



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								
Epsom-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
Providence-Fall River, RI-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
Barnstable Town, MA MSA - METRO12700M12700
Barnstable County, MA

Cambridge-Quincy, MA-NH MSA - 14460
Boston-Cambridge-Quincy, MA-NH HMA - METRO14460M1120
Essex County, MA

Middlesex County, MA

- Barnstable Town city, Bourne town, Brewster town,
- Dennis town, Eastham town, Falmouth town, Harwich town,
- Wareham 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

1996 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
 MASSACHUSETTS continued

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

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
 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
 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
 North Andover town, West Newbury town
 Billerica town, Chelmsford town, Dracut town, Dunstable
 Groton town, Lowell city, Peppercell town, Tewksbury
 Tyngsborough town, Westford town

-----METROPOLITAN AREA-----

-----Metropolitan Area-----
 1. Norfolk County, MA
 2. Plymouth County, MA
 3. Suffolk County, MA
 4. Worcester County, MA
 5. Middlesex County, MA
 6. Essex County, MA
 7. Hampshire County, MA
 8. Franklin County, MA
 9. Hampden County, MA
 10. Berkshire County, MA
 11. Bay County, MA
 12. Barnstable County, MA
 13. Dukes County, MA
 14. Nantucket County, MA
 15. Franklin County, MA
 16. Hampshire County, MA
 17. Hampden County, MA
 18. Berkshire County, MA
 19. Bay County, MA
 20. Barnstable County, MA
 21. Dukes County, MA
 22. Nantucket County, MA

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

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, Somerset town, Swansea
Westport town
Berkley town, Dighton town, Mansfield town, Norton

002-Pittsfield, MA HMFA - METRO38340M38340
003-Berkshire County, MA

004-Providence-New Bedford-Fall River, RI-MA MSA - 39300
MA Boston Providence, MA HMFA - METRO39300MM1200
005-Bristol County, MA
MA New Bedford, MA HMFA - METRO39300MM5400
006-Bristol County, MA

007-Providence-Fall River, RI-MA HMFA - METRO39300M39300
008-Bristol County, MA

009-Framingham-Norfolk-Norwich, MA HMFA - METRO39300MM1120
010-Bristol County, MA

1996 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA
MASSACHUSETTS continued

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

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

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

Shelburne town, Shutesbury town, Warwick town, Wendell

Whately town

Springfield, MA HMFA - METRO44140M44140
Franklin County, MA
Hampden County, MA

Sunderland town

Agawam city, Blandford town, Brimfield town, Chester

Chicopee city, East Longmeadow town, Granville town,
Hampden town, Holland town, Holyoke city, Longmeadow

Ludlow town, Monson town, Montgomery town, Palmer town,
Russell town, Southwick town, Springfield city, Tolland

Wales town, Westfield city, West Springfield town,
Wilbraham town

Amherst town, Belchertown town, Chesterfield town,
Cummington town, Easthampton city, Goshen town, Granby

Hadley town, Hatfield town, Huntington town,

Northampton city, Pelham town, Plainfield town,
Southampton town, South Hadley town, Ware town,
Westhampton town, Williamsburg town, Worthington town

Springfield, MA MSA 49340
MA: Berkshire County, MA HMFA - METRO49340MM1120
Worcester County, MA

Berlin town, Blackstone town, Bolton town, Harvard

Hopedale town, Lancaster town, Mendon town, Milford