



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

Selecting any of the buttons labeled "Click for More Detail" will display detailed calculation steps for each of the various parameters.

FY 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$120,800	Very Low (50%) Income Limits (\$) Click for More Detail	47,000	53,700	60,400	67,100	72,500	77,850	83,250	88,600
		Extremely Low Income Limits (\$)* Click for More Detail	28,200	32,200	36,250	40,250	43,500	46,700	49,950	53,150
		Low (80%) Income Limits (\$) Click for More Detail	70,750	80,850	90,950	101,050	109,150	117,250	125,350	133,400

NOTE: HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area**.

The **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area** contains the following areas:

ESSEX COUNTY, MA TOWNS OF Amesbury Town city, MA; Beverly city, MA; Danvers town, MA; Essex town, MA; Gloucester city, MA; Hamilton town, MA; Ipswich town, MA; Lynn city, MA; Lynnfield town, MA; Manchester-by-the-Sea town, MA; Marblehead town, MA; Middleton town, MA; Nahant town, MA; Newbury town, MA; Newburyport city, MA; Peabody city, MA; Rockport town, MA; Rowley town, MA; Salem city, MA; Salisbury town, MA; Saugus town, MA; Swampscott town, MA; Topsfield town, MA; Wenham town, MA;

MIDDLESEX COUNTY, MA TOWNS OF Acton town, MA; Arlington town, MA; Ashby town, MA; Ashland town, MA; Ayer town, MA; Bedford town, MA; Belmont town, MA; Boxborough town, MA; Burlington town, MA; Cambridge city, MA; Carlisle town, MA; Concord town, MA; Everett city, MA; Framingham town, MA; Holliston town, MA; Hopkinton town, MA; Hudson town, MA; Lexington town, MA; Lincoln town, MA; Littleton town, MA; Malden city, MA; Marlborough city, MA; Maynard town, MA; Medford city, MA; Melrose city, MA; Natick town, MA; Newton city, MA; North Reading town, MA; Reading town, MA; Sherborn town, MA; Shirley town, MA; Somerville city, MA; Stoneham town, MA; Stow town, MA; Sudbury town, MA; Townsend town, MA; Wakefield town, MA; Waltham city, MA; Watertown city, MA; Wayland town, MA; Weston town, MA; Wilmington town, MA; Winchester town, MA; Woburn city, MA;

NORFOLK COUNTY, MA TOWNS OF Bellingham town, MA; Braintree Town city, MA; Brookline town, MA; Canton town, MA; Cohasset town, MA; Dedham town, MA; Dover town, MA; Foxborough town, MA; Franklin Town city, MA; Holbrook town, MA; Medfield town, MA; Medway town, MA; Millis town, MA; Milton town, MA; Needham town, MA; Norfolk town, MA; Norwood town, MA; Plainville town, MA; Quincy city, MA; Randolph town, MA; Sharon town, MA; Stoughton town, MA; Walpole town, MA; Wellesley town, MA; Westwood town, MA; Weymouth Town city, MA; Wrentham town, MA;

PLYMOUTH COUNTY, MA TOWNS OF Carver town, MA; Duxbury town, MA; Hanover town, MA; Hingham town, MA; Hull town, MA; Kingston town, MA; Marshfield town, MA; Norwell town, MA; Pembroke town, MA; Plymouth town, MA; Rockland town, MA; Scituate town, MA; Wareham town, MA;

SUFFOLK COUNTY, MA TOWNS OF Boston city, MA; Chelsea city, MA; Revere city, MA; Winthrop Town city, MA;

ROCKINGHAM COUNTY, NH TOWNS OF Seabrook town, NH; South Hampton town, NH; and South Hampton town, NH.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

[FY2020 Median Family Income and Income Limits for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area](#)

Select another FY 2021 HMFA Income Limit area that is a part of the **Boston-Cambridge-Newton, MA-NH MSA**

[Select HMFA Income Limits Area](#)

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

[Select HMFA Income Limits Area](#)

Or press below to start over and select a different state:

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Prepared by the [Program Parameters and Research Division](#), HUD.