

June 2026- June 2027 HUD 60% AMI Reference Table

Town	Metro Area	1-Person	2-Persons	3-Persons	4-Persons	5-Persons
Abington	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Acton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Acushnet Town	New Bedford, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Adams Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Agawam Town City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Alford Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Amesbury Town City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Amherst Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Andover Town	Lawrence, MA	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Aquinnah Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Arlington Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Ashburnham Town	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Ashby Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Ashfield Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Ashland Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Athol Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Attleboro City	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Auburn Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Avon Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Ayer Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Barnstable Town City	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Barre Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Becket Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Bedford Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Belchertown Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Bellingham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Belmont Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Berkley Town	Taunton-Mansfield-Norton, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Berlin Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00

Bernardston Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Beverly City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Billerica Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Blackstone Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Blandford Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Bolton Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Boston City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Bourne Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Boxborough Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Boxford Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Boylston Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Braintree Town City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Brewster Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Bridgewater Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Brimfield Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Brockton City	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Brookfield Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Brookline Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Buckland Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Burlington Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Cambridge City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Canton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Carlisle Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Carver Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Charlemont Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Charlton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Chatham Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Chelmsford Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Chelsea City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Cheshire Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Chester Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00

Chesterfield Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Chicopee City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,380.00
Chilmark Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Clarksburg Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Clinton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Cohasset Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Colrain Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Concord Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Conway Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Cummington Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Dalton Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Danvers Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Dartmouth Town	New Bedford, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Dedham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Deerfield Town	Franklin County	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Dennis Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Dighton Town	Taunton-Mansfield-Norton, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Douglas Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Dover Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Dracut Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Dudley Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Dunstable Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Duxbury Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
East Bridgewater Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
East Brookfield Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
East Longmeadow Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Eastham Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Easthampton Town City	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Easton Town	Easton-Raynham, MA	69,600.00	79,500.00	89,460.00	99,360.00	107,340.00
Edgartown Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Egremont Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00

Erving Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Essex Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Everett City		72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Fairhaven Town	New Bedford, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Fall River City	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Falmouth Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Fitchburg City	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Florida Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Foxborough Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Framingham Town		72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Franklin Town City		72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Freetown Town	New Bedford, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Gardner City	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Georgetown Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Gill Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Gloucester City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Goshen Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Gosnold Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Grafton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Granby Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Granville Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Great Barrington Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Greenfield Town City	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Groton Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Groveland Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Hadley Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Halifax Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Hamilton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Hampden Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Hancock Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Hanover Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00

Hanson Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Hardwick Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Harvard Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Harwich Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Hatfield Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Haverhill City	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Hawley Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Heath Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Hingham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Hinsdale Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Holbrook Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Holden Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Holland Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Holliston Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Holyoke City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Hopedale Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Hopkinton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Hubbarston Town	Western Worcester County, MA	53,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Hudson Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Hull Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Huntington Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Ipswich Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Kingston Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Lakeville Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Lancaster Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Lanesborough Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Lawrence City	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Lee Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Leicester Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Lenox Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Leominster City	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00

Leverett Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Lexington Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Leyden Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Lincoln Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Littleton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Longmeadow Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Lowell City	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Ludlow Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Lunenburg Town	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Lynn City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Lynnfield Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Malden City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Manchester-by-the-Sea Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Mansfield Town	Taunton-Mansfield-Norton, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Marblehead Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Marion Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Marlborough City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Marshfield Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Mashpee Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Mattapoisett Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Maynard Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Medfield Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Medford City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Medway Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Melrose City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Mendon Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Merrimac Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Methuen City	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
Middleborough Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Middlefield Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Middleton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00

Milford Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Millbury Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Millis Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Millville Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Milton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Monroe Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Monson Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Montague Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Monterey Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Montgomery Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Mount Washington Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Nahant Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Nantucket Town	Nantucket, MA	76,500.00	87,420.00	98,340.00	109,260.00	118,020.00
Natick Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Needham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
New Ashford Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
New Bedford City	New Bedford, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
New Braintree Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
New Marlborough Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
New Salem Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Newbury Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Newburyport City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Newton City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Norfolk Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
North Adams City	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
North Andover Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
North Attleborough Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
North Brookfield Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
North Reading Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Northampton City	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Northborough Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00

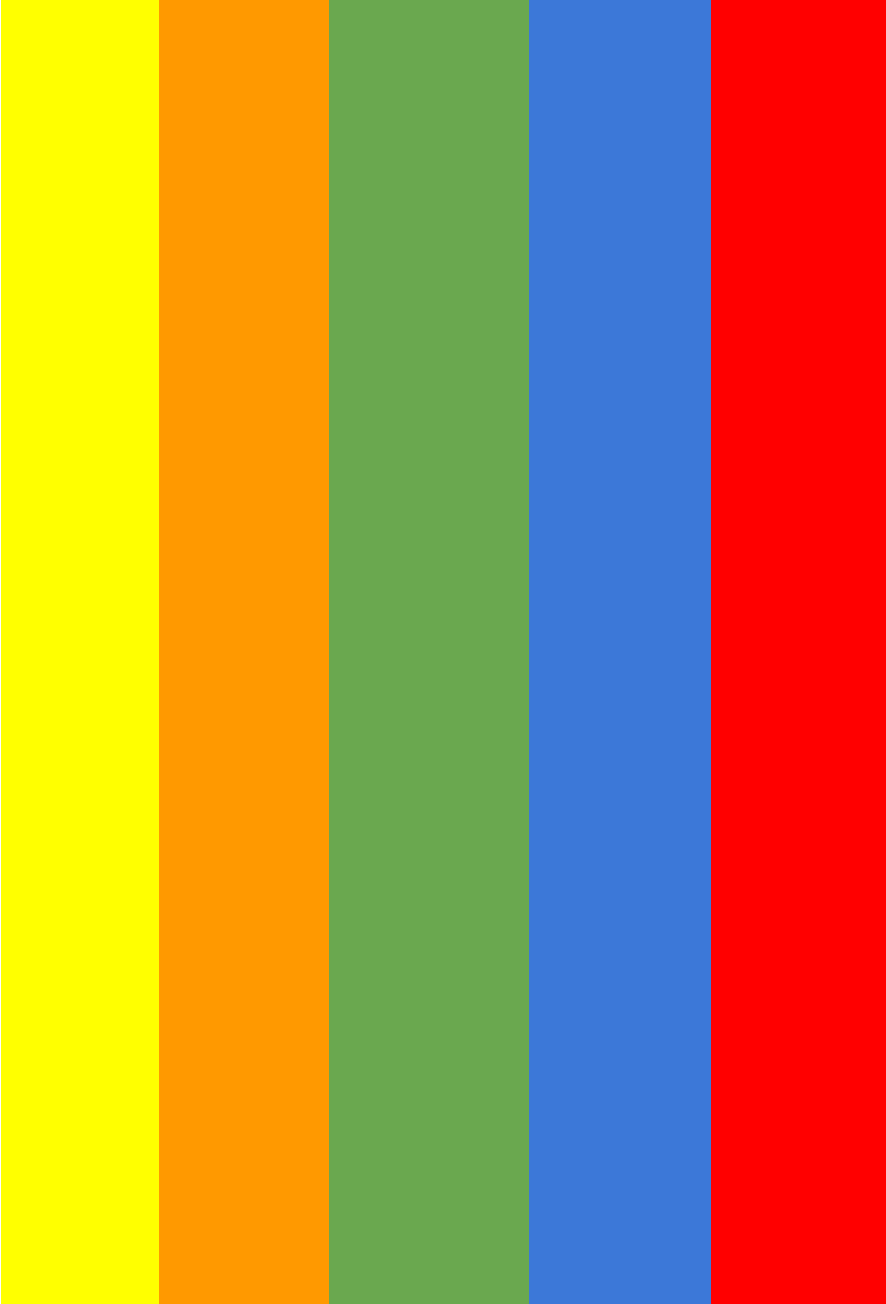
Northbridge Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Northfield Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Norton Town	Taunton-Mansfield-Norton, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Norwell Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Norwood Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Oak Bluffs Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Oakham Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Orange Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Orleans Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Otis Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Oxford Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Palmer Town City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Paxton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Peabody City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Pelham Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Pembroke Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Pepperell Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Peru Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Petersham Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Phillipston Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Pittsfield City	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Plainfield Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Plainville Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Plymouth Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Plympton Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Princeton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Provincetown Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Quincy City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Randolph Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Raynham Town	Easton-Raynham, MA	69,600.00	79,500.00	89,460.00	99,360.00	107,340.00
Reading Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00

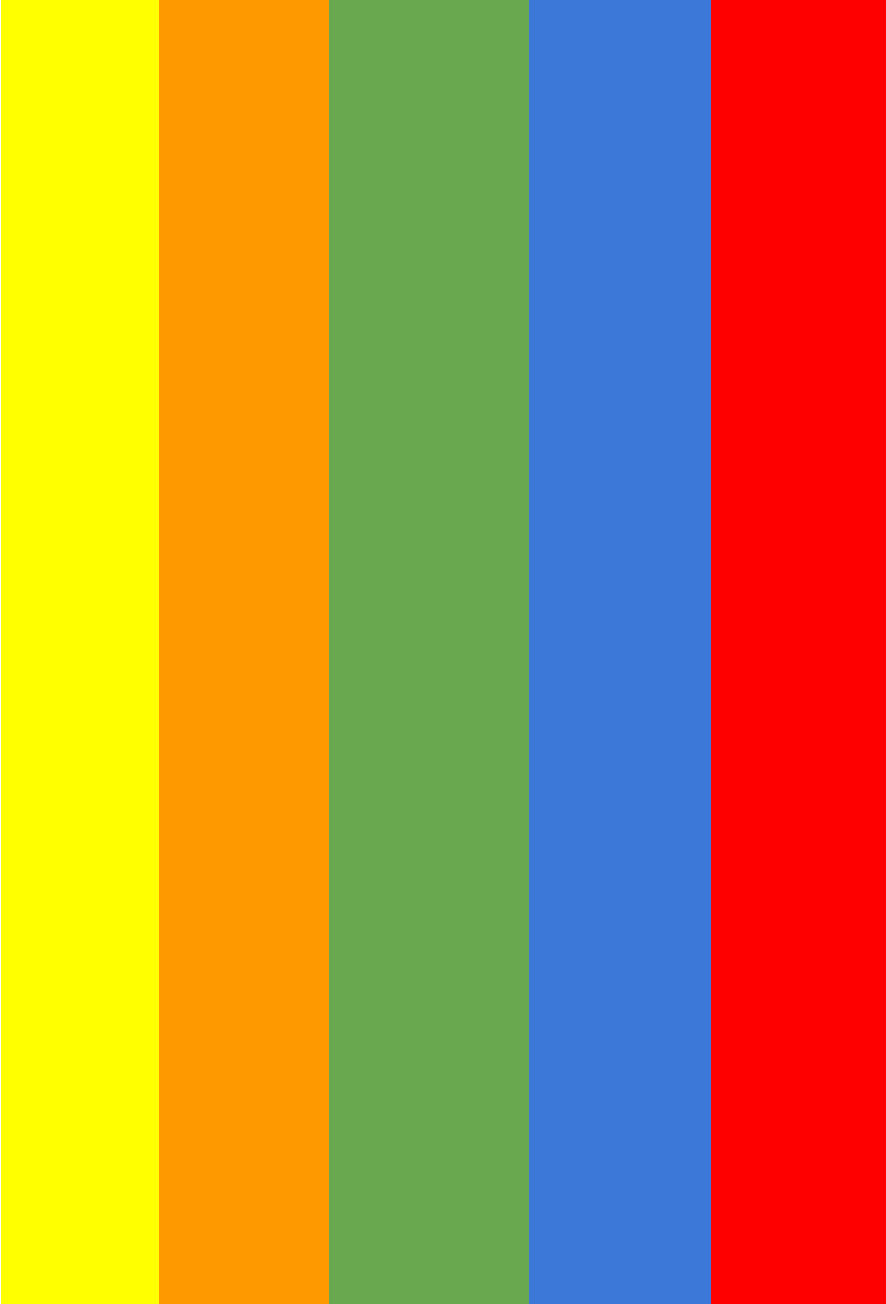
Rehoboth Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Revere City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Richmond Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Rochester Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Rockland Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Rockport Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Rowe Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Rowley Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Royalston Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Russell Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Rutland Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Salem City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Salisbury Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Sandisfield Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Sandwich Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Saugus Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Savoy Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Scituate Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Seekonk Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Sharon Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Sheffield Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Shelburne Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Sherborn Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Shirley Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Shrewsbury Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Shutesbury Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Somerset Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Somerville City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
South Hadley Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Southampton Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Southborough Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00

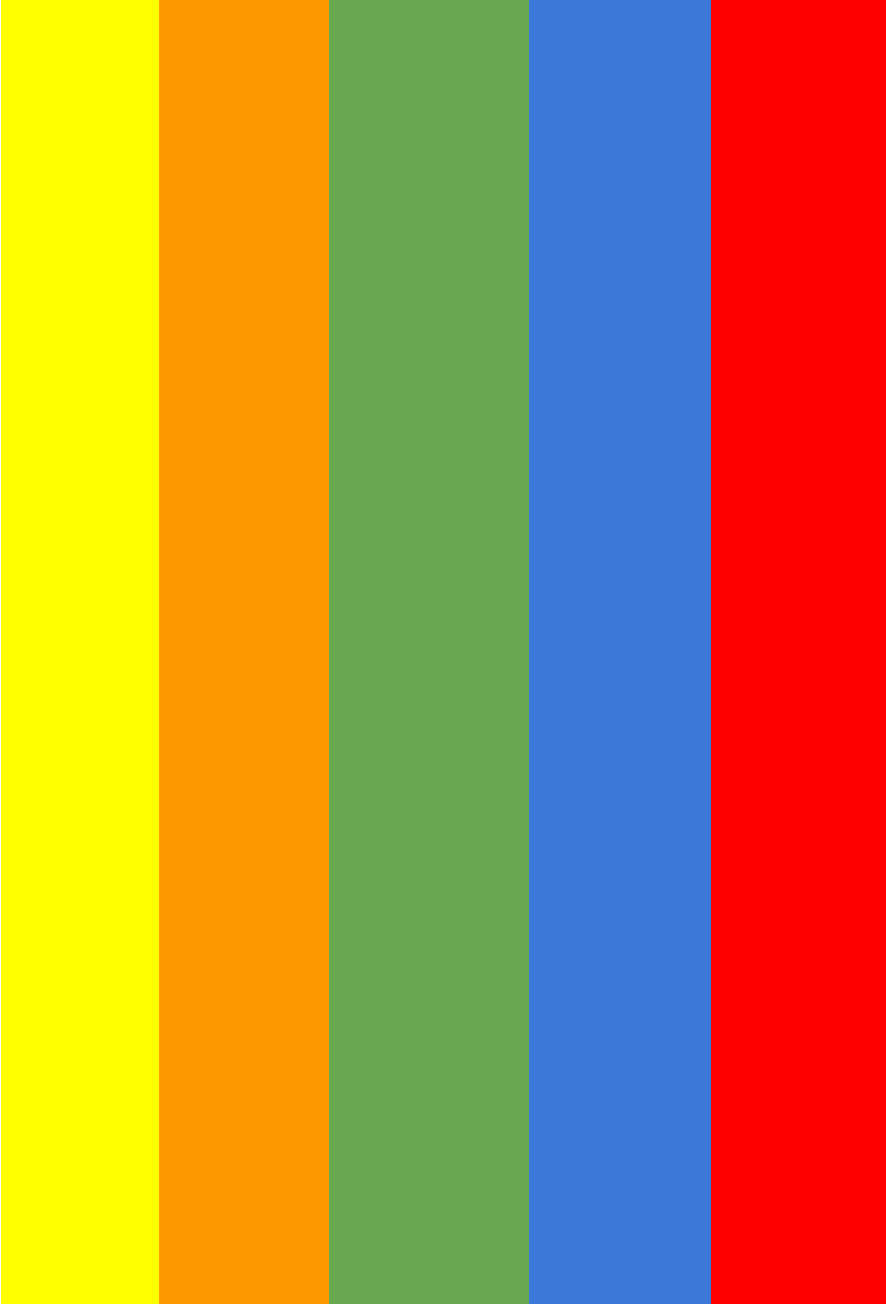
Southbridge Town City	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Southwick Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Spencer Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Springfield City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Sterling Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Stockbridge Town	Pittsfield, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Stoneham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Stoughton Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Stow Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Sturbridge Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Sudbury Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Sunderland Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Sutton Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Swampscott Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Swansea Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Taunton City	Taunton-Mansfield-Norton, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Templeton Town	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Tewksbury Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Tisbury Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Tolland Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Topsfield Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Townsend Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Truro Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Tyngsborough Town	Lowell, MA	60,060.00	68,640.00	77,200.00	85,800.00	92,700.00
Tyringham Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Upton Town	Eastern Worcester County, MA	64,260.00	73,440.00	82,620.00	91,800.00	99,180.00
Uxbridge Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Wakefield Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Wales Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Walpole Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Waltham City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00

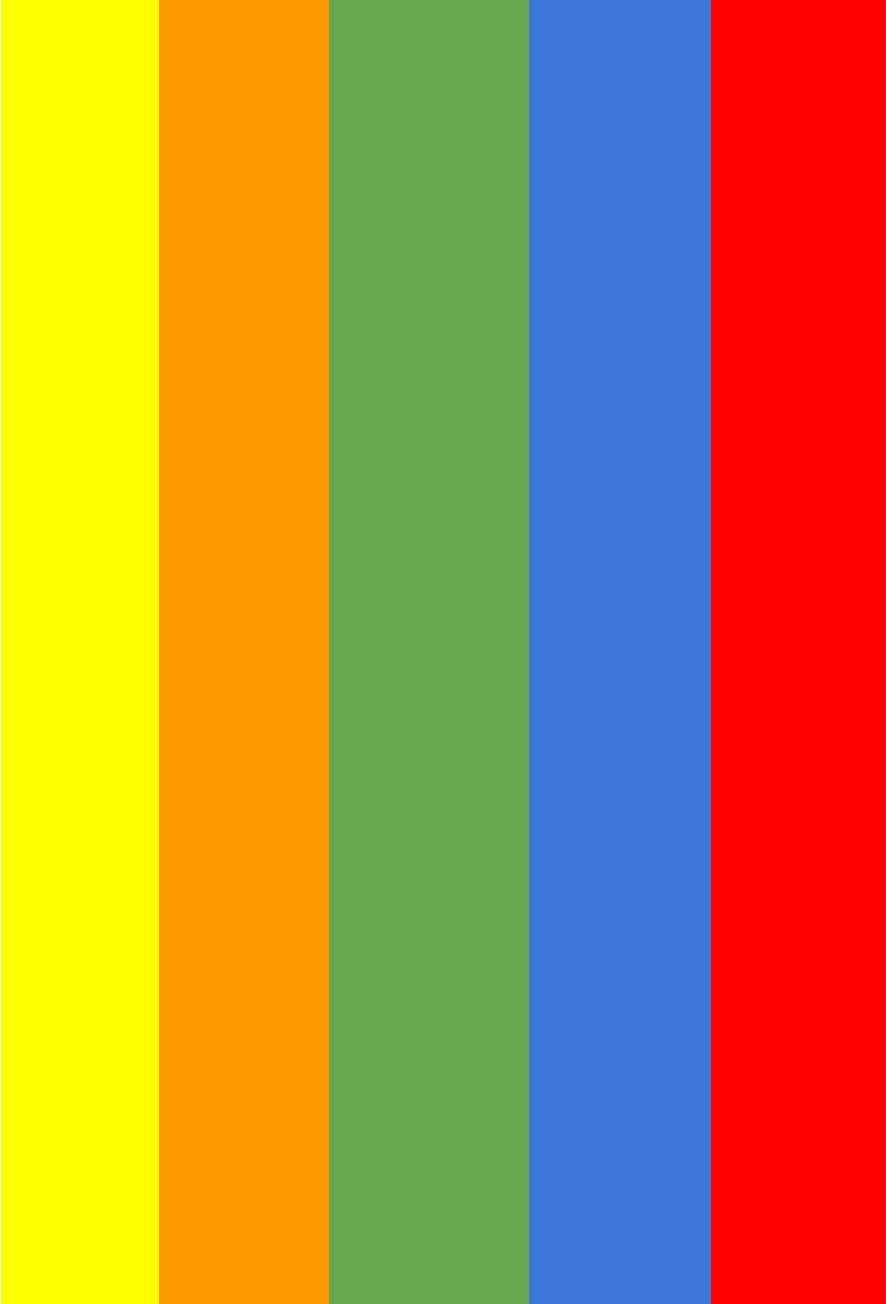
Ware Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Wareham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Warren Town	Western Worcester County, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Warwick Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Washington Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Watertown City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Wayland Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Webster Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Wellesley Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Wellfleet Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00
Wendell Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Wenham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
West Boylston Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
West Bridgewater Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
West Brookfield Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
West Newbury Town	Lawrence	57,720.00	65,940.00	74,160.00	82,380.00	88,980.00
West Springfield Town City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
West Stockbridge Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
West Tisbury Town	Dukes County, MA	68,520.00	78,300.00	88,080.00	97,860.00	105,720.00
Westborough Town	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Westfield City	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Westford Town	Lowell, MA	60,060.00	68,640.00	77,220.00	85,800.00	92,700.00
Westhampton Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Westminster Town	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Weston Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Westport Town	Providence-Fall River, MA	47,100.00	53,820.00	60,540.00	67,260.00	72,660.00
Westwood Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Weymouth Town City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Whately Town	Franklin County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Whitman Town	Brockton, MA	56,580.00	64,680.00	72,780.00	80,820.00	87,300.00
Wilbraham Town	Springfield, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00

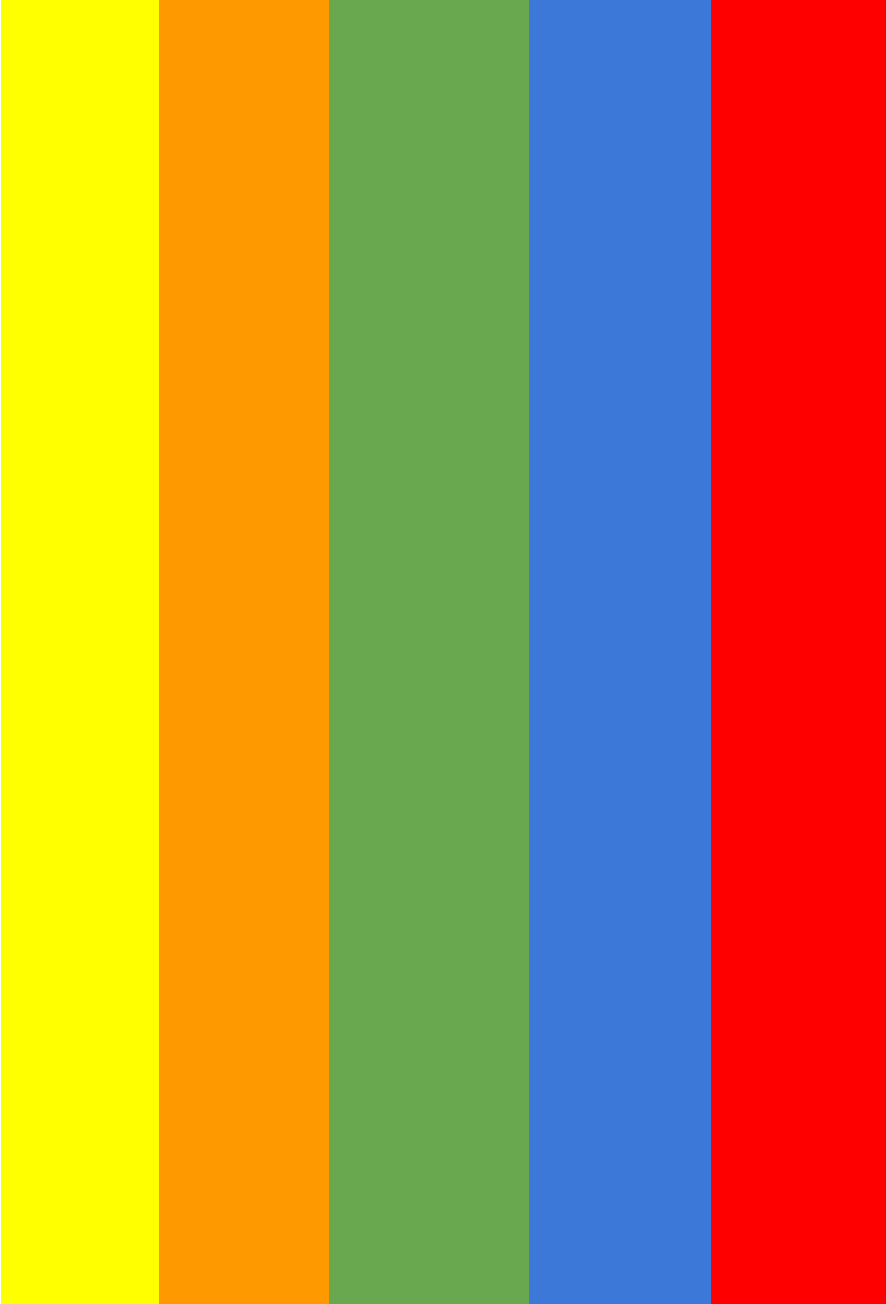
Williamsburg Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Williamstown Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Wilmington Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Winchendon Town	Fitchburg-Leominster, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Winchester Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Windsor Town	Berkshire County, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Winthrop Town City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Woburn City	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Worcester City	Worcester, MA	55,320.00	63,240.00	71,160.00	79,020.00	85,380.00
Worthington Town	Amherst Town-Northampton, MA	55,200.00	63,060.00	71,040.00	78,900.00	85,260.00
Wrentham Town	Boston-Cambridge-Quincy, MA	72,000.00	82,320.00	92,580.00	102,840.00	111,120.00
Yarmouth Town	Barnstable Town, MA	59,340.00	67,800.00	76,260.00	84,720.00	91,500.00

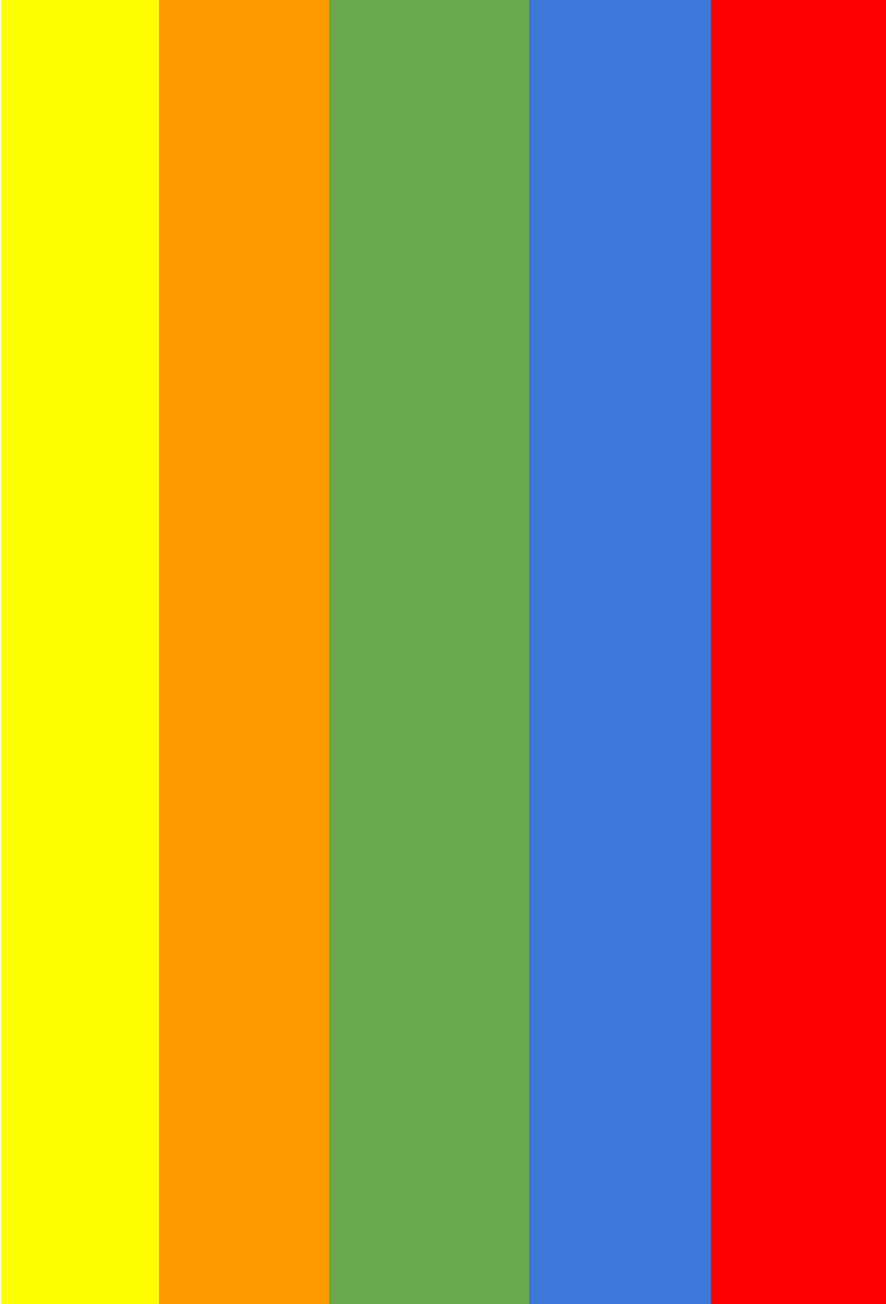


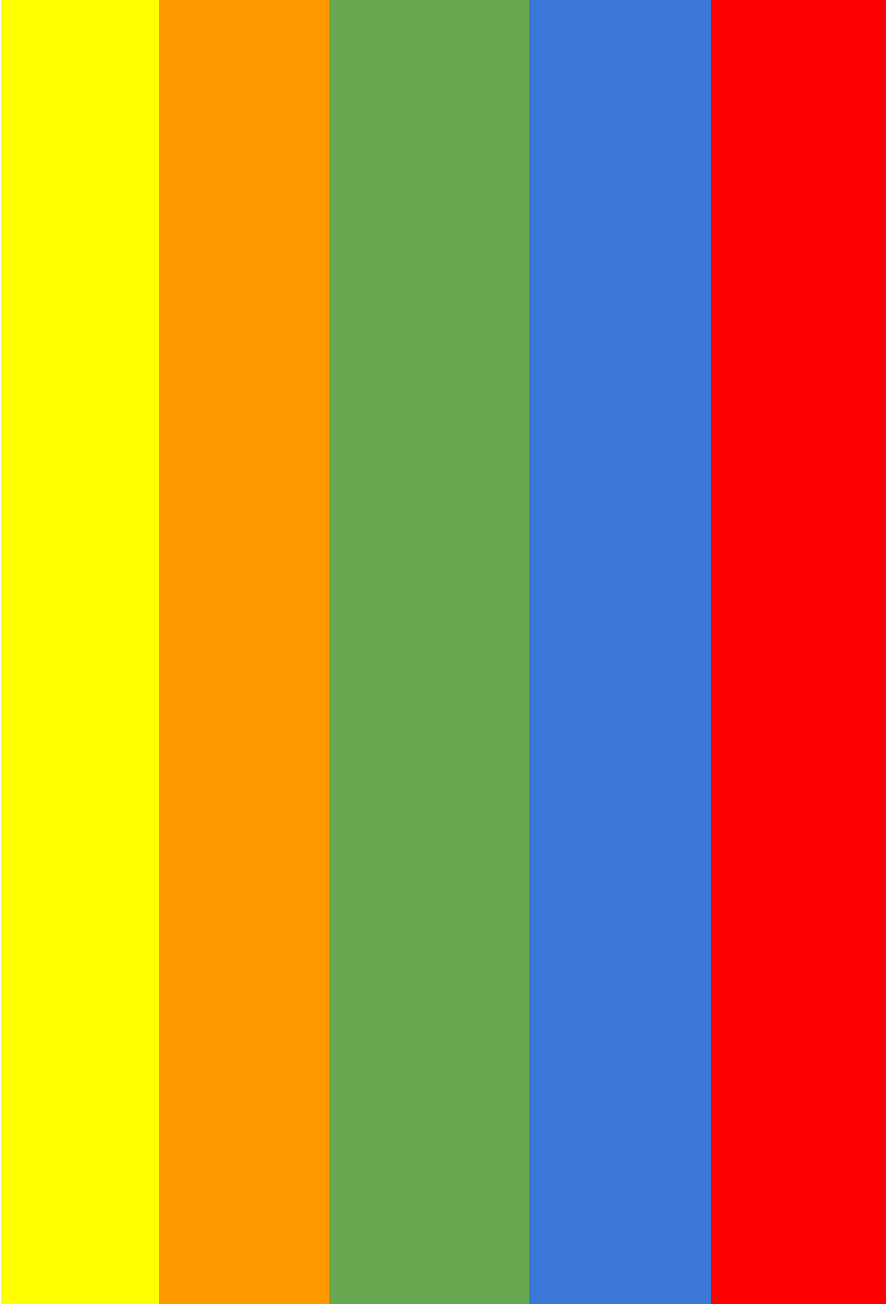


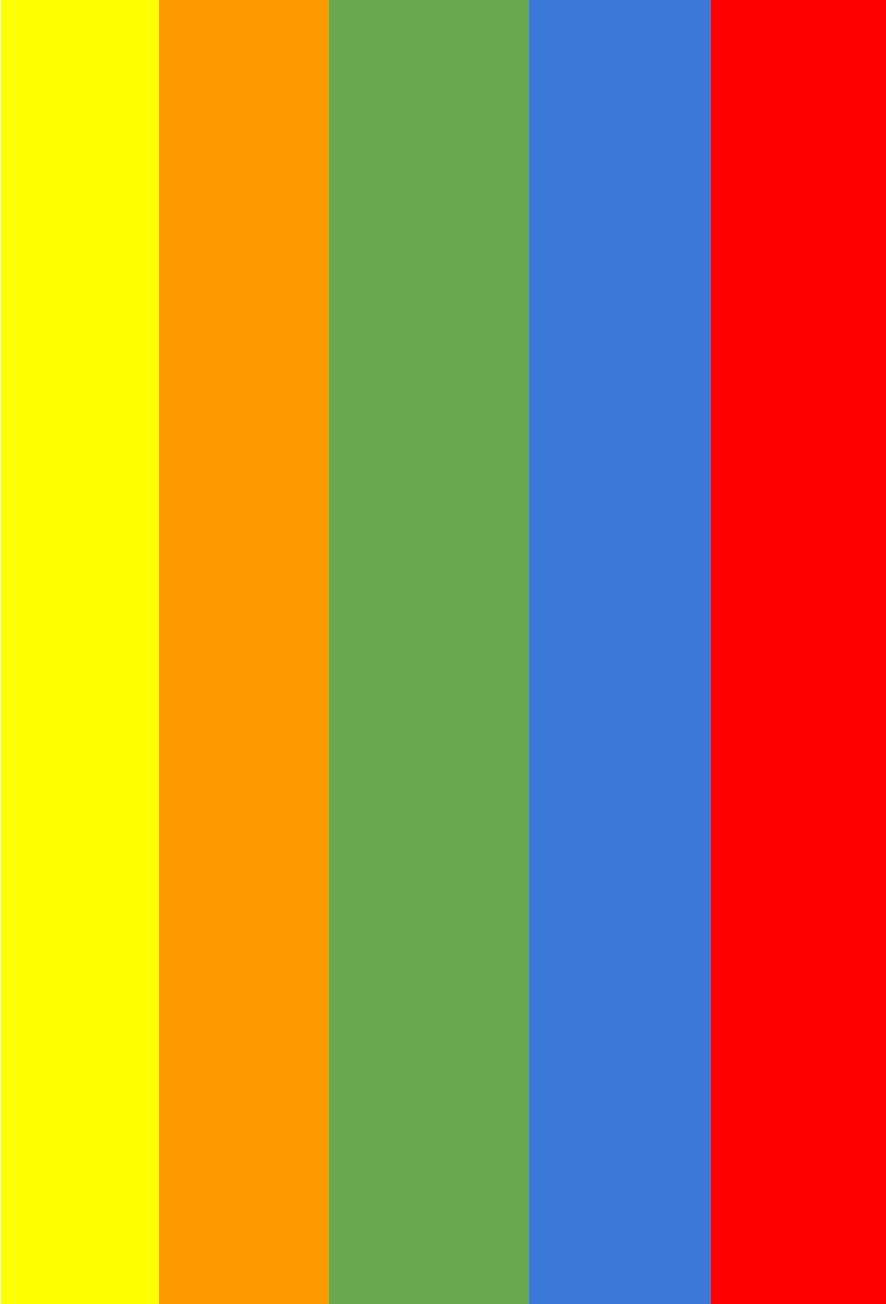


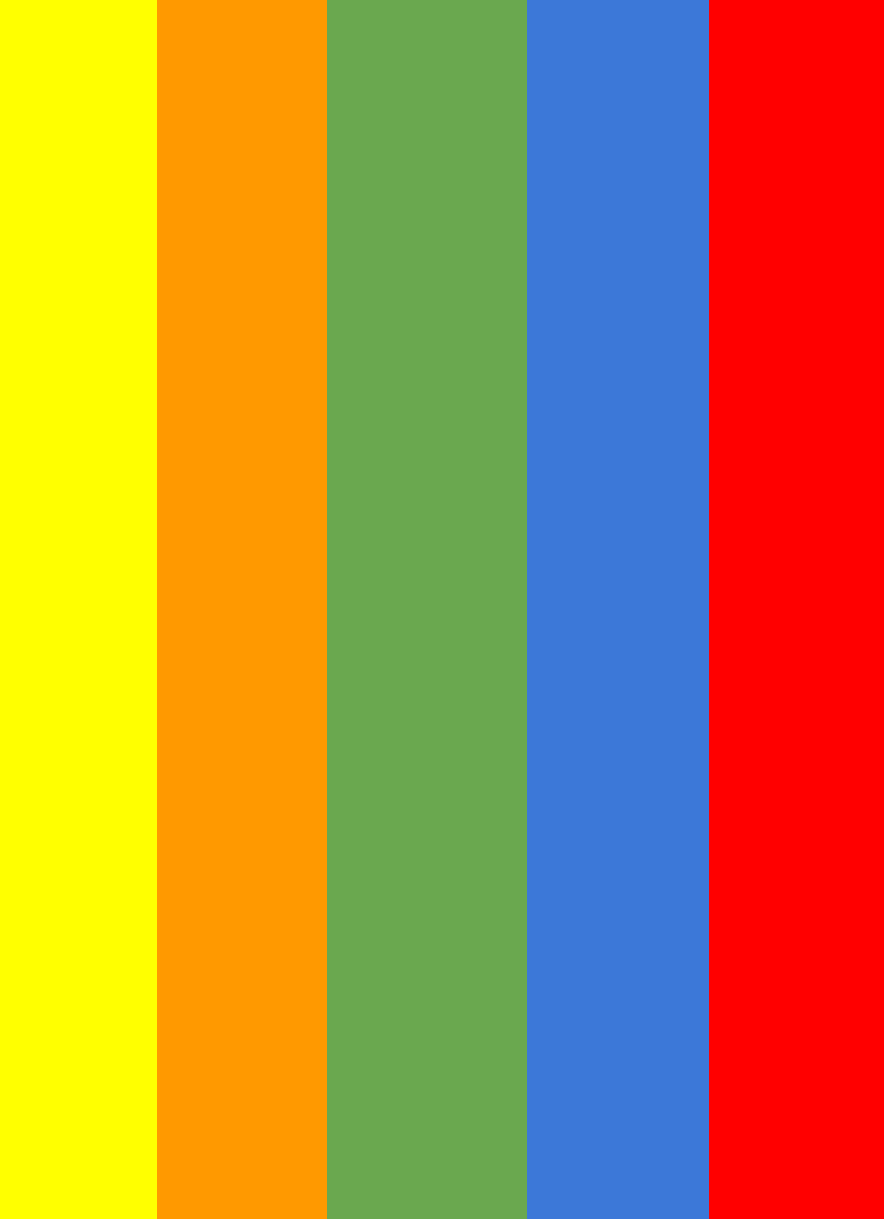












6-Persons
93,780.00
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91,680.00
91,560.00
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91,680.00
106,500.00

***Updated June 2026**

*** Limits Determined By HUD**

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