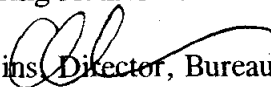


MEMORANDUM

TO: All Local Housing Authorities

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

RE: 2002 Net Income Limits for Admission and FMRs for Continued Occupancy

DATE: August 8, 2002

Attached please find the 2002 revised income limits for admission to state-aided public housing. The income limits have been determined in accordance with the Eligibility and Selection Criteria regulation (760 CMR 5.06) at the low income limits set by HUD for the area. Please review the attached listing and have the appropriate area limits for your Authority adopted by the Board. Each LHA should adopt the limits for each specific household size, one through eight. You will find the Fair Market Rents for the area as well.

Should you have any questions feel free to contact your asset management specialist.



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

EFFECTIVE AUGUST 9, 2002

PMSA	ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT
Barnstable - Yarmouth	31650	36150	40700	45200	48800	52450	56050	59650
Boston	40800	46650	52500	58300	63000	67650	72300	77000
Brockton	35550	40650	45700	50800	54850	58950	63000	67050
Fitchburg - Leominster	34100	39000	43850	48700	52600	56500	60400	64300
Lawrence	37750	43150	48550	53900	58250	62550	66850	71150
Lowell	38100	43500	48950	54400	58750	63100	67450	71800
New Bedford	29200	33350	37500	41700	45000	48350	51700	55000
Pittsfield	29200	33350	37500	41700	45000	48350	51700	55000
Providence - Fall River - Warwick	31450	35950	40450	44950	48550	52150	55750	59350
Springfield	29200	33350	37500	41700	45000	48350	51700	55000
Worcester	32700	37400	42050	46700	50450	54200	57950	61650
NON-PMSA								
Barnstable County	31800	36350	40900	45450	49050	52700	56350	60000
Berkshire	29200	33350	37500	41700	45000	48350	51700	55000
Dukes County	33000	37700	42400	47100	50900	54650	58450	62200
Franklin County	29200	33350	37500	41700	45000	48350	51700	55000
Hampden	31150	35600	40050	44500	48050	51600	55150	58700
Hampshire	30450	34800	39150	43500	47000	50500	53950	57450
Nantucket County	45150	51600	58050	64500	69650	74800	79950	85100
Worcester	29200	33350	37500	41700	45000	48350	51700	55000

FAIR MARKET RENTS

EFFECTIVE AUGUST 9, 2002

<u>METROPOLITAN FMR AREAS</u>	<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Barnstable - Yarmouth	518	694	927	1161	1300
Boston	887	999	1250	1563	1835
Brockton	499	657	806	1002	1143
Fitchburg - Leominster	390	548	712	915	994
Lawrence	540	652	821	1025	1261
Lowell	548	708	855	1071	1198
New Bedford	524	640	728	909	1021
Pittsfield	338	480	591	742	919
Providence - Fall River - Warwick	397	541	650	816	1006
Springfield	421	520	657	821	1010
Worcester	485	587	732	914	1024
<u>NONMETROPOLITAN COUNTIES</u>	<u>OBR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR</u>
Barnstable County	504	691	921	1152	1290
Berkshire	402	488	576	789	946
Dukes County	681	692	922	1153	1293
Franklin County	433	536	686	860	1038
Hampden	437	596	795	1057	1304
Hampshire	612	620	827	1037	1160
Nantucket County	774	1037	1383	1729	1935
Worcester	487	508	677	848	948