2023 CPA AFFORDABLE HOUSING LOW INCOME LIMITS

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	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Abington	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Acton	BCQ MSA, BCQ HMFA	149,300	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	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Adams	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Agawam	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Alford	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Amesbury	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Amherst	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Andover	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Aquinnah	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Arlington	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Ashburnham	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Ashby	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Ashfield	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Ashland	BCQ MSA, BCQ HMFA	149,300	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	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	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Auburn	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Avon	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Ayer	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Barnstable	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Barre	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Becket	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Bedford	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Belchertown	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Bellingham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Belmont	BCQ MSA, BCQ HMFA	149,300	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	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Bernardston	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Beverly	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Billerica	BCQ MSA, Lowell HMFA	132,400	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Blandford	Springfield MSA, Springfield HMFA	93,700	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Boston	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Bourne	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Boxborough	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Boxford	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Boylston	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Braintree	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Brewster	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Bridgewater	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Brimfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Brockton	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Brookfield	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Brookline	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Buckland	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122

2023 CPA AFFORDABLE HOUSING LOW INCOME LIMITS

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Community	Census Area Designation	Areawide Median Income for a Family of Four	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Burlington	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Cambridge	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Canton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Carlisle	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Carver	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Charlemont	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Charlton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Chatham	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Chelmsford	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Chelsea	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Cheshire	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Chester	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Chesterfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Chicopee	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Chilmark	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Clarksburg	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Clinton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Cohasset	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Colrain	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Concord	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Conway	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Cummington	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Dalton	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Danvers	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Dartmouth	Providence-Warwick, RI-MA MSA, New Bedford HMFA	87,700	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Dedham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Deerfield	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Dennis	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Dighton	Providence-Warwick, RI-MA MSA, Taunton-Mansfield-Norton HMFA	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Douglas	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Dover	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Dracut	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Dudley	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Dunstable	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Duxbury	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
East Bridgewater	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
East Brookfield	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
East Longmeadow	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Eastham	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Easthampton	Springfield MSA, Springfield HMFA	93,700	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	85,456	97,664	109,872	122,080	131,846	141,613	151,379	161,146
Edgartown	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Egremont	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Erving	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Essex	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Everett	BCQ MSA, BCQ HMFA	149,300	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	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	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936

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Community	Census Area Designation	Areawide Median Income for a Family of Four	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Falmouth	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Fitchburg	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Florida	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Foxborough	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Framingham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Franklin	BCQ MSA, BCQ HMFA	149,300	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	49,112	56,128	63,144	70,160	75,773	81,386	86,998	92,611
Gardner	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Georgetown	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Gill	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Gloucester	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Goshen	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Gosnold	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Grafton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Granby	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Granville	Springfield MSA, Springfield HMFA	93,700	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	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Greenfield	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Groton	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Groveland	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Hadley	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Halifax	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Hamilton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hampden	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Hancock	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Hanover	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hanson	BCQ MSA, Brockton HMFA	113,900	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	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Harwich	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Hatfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Haverhill	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Hawley	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Heath	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Hingham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hinsdale	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Holbrook	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Holden	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Holland	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Holliston	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Holyoke	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Hopedale	Worcester MSA, Eastern Worcester County HMFA	147,600	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Hopkinton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hubbardston	Worcester MSA, Western Worcester County HMFA	98,800	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Hudson	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Hull	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Huntington	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Ipswich	BCQ MSA, BCQ HMFA	149,300	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	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Kingston	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Lakeville	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Lancaster	Worcester MSA, Eastern Worcester County HMFA	147,600	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Lanesborough	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Lawrence	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Lee	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Leicester	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Lenox	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Leominster	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Leverett	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Lexington	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Leyden	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Lincoln	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Littleton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Longmeadow	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Lowell	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Ludlow	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Lunenburg	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Lynn	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Lynnfield	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Malden	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Manchester-by-the-Sea	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Mansfield	Providence-Warwick, RI-MA MSA, Taunton-Mansfield-Norton HMFA	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Marblehead	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Marion	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Marlborough	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Marshfield	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Mashpee	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Mattapoisett	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Maynard	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medfield	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medford	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Medway	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Melrose	BCQ MSA, BCQ HMFA	149,300	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Merrimac	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Methuen	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
Middleborough	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Middlefield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Middleton	BCQ MSA, BCQ HMFA	149,300	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Millbury	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Millis	BCQ MSA, BCQ HMFA	149,300	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Milton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Monroe	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Monson	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Montague	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122

2023 CPA AFFORDABLE HOUSING LOW INCOME LIMITS

Low Income is 80% of HUD's Areawide Median Income figure

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Community	Census Area Designation	Areawide Median Income for a Family of Four	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Monterey	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Montgomery	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Mount Washington	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Nahant	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Nantucket	Nantucket County	136,300	76,328	87,232	98,136	109,040	117,763	126,486	135,210	143,933
Natick	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Needham	BCQ MSA, BCQ HMFA	149,300	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	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	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	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	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
New Salem	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Newbury	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Newburyport	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Newton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Norfolk	BCQ MSA, BCQ HMFA	149,300	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	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
North Andover	BCQ MSA, Lawrence HMFA	118,600	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	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
North Brookfield	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
North Reading	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Northampton	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Northborough	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Northbridge	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Northfield	Franklin County	98,600	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	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Norwell	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Norwood	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Oak Bluffs	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Oakham	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Orange	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Orleans	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Otis	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Oxford	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Palmer	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Paxton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Peabody	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Pelham	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Pembroke	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Pepperell	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Peru	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Petersham	Worcester MSA, Western Worcester County HMFA	98,800	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Phillipston	Worcester MSA, Western Worcester County HMFA	98,800	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Pittsfield	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Plainfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Plainville	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Plymouth	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Plympton	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278

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Community	Census Area Designation	Areawide Median Income for a Family of Four	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Princeton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Provincetown	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Quincy	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Randolph	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Raynham	Providence-Warwick, RI-MA MSA, Easton-Raynham HMFA	152,600	85,456	97,664	109,872	122,080	131,846	141,613	151,379	161,146
Reading	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Rehoboth	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Revere	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Richmond	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Rochester	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Rockland	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Rockport	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Rowe	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Rowley	BCQ MSA, BCQ HMFA	149,300	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	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Russell	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Rutland	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Salem	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Salisbury	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sandisfield	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Sandwich	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Saugus	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Savoy	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Scituate	BCQ MSA, BCQ HMFA	149,300	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	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Sharon	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sheffield	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Shelburne	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Sherborn	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Shirley	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Shrewsbury	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Shutesbury	Franklin County	98,600	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	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Somerville	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
South Hadley	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Southampton	Springfield MSA, Springfield HMFA	93,700	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	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Southbridge	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Southwick	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Spencer	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Springfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Sterling	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Stockbridge	Pittsfield MSA, Pittsfield HMFA	88,800	49,728	56,832	63,936	71,040	76,723	82,406	88,090	93,773
Stoneham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Stoughton	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Stow	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Sturbridge	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Sudbury	BCQ MSA, BCQ HMFA	149,300	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	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Sunderland	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Sutton	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Swampscott	BCQ MSA, BCQ HMFA	149,300	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	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	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Templeton	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Tewksbury	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Tisbury	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Tolland	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Topsfield	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Townsend	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Truro	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Tyngsborough	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Tyringham	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Upton	Worcester MSA, Eastern Worcester County HMFA	147,600	82,656	94,464	106,272	118,080	127,526	136,973	146,419	155,866
Uxbridge	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Wakefield	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Wales	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Walpole	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Waltham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Ware	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Wareham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Warren	Worcester MSA, Western Worcester County HMFA	98,800	55,328	63,232	71,136	79,040	85,363	91,686	98,010	104,333
Warwick	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Washington	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Watertown	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Wayland	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Webster	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Wellesley	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Wellfleet	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261
Wendell	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Wenham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
West Boylston	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
West Bridgewater	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
West Brookfield	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
West Newbury	BCQ MSA, Lawrence HMFA	118,600	66,416	75,904	85,392	94,880	102,470	110,061	117,651	125,242
West Springfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
West Stockbridge	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
West Tisbury	Dukes County	124,900	69,944	79,936	89,928	99,920	107,914	115,907	123,901	131,894
Westborough	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Westfield	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Westford	BCQ MSA, Lowell HMFA	132,400	74,144	84,736	95,328	105,920	114,394	122,867	131,341	139,814
Westhampton	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Westminster	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Weston	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Westport	Providence-Warwick, RI-MA MSA, Providence-Fall River HMFA	106,000	59,360	67,840	76,320	84,800	91,584	98,368	105,152	111,936
Westwood	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Weymouth	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661

2023 CPA AFFORDABLE HOUSING LOW INCOME LIMITS

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	Low Income Limits: **Household Size: 1**	Low Income Limits: **Household Size: 2**	Low Income Limits: **Household Size: 3**	Low Income Limits: **Household Size: 4**	Low Income Limits: **Household Size: 5**	Low Income Limits: **Household Size: 6**	Low Income Limits: **Household Size: 7**	Low Income Limits: **Household Size: 8**
Whately	Franklin County	98,600	55,216	63,104	70,992	78,880	85,190	91,501	97,811	104,122
Whitman	BCQ MSA, Brockton HMFA	113,900	63,784	72,896	82,008	91,120	98,410	105,699	112,989	120,278
Wilbraham	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Williamsburg	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Williamstown	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Wilmington	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Winchendon	Worcester MSA, Fitchburg-Leominster HMFA	104,400	58,464	66,816	75,168	83,520	90,202	96,883	103,565	110,246
Winchester	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Windsor	Pittsfield MSA, Berkshire County HMFA	101,500	56,840	64,960	73,080	81,200	87,696	94,192	100,688	107,184
Winthrop	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Woburn	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Worcester	Worcester MSA, Worcester HMFA	122,000	68,320	78,080	87,840	97,600	105,408	113,216	121,024	128,832
Worthington	Springfield MSA, Springfield HMFA	93,700	52,472	59,968	67,464	74,960	80,957	86,954	92,950	98,947
Wrentham	BCQ MSA, BCQ HMFA	149,300	83,608	95,552	107,496	119,440	128,995	138,550	148,106	157,661
Yarmouth	Barnstable MSA	124,300	69,608	79,552	89,496	99,440	107,395	115,350	123,306	131,261