

**2018 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: 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	84,100	58,870	67,290	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810
Acton	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Acushnet	PNBFR MSA, New Bedford HMFA	65,200	45,640	52,160	58,680	65,200	70,416	75,632	80,848	86,064	36,512	41,728	46,944	52,160	56,333	60,506	64,678	68,851
Adams	Pittsfield MSA, Pittsfield HMFA	64,800	45,360	51,840	58,320	64,800	69,984	75,168	80,352	85,536	36,288	41,472	46,656	51,840	55,987	60,134	64,282	68,429
Agawam	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,112	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Alford	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Amesbury	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Amherst	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,112	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Andover	BCQ MSA, Lawrence HMFA	95,000	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400	53,200	60,800	68,400	76,000	82,080	88,160	94,240	100,320
Aquinnah	Dukes County	92,700	64,890	74,160	83,430	92,700	100,116	107,532	114,948	122,364	51,912	59,328	66,744	74,160	80,993	86,206	91,958	97,891
Arlington	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Ashburnham	BCQ MSA, Fitchburg-Leominster HMFA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530
Ashby	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Ashfield	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Ashland	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Attleboro	Worcester MSA, Western Worcester County HMFA	78,400	54,880	62,720	70,560	78,400	84,672	90,944	97,216	103,488	48,304	55,176	61,448	67,720	72,755	77,773	82,790	87,807
Auburn	Worcester MSA, Worcester HMFA	89,600	63,420	72,840	82,260	89,600	96,432	103,264	110,096	116,928	45,360	51,584	58,032	64,480	69,638	74,797	79,955	85,114
Ayer	BCQ MSA, Brockton HMFA	84,100	58,870	67,290	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810
Ayer	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Barnstable	Barnstable MSA, Worcester HMFA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027
Barre	Worcester MSA, Worcester HMFA	89,600	63,420	72,840	82,260	89,600	96,432	103,264	110,096	116,928	45,360	51,584	58,032	64,480	69,638	74,797	79,955	85,114
Becket	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Bedford	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Belchertown	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,112	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Bellingham	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Bellingham	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Bellingham	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Berkley	PNBFR MSA, Taunton-Mansfield-Norton HMFA	86,600	62,020	70,880	79,740	86,600	95,688	102,776	109,864	116,952	49,616	56,704	63,792	70,880	76,550	82,221	87,891	93,562
Berlin	Worcester MSA, Eastern Worcester County HMFA	112,300	78,610	89,840	101,070	112,300	121,284	130,268	139,252	148,236	62,888	71,872	80,856	89,840	97,027	104,214	111,402	118,589
Bernardston	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Beverly	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Billerica	BCQ MSA, Lowell HMFA	105,400	73,780	84,320	94,860	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302
Blackstone	Worcester MSA, Eastern Worcester County HMFA	112,300	78,610	89,840	101,070	112,300	121,284	130,268	139,252	148,236	62,888	71,872	80,856	89,840	97,027	104,214	111,402	118,589
Blandford	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,112	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Bolton	Worcester MSA, Eastern Worcester County HMFA	112,300	78,610	89,840	101,070	112,300	121,284	130,268	139,252	148,236	62,888	71,872	80,856	89,840	97,027	104,214	111,402	118,589
Boston	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Bourne	Barnstable MSA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027
Boxborough	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Boxford	BCQ MSA, Lawrence HMFA	95,000	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400	53,200	60,800	68,400	76,000	82,080	88,160	94,240	100,320
Boylston	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605
Braintree	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Brewster	BCQ MSA, Lowell HMFA	105,400	73,780	84,320	94,860	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302
Bridgewater	BCQ MSA, Brockton HMFA	84,100	58,870	67,290	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810
Brimfield	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,112	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Brockton	BCQ MSA, Brockton HMFA	84,100	58,870	67,290	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810
Brookfield	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605
Brookline	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Buckland	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Burlington	BCQ MSA, BCO HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,			

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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)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Low Income Limits (property owned and occupied by a non-senior)		Low Income Limits (property owned and occupied by a non-senior)		Low Income Limits (property owned and occupied by a non-senior)		Low Income Limits (property owned and occupied by a non-senior)		Low Income Limits (property owned and occupied by a non-senior)		Low Income Limits (property owned and occupied by a non-senior)				
			Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7	Household Size: 8	Household Size: 9	Household Size: 10	Household Size: 11	Household Size: 12	Household Size: 13	Household Size: 14	Household Size: 15	Household Size: 16	Household Size: 17	Household Size: 18	Household Size: 19	Household Size: 20	Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7	Household Size: 8					
Dunstable	BCQ MSA, Lowell HMFMA	105,400	73,780	84,320	94,860	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302																	
Dunstable	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
East Bridgewater	BCQ MSA, Brockton HMFMA	84,100	58,870	67,280	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810																	
East Brookfield	Worcester MSA, Worcester HMFMA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605																	
East Longmeadow	Springfield MSA, Springfield HMFMA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038																	
Eastham	Barnstable MSA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027																	
Easthampton	Springfield MSA, Springfield HMFMA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038																	
Easton	PNBFR MSA, Easton-Ramotham HMFMA	116,100	81,270	92,880	104,490	116,100	125,388	134,676	143,964	153,252	65,016	74,304	83,592	92,880	100,310	107,741	115,171	122,602																	
Edgartown	Dukes County	92,700	64,890	74,160	83,430	92,700	100,116	107,532	114,948	122,364	51,912	59,328	66,744	74,160	80,093	86,026	91,958	97,891																	
Enclaw	Pittsfield MSA, Berkshire County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
Erving	Springfield MSA, Franklin County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
Essex	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Everett	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Fairhaven	PNBFR MSA, New Bedford HMFMA	65,200	45,640	52,160	58,680	65,200	70,416	75,632	80,848	86,064	36,512	41,728	46,944	52,160	56,339	60,506	64,678	68,851																	
Fall River	PNBFR MSA, Providence-Fall River HMFMA	80,600	56,420	64,840	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114																	
Falmouth	Barnstable MSA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027																	
Fitchburg	Worcester MSA, Fitchburg-Leominster HMFMA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530																	
Florida	Pittsfield MSA, Berkshire County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
Foxborough	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Framingham	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Franklin	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Fraser	PNBFR MSA, New Bedford HMFMA	65,200	45,640	52,160	58,680	65,200	70,416	75,632	80,848	86,064	36,512	41,728	46,944	52,160	56,339	60,506	64,678	68,851																	
Gardner	Worcester MSA, Fitchburg-Leominster HMFMA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530																	
Georgetown	BCQ MSA, Lawrence HMFMA	95,000	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400	53,200	60,800	68,400	76,000	82,080	88,160	94,240	100,320																	
Gill	Springfield MSA, Franklin County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
GloUCESTER	BCQ MSA, BCO HMFMA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837																	
Gosden	Springfield MSA, Springfield HMFMA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038																	
Gosnell	Dukes County	92,700	64,890	74,160	83,430	92,700	100,116	107,532	114,948	122,364	51,912	59,328	66,744	74,160	80,093	86,026	91,958	97,891																	
Grafton	Worcester MSA, Worcester HMFMA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605																	
Granville	Springfield MSA, Springfield HMFMA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038																	
Great Barrington	Pittsfield MSA, Berkshire County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
Greenfield	Springfield MSA, Franklin County HMFMA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989																	
Groton	BCQ MSA, Lowell HMFMA	105,400	73,780	84,320	94,860	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302																	
Groveland	BCQ MSA, Lawrence HMFMA	95,000	66,500	76,000	85,500	95,000	102,600	110,200	117,800	125,400	53,200	60,800	68,400	76,000	82,080	88,160	94,240	100,320																	
Hadley	Springfield MSA, Springfield HMFMA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038																	
Hallowell	BCQ MSA, Brockton HMFMA	84,100	58,870	67,280	75,690	84,100	90,828	97,556	104,284	111,012																									



**2018 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)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		Moderate Income Limits (property owned and occupied by a senior 60 or older)		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
			Household Size: 1	Household Size: 2	Household Size: 3	Household Size: 4	Household Size: 5	Household Size: 6	Household Size: 7	Household Size: 8												
Randolph	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Randolph	PNBFR MSA, Eastern-Raynham HMFA	116,100	81,270	92,880	104,490	116,100	125,388	134,676	143,964	153,252	65,016	74,304	83,592	92,880	100,310	107,741	115,171	122,601				
Reading	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Rehoboth	PNBFR MSA, Providence-Fall River HMFA	80,600	56,420	64,480	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114				
Revere	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Richmond	Pittsfield MSA, Pittsfield HMFA	64,800	45,360	51,840	58,320	64,800	69,984	75,168	80,352	85,536	36,288	41,472	46,656	51,840	55,987	60,134	64,282	68,429				
Rochester	BCQ MSA, Brockton HMFA	84,100	58,870	67,280	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810				
Rockland	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Rockport	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Rowe	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Rowley	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Royalston	Worcester MSA, Western Worcester County HMFA	78,400	54,880	62,720	70,560	78,400	84,672	90,944	97,216	103,488	43,304	50,176	56,448	62,720	67,738	72,755	77,773	82,790				
Russell	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Rutland	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Salem	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Salisbury	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Sandfield	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Sandwich	Barnstable MSA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027				
Saugus	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Savoy	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Scituate	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Seekonk	PNBFR MSA, Providence-Fall River HMFA	80,600	56,420	64,480	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114				
Sharon	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Sheffield	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Shelburne	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Shirburn	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Shirley	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Shrewsbury	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Shutesbury	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989				
Somersett	PNBFR MSA, Providence-Fall River HMFA	80,600	56,420	64,480	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114				
Somerville	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
South Hadfield	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Southampton	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Southborough	Worcester MSA, Eastern Worcester County HMFA	112,300	78,610	89,840	101,070	112,300	121,284	130,268	139,252	148,236	62,888	71,872	80,856	89,840	97,027	104,214	111,402	118,589				
Southbridge	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Southwick	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Spencer	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Springfield	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Sterling	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Stockbridge	Pittsfield MSA, Pittsfield HMFA	64,800	45,360	51,840	58,320	64,800	69,984	75,168	80,352	85,536	36,288	41,472	46,656	51,840	55,987	60,134	64,282	68,429				
Stoneham	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Stoughton	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Stow	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Sturbridge	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Sudbury	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Sunderland	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038				
Sutton	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605				
Swamscott	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837				
Swansea	PNBFR MSA, Providence-Fall River HMFA	80,600	56,420	64,480	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114				
Taunton	PNBFR MSA, Taunton-Mansfield-Norton HMFA	88,600	62,020	70,880	79,740	88,600	95,688	102,776	109,864	116,952	49,616	56,704	63,792	70,880	76,550	82,221	87,891	93,562				
Templeton	Worcester MSA, Fitchburg-Leominster HMFA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530				
Tewksbury	BCQ MSA, Lowell HMFA	105,400	73,780	84,340	94,900	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302				
Tisbury	Dukes County	92,700	64,890	74,160	83,430	92,700	100,116	107,532	114,948	122,364	51,912	59,328	66,744	74,160	80,093	86,026	91,958	97,891				
Tolland	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,																	

**2018 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
West Springfield	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
West Stockbridge	Pittsfield MSA, Berkshire County HMFA	74,300	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
West Tisbury	Dukes County	92,700	64,890	74,160	83,430	92,700	100,116	107,532	114,948	122,364	51,912	59,328	66,744	74,160	80,063	86,026	91,956	97,891
Westborough	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605
Westfield	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Westford	BCQ MSA, Lowell HMFA	105,400	73,780	84,320	94,860	105,400	113,832	122,264	130,696	139,128	59,024	67,456	75,888	84,320	91,066	97,811	104,557	111,302
Westhampton	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Westminster	Worcester MSA, Fitchburg-Leominster HMFA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530
Weston	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Westport	PNBFR MSA, Providence-Fall River HMFA	80,600	56,420	64,480	72,540	80,600	87,048	93,496	99,944	106,392	45,136	51,584	58,032	64,480	69,638	74,797	79,955	85,114
Westwood	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Weymouth	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Whately	Springfield MSA, Franklin County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Whitman	BCQ MSA, Brockton HMFA	84,100	58,870	67,280	75,690	84,100	90,828	97,556	104,284	111,012	47,096	53,824	60,552	67,280	72,662	78,045	83,427	88,810
Wilbraham	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Williamsburg	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Williamstown	Pittsfield MSA, Berkshire County HMFA	74,300	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Wilmington	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Winchendon	Worcester MSA, Fitchburg-Leominster HMFA	79,100	55,370	63,280	71,190	79,100	85,428	91,756	98,084	104,412	44,296	50,624	56,952	63,280	68,342	73,405	78,467	83,530
Winchester	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Windsor	Pittsfield MSA, Berkshire County HMFA	74,800	52,360	59,840	67,320	74,800	80,784	86,768	92,752	98,736	41,888	47,872	53,856	59,840	64,627	69,414	74,202	78,989
Winthrop	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Woburn	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Worcester	Worcester MSA, Worcester HMFA	85,800	60,060	68,640	77,220	85,800	92,664	99,528	106,392	113,256	48,048	54,912	61,776	68,640	74,131	79,622	85,114	90,605
Worthington	Springfield MSA, Springfield HMFA	73,900	51,730	59,120	66,510	73,900	79,812	85,724	91,636	97,548	41,384	47,296	53,208	59,120	63,850	68,579	73,309	78,038
Wrentham	BCQ MSA, BCQ HMFA	107,800	75,460	86,240	97,020	107,800	116,424	125,048	133,672	142,296	60,368	68,992	77,616	86,240	93,139	100,038	106,938	113,837
Yarmouth	Barnstable MSA	86,200	60,340	68,960	77,580	86,200	93,096	99,992	106,888	113,784	48,272	55,168	62,064	68,960	74,477	79,994	85,510	91,027