: Due to the definition of Low Income Housing in the CPA Statute, these Low Income Limits are slightly different from HUD's Low Income figures.

Community	Census Area Designation	Areawide Median Income for a Family of Four	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 1	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 2	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 3	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 4	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 5	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 6	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 7	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 8	Low Income Limits (property owned and occupied by a non-senior): Household Size: 1	Low Income Limits (property owned and occupied by a non-senior): Household Size: 2	Low Income Limits (property owned and occupied by a non-senior): Household Size: 3	Low Income Limits (property owned and occupied by a non-senior): Household Size: 4	Low Income Limits (property owned and occupied by a non-senior): Household Size: 5	Low Income Limits (property owned and occupied by a non-senior): Household Size: 6	Low Income Limits (property owned and occupied by a non-senior): Household Size: 7	Low Income Limits (property owned and occupied by a non-senior): Household Size: 8
Marion	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Marlborough	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Marshfield	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Mashpee	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Mattapoisett	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Maynard	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medfield	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medford	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medway	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Melrose	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Mendon	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Merrimac	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Methuen	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Middleborough	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Middlefield	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Middleton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Milford	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Millbury	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Millis	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Millville	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Milton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Monroe	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Monson	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Montague	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Monterey	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Montgomery	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Mount Washington	Springfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Nahant	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Nantucket	Nantucket County	136,300	95,410	109,040	122,670	136,300	147,204	158,108	169,012	179,916	76,328	87,232	98,136	109,040	117,763	126,486	135,210	143,933
Natick	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Needham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
New Ashford	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
New Bedford	Providence-Warwick, RI-MA MSA, New Bedford HMFA	87,700	61,390	70,160	78,930	87,700	94,716	101,732	108,748	115,764	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
New Braintree	Worcester MSA, Western Worcester County HMFA	98,800	69,160	79,040	88,920	98,800	106,704	114,608	122,512	130,416	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
New Marlborough	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
New Salem	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Newbury	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Newburyport	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Newton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Norfolk	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
North Adams	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
North Andover	BCQ MSA, Lawrence HMFA	118,600	83,020	94,880	106,740	118,600	128,088	137,576	147,064	156,552	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
North Attleborough	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,800	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
North Brookfield	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
North Reading	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Northampton	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Northborough	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Northbridge	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Northfield	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Norton	Providence-Warwick, RI-MA MSA, Taunton-Mansfield-Norton HMFA	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Norwell	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Norwood	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661

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Community	Census Area Designation	Areawide Median Income for a Family of Four	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 1	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 2	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 3	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 4	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 5	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 6	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 7	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 8	Low Income Limits (property owned and occupied by a non-senior): Household Size: 1	Low Income Limits (property owned and occupied by a non-senior): Household Size: 2	Low Income Limits (property owned and occupied by a non-senior): Household Size: 3	Low Income Limits (property owned and occupied by a non-senior): Household Size: 4	Low Income Limits (property owned and occupied by a non-senior): Household Size: 5	Low Income Limits (property owned and occupied by a non-senior): Household Size: 6	Low Income Limits (property owned and occupied by a non-senior): Household Size: 7	Low Income Limits (property owned and occupied by a non-senior): Household Size: 8
Rowe	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Rowley	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Royalston	Worcester MSA, Western Worcester County HMFA	98,800	69,160	79,040	88,920	98,800	106,704	114,608	122,512	130,416	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Russell	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Rutland	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Salem	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Salisbury	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sandisfield	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Sandwich	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Saugus	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Savoy	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Scituate	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Seekonk	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,480	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Sharon	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sheffield	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Shelburne	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Sherborn	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Shirley	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Shrewsbury	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Shutesbury	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Somerset	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,480	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Somerville	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
South Hadley	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Southampton	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Southborough	Worcester MSA, Eastern Worcester County HMFA	147,600	103,320	118,080	132,840	147,600	159,408	171,216	183,024	194,832	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Southbridge	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Southwick	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Spencer	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Springfield	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Sterling	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Stockbridge	Pittsfield MSA, Pittsfield HMFA	88,800	62,160	71,040	79,920	88,800	95,904	103,008	110,112	117,216	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Stoneham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Stoughton	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Stow	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sturbridge	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Sudbury	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sunderland	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Sutton	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Swampscott	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Swansea	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	74,200	84,800	95,400	106,000	114,480	122,960	131,440	139,920	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Taunton	Providence-Warwick, RI-MA MSA, Taunton-Mansfield-Norton HMFA	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Templeton	Worcester MSA, Fitchburg-Leominster HMFA	104,400	73,080	83,520	93,960	104,400	112,752	121,104	129,456	137,808	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Tewksbury	BCQ MSA, Lowell HMFA	132,400	92,680	105,920	119,160	132,400	142,992	153,584	164,176	174,768	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Tisbury	Dukes County	124,900	87,430	99,920	112,410	124,900	134,892	144,884	154,876	164,868	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Tolland	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Topsfield	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Townsend	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Truro	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,35		

2023 CPA AFFORDABLE HOUSING INCOME LIMITS
 Moderate Income is 100% of the Dept. of Housing and Urban Development's (HUD) Areawide Median Income figure; Low Income is 80% of HUD's Areawide Median Income figure
 Please Note: Due to the definition of Low Income Housing in the CPA Statute, these Low Income Limits are slightly different from HUD's Low Income figures.

Community	Census Area Designation	Areawide Median Income for a Family of Four	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 1	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 2	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 3	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 4	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 5	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 6	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 7	Moderate Income Limits (property owned and occupied by a senior 60 or older) Household Size: 8	Low Income Limits (property owned and occupied by a non-senior): Household Size: 1	Low Income Limits (property owned and occupied by a non-senior): Household Size: 2	Low Income Limits (property owned and occupied by a non-senior): Household Size: 3	Low Income Limits (property owned and occupied by a non-senior): Household Size: 4	Low Income Limits (property owned and occupied by a non-senior): Household Size: 5	Low Income Limits (property owned and occupied by a non-senior): Household Size: 6	Low Income Limits (property owned and occupied by a non-senior): Household Size: 7	Low Income Limits (property owned and occupied by a non-senior): Household Size: 8
Whately	Franklin County	98,600	69,020	78,880	88,740	98,600	106,488	114,376	122,264	130,152	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Whitman	BCQ MSA, Brockton HMFA	113,900	79,730	91,120	102,510	113,900	123,012	132,124	141,236	150,348	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Wilbraham	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Williamsburg	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Williamstown	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Wilmington	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Winchendon	Worcester MSA, Fitchburg-Leominster HMFA	104,400	73,080	83,520	93,960	104,400	112,752	121,104	129,456	137,808	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Winchester	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Windsor	Pittsfield MSA, Berkshire County HMFA	101,500	71,050	81,200	91,350	101,500	109,620	117,740	125,860	133,980	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Winthrop	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Woburn	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Worcester	Worcester MSA, Worcester HMFA	122,000	85,400	97,600	109,800	122,000	131,760	141,520	151,280	161,040	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Worthington	Springfield MSA, Springfield HMFA	93,700	65,590	74,960	84,330	93,700	101,196	108,692	116,188	123,684	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Wrentham	BCQ MSA, BCQ HMFA	149,300	104,510	119,440	134,370	149,300	161,244	173,188	185,132	197,076	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Yarmouth	Barnstable MSA	124,300	87,010	99,440	111,870	124,300	134,244	144,188	154,132	164,076	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261