



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Mitt Romney, Governor ♦ Kerry Healey, Lt. Governor ♦ Jane Wallis Gumble, Director

Public Housing Notice 2006-09

MEMORANDUM

TO: All Local Housing Authorities

FROM: Carole E. Collins, Director, Bureau of Housing Management

RE: Revised Income Limits for Admission and FMRs for Continued Occupancy

DATE: August 8, 2006

Attached please find the 2006 revised income limits for admission to state-aided public housing and for participation in the AHVP effective August 9, 2006. Pursuant to 760 CMR 5.06 these income limits are set at two year intervals and are the "Low Income Limits" set by the United States Department of Housing and Urban Development (HUD) for a similarly sized household in the city or town in which the LHA is located. Please review the attached listing and have the appropriate area limits for your Authority adopted by the Board. Each LHA should adopt limits for each specific household size, one through eight. You will find the current Fair Market Rents (FMRs) for the area enclosed as well for your use in determining eligibility for continued occupancy. Remember DHCD only sends the current FMR when it revises the income limits for admission, however, LHAs should use then current FMRs when making determinations of eligibility for continued occupancy.

HUD has revised its MSA designations. Please note the change in terminology this year: "HMFA" stands for "HUD Metro FMR Area", and "MSA" stands for "Metropolitan Statistical Area". We have enclosed the HUD listings showing which municipalities belong in which region; please check your region carefully as there have been some changes from last year.

If you have any questions, please contact your housing management specialist.

NET INCOME LIMITS BY HOUSEHOLD SIZE FOR DETERMINING ADMISSION FOR STATE-AIDED PROGRAMS

EFFECTIVE AUGUST 9, 2006

AREA	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Barnstable Town, MA MSA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Boston-Cambridge-Quincy, MA-NH MSA								
Boston-Cambridge-Quincy, MA-NH HMFA	\$46,300	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750	\$82,050	\$87,350
Brockton, MA HMFA	\$41,250	\$47,150	\$53,050	\$58,950	\$63,650	\$68,400	\$73,100	\$77,800
Lawrence, MA-NH HMFA	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
Lowell, MA HMFA	\$41,700	\$47,700	\$53,650	\$59,600	\$64,350	\$69,150	\$73,900	\$78,650
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Pittsfield, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Providence-New Bedford-Fall River, RI-MA MSA								
Easton- Rayham, MA HMFA	\$41,900	\$47,900	\$53,850	\$59,850	\$64,650	\$69,450	\$74,200	\$79,000
New Bedford, MA HMFA	\$41,000	\$46,850	\$52,700	\$58,550	\$63,250	\$67,900	\$72,600	\$77,300
Providence-Fall River, RI-MA HMFA	\$41,000	\$46,850	\$52,700	\$58,550	\$63,250	\$67,900	\$72,600	\$77,300
Taunton-Mansfield-Norton, MA HMFA	\$46,300	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750	\$82,050	\$87,350
Springfield, MA MSA								
Franklin County, MA (part) HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Springfield, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Worcester, MA MSA								
Eastern Worcester County, MA HMFA	\$46,300	\$52,950	\$59,550	\$66,150	\$71,450	\$76,750	\$82,050	\$87,350
Fitchburg-Leominster, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Western Worcester County, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Worcester, MA HMFA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Dukes County, MA	\$40,150	\$45,900	\$51,600	\$57,350	\$61,950	\$66,550	\$71,100	\$75,700
Nantucket County, MA	\$47,100	\$53,800	\$60,550	\$67,300	\$72,650	\$78,050	\$83,450	\$88,800

2006 FAIR MARKET RENTS

EFFECTIVE AUGUST 9, 2006

<u>AREA</u>	<u>0 BDR</u>	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>
Barnstable Town, MA MSA	\$619	\$725	\$954	\$1,138	\$1,174
Boston-Cambridge-Quincy, MA-NH MSA					
Boston-Cambridge-Quincy, MA-NH HMFA	\$1,063	\$1,128	\$1,324	\$1,584	\$1,740
Brockton, MA HMFA	\$842	\$876	\$1,103	\$1,319	\$1,653
Lawrence, MA-NH HMFA	\$677	\$862	\$1,042	\$1,244	\$1,283
Lowell, MA HMFA	\$738	\$883	\$1,135	\$1,355	\$1,487
Pittsfield, MA MSA					
Berkshire County, MA (part) HMFA	\$491	\$551	\$636	\$871	\$895
Pittsfield, MA HMFA	\$464	\$542	\$672	\$864	\$890
Providence-New Bedford-Fall River, RI-MA MSA					
Easton-Rayham, MA HMFA	\$833	\$1,103	\$1,283	\$1,534	\$2,218
New Bedford, MA HMFA	\$473	\$607	\$694	\$831	\$1,122
Providence-Fall River, RI-MA HMFA	\$695	\$773	\$891	\$1,065	\$1,313
Taunton-Mansfield-Norton, MA HMFA	\$610	\$770	\$940	\$1,153	\$1,245
Springfield, MA MSA					
Franklin County, MA (part) HMFA	\$471	\$550	\$681	\$908	\$1,097
Springfield, MA HMFA	\$529	\$629	\$799	\$956	\$1,110
Worcester, MA MSA					
Eastern Worcester County, MA HMFA	\$724	\$809	\$1,065	\$1,273	\$1,869
Fitchburg-Leominster, MA HMFA	\$563	\$646	\$811	\$993	\$1,079
Western Worcester County, MA HMFA	\$400	\$549	\$616	\$735	\$944
Worcester, MA HMFA	\$612	\$704	\$857	\$1,025	\$1,087
Dukes County, MA	\$742	\$942	\$1,121	\$1,340	\$1,381
Nantucket County, MA	\$867	\$1,200	\$1,332	\$1,593	\$1,641

Barnstable Town, MA MSA - 12700

CBSA: Barnstable Town, MA MSA - METRO12700M12700

001-Barnstable County, MA

Chatham town,

town,

Boston-Cambridge-Quincy, MA-NH MSA - 14460

SA: Boston-Cambridge-Quincy, MA-NH HMPA - METRO14460MM1120

009-Essex County, MA

city,

town,

city,

town,

017-Middlesex County, MA

Ayer town,

town,

city,

town,

city,

city,

town,

town,

town,

Barnstable Town city, Bourne town, Brewster town,

Dennis town, Eastham town, Falmouth town, Harwich town,
Mashpee town, Orleans town, Provincetown town, Sandwich

Truro town, Wellfleet town, Yarmouth town

Amesbury town, Beverly city, Danvers town, Essex town,
Gloucester city, Hamilton town, Ipswich town, Lynn

Lynnfield town, Manchester-by-the-Sea town, Marblehead

Middleton town, Nahant town, Newbury town, Newburyport

Peabody city, Rockport town, Rowley town, Salem city,
Salisbury town, Saugus town, Swampscott town, Topsfield

Wenham town

Acton town, Arlington town, Ashby town, Ashland town,

Bedford town, Belmont town, Boxborough town, Burlington

Cambridge city, Carlisle town, Concord town, Everett

Framingham town, Holliston town, Hopkinton town, Hudson

Lexington town, Lincoln town, Littleton town, Malden

Marlborough city, Maynard town, Medford city, Melrose

Natick town, Newton city, North Reading town, Reading

Sherborn town, Shirley town, Somerville city, Stoneham

Stow town, Sudbury town, Townsend town, Wakefield town,

Waltham city, Watertown city, Wayland town, Weston

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
25 MASSACHUSETTS continued

-----METROPOLITAN AREA-----		-----Components of FMR AREA within STATE-----	
town,	021-Norfolk County, MA	Wilmington town, Winchester town, Woburn city	
		Bellingham town, Braintree town, Brookline town, Canton	
		Cohasset town, Dedham town, Dover town, Foxborough	
		Franklin city, Holbrook town, Medfield town, Medway	
		Millis town, Milton town, Needham town, Norfolk town, Norwood town, Plainville town, Quincy city, Randolph	
town,	023-Plymouth County, MA	Sharon town, Stoughton town, Walpole town, Wellesley	
		Westwood town, Weymouth town, Wrentham town	
		Carver town, Duxbury town, Hanover town, Hingham town, Hull town, Kingston town, Marshfield town, Norwell	
		Pembroke town, Plymouth town, Rockland town, Scituate	
		Wareham town	
SA: Brockton, MA HMFA - METRO14460MM1200	025-Suffolk County, MA	Boston city, Chelsea city, Revere city, Winthrop town	
		Avon town	
		Abington town, Bridgewater town, Brockton city, East Bridgewater town, Halifax town, Hanson town, Lakeville town, Marion town, Mattapoisett town, Middleborough town, Plympton town, Rochester town, West Bridgewater town, Whitman town	
		Andover town, Boxford town, Georgetown town, Groveland	
		Haverhill city, Lawrence city, Merrimac town, Methuen	
city,	009-Essex County, MA	North Andover town, West Newbury town	
		Billerica town, Chelmsford town, Dracut town, Dunstable	
		Groton town, Lowell city, Pepperell town, Tewksbury	
		Tyngsborough town, Westford town	
SA: Lawrence, MA-NH HMFA - METRO14460MM4160	021-Norfolk County, MA		
town,	023-Plymouth County, MA		
SA: Lowell, MA HMFA - METRO14460MM4560	017-Middlesex County, MA		
town,			
town,			

Pittsfield, MA MSA - 38340

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

town,

town,

town,

town,

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

city,

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

town,

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

town,

town,

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

town,

Alford town, Becket town, Clarksburg town, Egremont

Florida town, Great Barrington town, Hancock town,
Monterey town, Mount Washington town, New Ashford town,
New Marlborough town, North Adams city, Otis town, Peru

Sandisfield town, Savoy town, Sheffield town, Tyringham

Washington town, West Stockbridge town, Williamstown

Windsor town

Adams town, Cheshire town, Dalton town, Hinsdale town,
Lanesborough town, Lee town, Lenox town, Pittsfield

Richmond town, Stockbridge town

Easton town, Raynham town

Acushnet town, Dartmouth town, Fairhaven town, Freetown

New Bedford city

Attleboro city, Fall River city, North Attleborough

Rehoboth town, Seekonk town, Scituset town, Swansea

Westport town

Berkley town, Dighton town, Mansfield town, Norton

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
25 MASSACHUSETTS continued

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

Springfield, MA MSA - 44140 SA: Franklin County, MA (part) HMFA - METRO44140N25011 011-Franklin County, MA Charlemont town,	Taunton city
	Ashfield town, Bernardston town, Buckland town,
	Colrain town, Conway town, Deerfield town, Erving town, Gill town, Greenfield town, 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
CBSA: Springfield, MA HMFA - METRO44140M44140 011-Franklin County, MA 013-Hampden County, MA	Sunderland town Agawam 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, Russell town, Southwick town, Springfield city, Tolland
town,	Wales town, Westfield city, West Springfield town, Wilbraham town
015-Hampshire County, MA	Amherst town, Belchertown town, Chesterfield town, Cummington town, Easthampton 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
Worcester, MA MSA - 49340 SA: Eastern Worcester County, MA HMFA - METRO49340MM1120 027-Worcester County, MA	Berlin town, Blackstone town, Bolton town, Harvard
town,	Hopedale town, Lancaster town, Mendon town, Milford
town,	

SA: Fitchburg-Leominster, MA HMFA - METRO49340MM2600
027-Worcester County, MA
Leominster city,

SA: Western Worcester County, MA HMFA - METRO49340NZ5027
027-Worcester County, MA
Braintree town,
Warren town
CBSA: Worcester, MA HMFA - METRO49340M49340
027-Worcester County, MA
town,
Leicester town,
town,
Southbridge town,
town,
city

Millville town, Southborough town, Upton town
Ashburnham town, Fitchburg city, Gardner city,
Lunenburg town, Templeton town, Westminster town,
Winchendon town
Athol town, Hardwick town, Hubbardston town, New
Petersham town, Phillipston town, Royalston town,
Auburn town, Barre town, Boylston town, Brookfield
Charlton town, Clinton town, Douglas town, Dudley town,
East Brookfield town, Grafton town, Holden town,
Millbury town, Northborough town, Northbridge town,
North Brookfield town, Oakham town, Oxford town, Paxton
Princeton town, Rutland town, Shrewsbury town,
Spencer town, Sterling town, Sturbridge town, Sutton
Uxbridge town, Webster town, Westborough town,
West Boylston town, West Brookfield town, Worcester

-----NONMETROPOLITAN COUNTIES-----
-----Towns within nonmetropolitan counties-----
Dukes County.....
town,
Aquinnah town, Chilmark town, Edgartown town, Gosnold

FY 2006 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA

25 MASSACHUSETTS continued

-----NONMETROPOLITAN COUNTIES-----

-----Towns within nonmetropolitan counties-----

Nantucket County.....	Oak Bluffs town, Tisbury town, West Tisbury town
	Nantucket town