



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

Deval L. Patrick, Governor ♦ Timothy P. Murray, Lt. Governor ♦ Tina Brooks, Undersecretary

**Public Housing Notice 2008-05**

**MEMORANDUM**

TO: All Local Housing Authorities

FROM: Maura J. Hamilton, Bureau of Housing Management

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

DATE: August 29, 2008

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Attached please find the 2008 revised income limits for admission to state-aided public housing and for participation in the AHVP effective August 9, 2008. 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. Please note that DHCD only sends the current FMR when it revises the income limits for admission. When making determinations of eligibility for continued occupancy however, LHAs should use the then current FMRs.

In 2006, HUD revised its MSA designations. The terminology: "HMFA" stands for "HUD Metro FMR Area", and "MSA" stands for "Metropolitan Statistical Area". Enclosed for your reference is the unchanged HUD FY06 MSA Community Listing showing which municipalities belong in which region.

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, 2008

<u>AREA</u>	<u>1 PERSON</u>	<u>2 PERSON</u>	<u>3 PERSON</u>	<u>4 PERSON</u>	<u>5 PERSON</u>	<u>6 PERSON</u>	<u>7 PERSON</u>	<u>8 PERSON</u>
Barnstable Town, MA MSA	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
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	\$42,550	\$48,650	\$54,700	\$60,800	\$65,680	\$70,550	\$75,400	\$80,250
Lawrence, MA-NH HMFA	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
Lowell, MA HMFA	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
Pittsfield, MA MSA								
Berkshire County, MA (part) HMFA	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
Pittsfield, MA HMFA	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
Providence-New Bedford-Fall River, RI-MA MSA								
Easton-Rayham, MA HMFA	\$44,050	\$50,300	\$56,600	\$62,900	\$67,950	\$72,950	\$78,000	\$83,050
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	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
Springfield, MA HMFA	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
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	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
Western Worcester County, MA HMFA	\$41,450	\$47,350	\$53,300	\$59,200	\$63,950	\$68,650	\$73,400	\$78,150
Worcester, MA HMFA	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
Dukes County, MA	\$44,050	\$50,300	\$56,600	\$62,900	\$67,950	\$72,950	\$78,000	\$83,050
Nantucket County, MA	\$52,350	\$59,800	\$67,300	\$74,800	\$80,800	\$86,750	\$92,750	\$98,750

2008 income limits 8-9-08.xls

# 2008 FAIR MARKET RENTS

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	\$743	\$870	\$1,145	\$1,366	\$1,409
Boston-Cambridge-Quincy, MA-NH MSA					
Boston-Cambridge-Quincy, MA-NH HMFA	\$1,086	\$1,153	\$1,353	\$1,618	\$1,778
Brockton, MA HMFA	\$926	\$963	\$1,213	\$1,451	\$1,818
Lawrence, MA-NH HMFA	\$733	\$932	\$1,127	\$1,346	\$1,387
Lowell, MA HMFA	\$801	\$958	\$1,232	\$1,471	\$1,614
Pittsfield, MA MSA					
Berkshire County, MA (part) HMFA	\$590	\$662	\$764	\$1,046	\$1,076
Pittsfield, MA HMFA	\$556	\$650	\$806	\$1,036	\$1,067
Providence-New Bedford-Fall River, RI-MA MSA					
Easton-Rayham, MA HMFA	\$811	\$1,074	\$1,249	\$1,494	\$2,160
New Bedford, MA HMFA	\$559	\$716	\$819	\$981	\$1,324
Providence-Fall River, RI-MA HMFA	\$800	\$874	\$1,020	\$1,221	\$1,556
Taunton-Mansfield-Norton, MA HMFA	\$699	\$882	\$1,077	\$1,321	\$1,426
Springfield, MA MSA					
Franklin County, MA (part) HMFA	\$567	\$662	\$820	\$1,094	\$1,321
Springfield, MA HMFA	\$559	\$664	\$844	\$1,010	\$1,172
Worcester, MA MSA					
Eastern Worcester County, MA HMFA	\$747	\$835	\$1,099	\$1,313	\$1,929
Fitchburg-Leominster, MA HMFA	\$634	\$728	\$913	\$1,118	\$1,214
Western Worcester County, MA HMFA	\$509	\$700	\$785	\$937	\$1,203
Worcester, MA HMFA	\$689	\$792	\$965	\$1,154	\$1,224
Dukes County, MA	\$892	\$1,132	\$1,348	\$1,611	\$1,661
Nantucket County, MA	\$1,044	\$1,445	\$1,604	\$1,918	\$1,976



## MSA Community Listing FY2006

Barnstable Town, MA MSA - 12700

CBSA: Barnstable Town, MA MSA - METRO12700M12700

001-Barnstable County, MA

Bourne town, Brewster town, Chatham town,

Falmouth town, Harwich town,

Provincetown town, Sandwich town,

Yarmouth town

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

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

009-Essex County, MA

city, Danvers town, Essex town,

town, Ipswich town, Lynn city,

by-the-Sea town, Marblehead town,

town, Newbury town, Newburyport city,

town, Rowley town, Salem city,

town, Swampscott town, Topsfield town,

017-Middlesex County, MA

Ashby town, Ashland town, Ayer town,

Boxborough town, Burlington town,

town, Concord town, Everett city,

town, Hopkinton town, Hudson town,

town, Littleton town, Malden city,

town, Medford city, Melrose city,

North Reading town, Reading town,

town, Somerville city, Stoneham town,

Townsend town, Wakefield town,

city, Wayland town, Weston town,

Barnstable Town city,

Dennis town, Eastham town,

Mashpee town, Orleans town,

Truro town, Wellfleet town,

Amesbury town, Beverly

Gloucester city, Hamilton

Lynnfield town, Manchester-

Middleton town, Nahant

Peabody city, Rockport

Salisbury town, Saugus

Wenham town

Acton town, Arlington town,

Bedford town, Belmont town,

Cambridge city, Carlisle

Framingham town, Holliston

Lexington town, Lincoln

Marlborough city, Maynard

Natick town, Newton city,

Sherborn town, Shirley

Stow town, Sudbury town,

Waltham city, Watertown

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

-----METROPOLITAN AREA----- of FMR AREA within STATE-----	-----Components-----
town, Woburn city 021-Norfolk County, MA	Wilmington town, Winchester
town, Brookline town, Canton town,	Bellingham town, Braintree
Dover town, Foxborough town,	Cohasset town, Dedham town,
town, Medfield town, Medway town,	Franklin city, Holbrook
Needham town, Norfolk town,	Millis town, Milton town,
town, Quincy city, Randolph town,	Norwood town, Plainville
town, Walpole town, Wellesley town,	Sharon town, Stoughton
town, Wrentham town	Westwood town, Weymouth
023-Plymouth County, MA	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
025-Suffolk County, MA	Boston city, Chelsea city,
Revere city, Winthrop town	
SA: Brockton, MA HMFA - METRO14460MM1200	Avon town
021-Norfolk County, MA	Abington town, Bridgewater
023-Plymouth County, MA	East Bridgewater town,
town, Brockton city,	Lakeville town, Marion
Halifax town, Hanson town,	Middleborough town,
town, Mattapoisett town,	West Bridgewater town,
Plympton town, Rochester town,	
Whitman town	Andover town, Boxford town,
SA: Lawrence, MA-NH HMFA - METRO14460MM4160	Haverhill city, Lawrence
009-Essex County, MA	North Andover town, West
Georgetown town, Groveland town,	
city, Merrimac town, Methuen city,	Billerica town, Chelmsford
Newbury town	Groton town, Lowell city,
SA: Lowell, MA HMFA - METRO14460MM4560	Tyngsborough town, Westford
017-Middlesex County, MA	
town, Dracut town, Dunstable town,	Alford town, Becket town,
Pepperell town, Tewksbury town,	Florida town, Great
town	Monterey town, Mount
Pittsfield, MA MSA - 38340	New Marlborough town, North
SA: Berkshire County, MA (part) HMFA - METRO38340N25003	Sandisfield town, Savoy
003-Berkshire County, MA	Washington town, West
Clarksburg town, Egremont town,	Windsor town
Barrington town, Hancock town,	Adams town, Cheshire town,
Washington town, New Ashford town,	Lanesborough town, Lee
Adams city, Otis town, Peru town,	
town, Sheffield town, Tyringham town,	
Stockbridge town, Williamstown town,	
CBSA: Pittsfield, MA HMFA - METRO38340M38340	
003-Berkshire County, MA	
Dalton town, Hinsdale town,	
town, Lenox town, Pittsfield city,	

town

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, Fairhaven town, Freetown town,

CBSA: Providence-Fall River, RI-MA HMFA - METRO39300M39300

005-Bristol County, MA

city, North Attleborough town,

town, Somerset town, Swansea town,

SA: Taunton-Mansfield-Norton, MA HMFA - METRO39300MM1120

005-Bristol County, MA

Mansfield town, Norton town,

Richmond town, Stockbridge

Easton town, Raynham town

Acushnet town, Dartmouth

New Bedford city

Attleboro city, Fall River

Rehoboth town, Seekonk

Westport town

Berkley town, Dighton town,

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

-----METROPOLITAN AREA----- of FMR AREA within STATE-----	-----Components
Springfield, MA MSA - 44140 SA: Franklin County, MA (part) HMFA - METRO44140N25011 011-Franklin County, MA town, Buckland town, Charlemont town, Deerfield town, Erving town, Hawley town, Heath town, Monroe town, Montague town, town, Orange town, Rowe town, town, Warwick town, Wendell town, CBSA: Springfield, MA HMFA - METRO44140M44140 011-Franklin County, MA 013-Hampden County, MA town, Brimfield town, Chester town, Longmeadow town, Granville town, Holyoke city, Longmeadow town, Montgomery town, Palmer town, town, Springfield city, Tolland town, West Springfield town, 015-Hampshire County, MA town, Chesterfield town, Easthampton city, Goshen town, Granby town, Huntington town, Middlefield town, town, Plainfield town, Hadley town, Ware town, Williamsburg town, Worthington town Worcester, MA MSA - 49340 SA: Eastern Worcester County, MA HMFA - METRO49340MM1120 027-Worcester County, MA town, Bolton town, Harvard town, town, Mendon town, Milford town, Southborough town, Upton town SA: Fitchburg-Leominster, MA HMFA - METRO49340MM2600 027-Worcester County, MA city, Gardner city, Leominster city, town, Westminster town, SA: Western Worcester County, MA HMFA - METRO49340N25027 027-Worcester County, MA Hubbardston town, New Braintree town, town, Royalston town, Warren town CBSA: Worcester, MA HMFA - METRO49340M49340 027-Worcester County, MA Boylston town, Brookfield town, town, Douglas town, Dudley town, Grafton town, Holden town, Leicester town, town, Northbridge town,	Taunton city Ashfield town, Bernardston Colrain town, Conway town, Gill town, Greenfield town, Leverett town, Leyden town, New Salem town, Northfield Shelburne town, Shutesbury Whately town Sunderland town Agawam city, Blandford Chicopee city, East Hampden town, Holland town, Ludlow town, Monson town, Russell town, Southwick Wales town, Westfield city, Wilbraham town Amherst town, Belchertown Cummington town, Hadley town, Hatfield town, Northampton city, Pelham Southampton town, South Westhampton town, Berlin town, Blackstone Hopedale town, Lancaster Millville town, Ashburnham town, Fitchburg Lunenburg town, Templeton Winchendon town Athol town, Hardwick town, Petersham town, Phillipston Auburn town, Barre town, Charlton town, Clinton East Brookfield town, Millbury town, Northborough

Oakham town, Oxford town, Paxton town,  
town, Shrewsbury town, Southbridge town,  
town, Sturbridge town, Sutton town,  
town, Westborough town,  
Brookfield town, Worcester city

-----NONMETROPOLITAN COUNTIES-----  
nonmetropolitan counties-----

Dukes County.....  
town, Edgartown town, Gosnold town,

North Brookfield town,  
Princeton town, Rutland  
Spencer town, Sterling  
Uxbridge town, Webster  
West Boylston town, West

-----Towns within

Aquinnah town, Chilmark



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

25 MASSACHUSETTS continued

-----NONMETROPOLITAN COUNTIES-----  
nonmetropolitan counties-----

-----Towns within

town, West Tisbury town  
Nantucket County.....

Oak Bluffs town, Tisbury  
Nantucket town