




Commonwealth of Massachusetts  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Deval L. Patrick, Governor ◆ Aaron Gomstein, Undersecretary

MRVP Notice: 2013-02

MEMORANDUM

**TO:** All Local Housing Agencies administering the  
Massachusetts Rental Voucher Program (MRVP)

**FROM:** Brendan Goodwin, Director   
State Rental Assistance Programs

**SUBJECT:** New MRVP Income Limits for Determination of Eligibility  
and Continued Occupancy- **CHANGE FROM 200% OF FEDERAL  
POVERTY LEVEL TO 50% OF HUD AREA MEDIAN INCOME (AMI)**

**DATE:** September 18, 2013

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This memo is to inform you that effective as of July 1, 2013, there is now a NEW method for determining the MRVP income eligibility for both applicants and tenant continued occupancy. Effective with the Fiscal Year 2014 budget, the Legislature has changed the income standard from the old procedure (*200% of the Federal Poverty Level*), to the new method of utilizing 50% ("*Very Low Income*") of the HUD Area Median Income (AMI) as the effective limits for the Program.

Although for applicants the new language is effective as of July 1<sup>st</sup>, for existing MRVP tenants your agency should implement the revised limits upon each tenant's annual recertification date. DHCD has determined that the vast majority of our tenants will be unaffected by this change, but there may be some small number who do end up being over-income. In these few cases, the tenants would receive the standard 90-day notice of ineligibility. One other aspect of this change is that rather than one state-wide income limit, limits will now vary by region.

For your reference we are attaching the current HUD 2013 income limits with this memo, but are also providing the link to the HUD website with the limits directly here (*please note again that the "Very Low Income" line is the 50% of median category*):

<http://www.huduser.org/portal/datasets/il/il13/ma.pdf>

Here is a link to the list of communities in each HUD area (*pages 32-35 pertain to Massachusetts*):

[http://www.huduser.org/portal/datasets/il/il13/area\\_definitions.pdf](http://www.huduser.org/portal/datasets/il/il13/area_definitions.pdf)

HUD updates these limits on an annual basis, and DHCD will forward those updates to you when they occur; however, we think it will be helpful for your agency to have direct access to this information as well.

Should you have any questions on the implementation of these new limits, please feel free to contact Charlie Vasiliades on the MRVP staff at (617) 573-1236.

Enclosure

Povertymemo2013-2014 9-18-13

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25 MASSACHUSETTS

-----METROPOLITAN AREA-----Components of FMR AREA within STATE-----

Barnstable Town, MA MSA - 12700  
 CBSA: Barnstable Town, MA MSA - METRO12700M12700  
 001-Barnstable County, MA

Boston-Cambridge-Quincy, MA-NH MSA - 14460  
 SA: Boston-Cambridge-Quincy, MA-NH HMEFA - METRO14460M1120  
 009-Essex County, MA

017-Middlesex County, MA

021-Norfolk County, MA

023-Plymouth County, MA

025-Suffolk County, MA  
 SA: Brockton, MA HMEFA - METRO1460M1200  
 021-Norfolk County, MA  
 023-Plymouth County, MA

Barnstable Town city, Bourne town, Brewster town, Chatham town, Dennis town, Eastham town, Falmouth town, Harwich town, Mashpee town, Orleans town, Provincetown town, Sandwich town, Truro town, Wellfleet town, Yarmouth town

Amesbury Town city, Beverly city, Danvers town, Essex town, Gloucester city, Hamilton town, Ipswich town, Lynn city, Lynnfield town, Manchester-by-the-Sea town, Marblehead town, Middleton town, Nahant town, Newbury town, Newburyport city, Peabody city, Rockport town, Rowley town, Salem city, Salisbury town, Saugus town, Swampscott town, Topsfield town, Wenham town

Acton town, Arlington town, Ashby town, Ashland town, Ayer town, Bedford town, Belmont town, Boxborough town, Burlington town, Cambridge city, Carlisle town, Concord town, Everett city, Framingham town, Holliston town, Hopkinton town, Hudson town, Lexington town, Lincoln town, Littleton town, Malden city, Marlborough city, Maynard town, Medford city, Melrose city, Natick town, Newton city, North Reading town, Reading town, Sherborn town, Shirley town, Somerville city, Stoneham town, Stow town, Sudbury town, Townsend town, Wakefield town, Waltham city, Watertown city, Wayland town, Weston town, Wilmington town, Winchester town, Woburn city  
 Bellingham town, Braintree Town city, Brookline town, Canton town, Cohasset town, Dedham town, Dover town, Foxborough town, Franklin Town city, Holbrook town, Medfield town, Medway town, Millis town, Milton town, Needham town, Norfolk town, Norwood town, Plainville town, Quincy city, Randolph town, Sharon town, Stoughton town, Walpole town, Wellesley town, Westwood town, Weymouth Town city, Wrentham town

Carver town, Duxbury town, Hanover town, Hingham town, Hull town, Kingston town, Marshfield town, Norwell town, Pembroke town, Plymouth town, Rockland town, Scituate town, Wareham town

Boston city, Chelsea city, Revere city, Winthrop Town city  
 Avon town  
 Abington town, Bridgewater town, Brockton city, East Bridgewater town, Halifax town, Hanson town, Lakeville town, Marion town, Mattapoisett town,

25 MASSACHUSETTS continued

-----METROPOLITAN AREA-----Components of FMR AREA within STATE-----

SA: Lawrence, MA-NH HMFA - METRO14460MM4160  
009-Essex County, MA

SA: Lowell, MA HMFA - METRO14460MM4560  
017-Middlesex County, MA

Pittsfield, MA MSA - 38340  
SA: Berkshire County, MA (part) HMFA - METRO38340N25003  
003-Berkshire County, MA

CBSA: Pittsfield, MA HMFA - METRO38340M38340  
003-Berkshire County, MA

Providence-New Bedford-Fall River, RI-MA MSA - 39300  
SA: Easton-Raynham, MA HMFA - METRO39300MM1200  
005-Bristol County, MA  
SA: New Bedford, MA HMFA - METRO39300MM5400  
005-Bristol County, MA

CBSA: Providence-Fall River, RI-MA HMFA - METRO39300M39300  
005-Bristol County, MA

SA: Taunton-Mansfield-Norton, MA HMFA - METRO39300MM1120  
005-Bristol County, MA

Springfield, MA MSA - 44140  
SA: Franklin County, MA (part) HMFA - METRO44140N25011  
011-Franklin County, MA

Middleborough town, Plympton town, Rochester town,  
West Bridgewater town, Whitman town

Andover town, Boxford town, Georgetown town, Groveland town,  
Haverhill city, Lawrence city, Merrimac town, Methuen city,  
North Andover town, West Newbury town

Billerica town, Chelmsford town, Dracut town, Dunstable town,  
Groton town, Lowell city, Pepperehill town, Tewksbury town,  
Tyngsborough town, Westford town

Alford town, Becket town, Clarksburg town, Egremont town,  
Florida town, Great Barrington town, Hancock town,  
Monterey town, Mount Washington town, New Ashford town,  
New Marlborough town, North Adams city, Otis town, Peru town,  
Sandisfield town, Savoy town, Sheffield town, Tyringham town,  
Washington town, West Stockbridge town, Williamstown town,  
Windsor town

Adams town, Cheshire town, Dalton town, Hinsdale town,  
Lanesborough town, Lee town, Lenox town, Pittsfield city,  
Richmond town, Stockbridge town

Easton town, Raynham town

Acushnet town, Dartmouth town, Fairhaven town, Freetown town,  
New Bedford city

Attleboro city, Fall River city, North Attleborough town,  
Rehoboth town, Seekonk town, Somerset town, Swansea town,  
Westport town

Berkley town, Dighton town, Mansfield town, Norton town,  
Taunton city

Ashfield town, Bernardston town, Buckland town, Charlemont town,  
Colrain town, Conway town, Deerfield town, Erving town,  
Gill town, Greenfield town city, Hawley town, Heath town,  
Leverett town, Leyden town, Monroe town, Montague town,  
New Salem town, Northfield town, Orange town, Rowe town,  
Shelburne town, Shutesbury town, Warwick town, Wendell town,  
Whately town

25 MASSACHUSETTS continued

-----METROPOLITAN AREA-----Components of FMR AREA within STATE-----

CBSA: Springfield, MA HMFSA - METRO44140M44140  
 011-Franklin County, MA  
 013-Hampden County, MA

Sunderland town  
 Agawam Town city, Blandford town, Brimfield town, Chester town,  
 Chicopee city, East Longmeadow town, Granville town,  
 Hampden town, Holland town, Holyoke city, Longmeadow town,  
 Ludlow town, Monson town, Montgomery town, Palmer Town city,  
 Russell town, Southwick town, Springfield city, Tolland town,  
 Wales town, Westfield city, West Springfield Town city,  
 Wilbraham town  
 Amherst town, Belchertown town, Chesterfield town,  
 Cummington town, Easthampton Town city, Goshen town,  
 Granby town, Hadley town, Hatfield town, Huntington town,  
 Middlefield town, Northampton city, Pelham town,  
 Plainfield town, Southampton town, South Hadley town, Ware town,  
 Westhampton town, Williamsburg town, Worthington town

015-Hampshire County, MA

Worcester, MA MSA - 49340

SA: Eastern Worcester County, MA HMFSA - METRO49340MM1120  
 027-Worcester County, MA

Berlin town, Blackstone town, Bolton town, Harvard town,  
 Hopdale town, Lancaster town, Mendon town, Milford town,  
 Millville town, Southborough town, Upton town

SA: Fitchburg-Leominster, MA HMFSA - METRO49340MM2600  
 027-Worcester County, MA

Ashburnham town, Fitchburg city, Gardner city, Leominster city,  
 Lunenburg town, Templeton town, Westminster town,  
 Winchendon town

SA: Western Worcester County, MA HMFSA - METRO49340N25027  
 027-Worcester County, MA

Athol town, Hardwick town, Hubbardston town, New Braintree town,  
 Petersham town, Phillipston town, Royalston town, Warren town

CBSA: Worcester, MA HMFSA - METRO49340M49340  
 027-Worcester County, MA

Auburn town, Barre town, Boylston town, Brookfield town,  
 Charlton town, Clinton town, Douglas town, Dudley town,  
 East Brookfield town, Grafton town, Holden town, Leicester town,  
 Millbury town, Northborough town, Northbridge town,  
 North Brookfield town, Oakham town, Oxford town, Paxton town,  
 Princeton town, Rutland town, Shrewsbury town,  
 Southbridge Town city, Spencer town, Sterling town,  
 Sturbridge town, Sutton town, Uxbridge town, Webster town,  
 Westborough town, West Boylston town, West Brookfield town,  
 Worcester city

-----NONMETROPOLITAN COUNTIES-----Towns within nonmetropolitan counties-----

007-Dukes County.....Aquinnah town, Chilmark town, Edgartown town, Gosnold town,  
 Oak Bluffs town, Tisbury town, West Tisbury town

FY 2013 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA

25 MASSACHUSETTS continued

-----NONMETROPOLITAN COUNTIES-----Township within nonmetropolitan counties-----

019-Nantucket County..... Nantucket town