



# FY 2023 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2023 Income Limits Summary

| FY 2023 Income Limit Area                                | Median Family Income<br><a href="#">Click for More Detail</a> | FY 2023 Income Limit Category  | Persons in Family |        |         |                |         |         |         |         |
|--|---|--|-------------------|--------|---------|----------------|---------|---------|---------|---------|
|  |   |  | 1                 | 2      | 3       | 4              | 5       | 6       | 7       | 8       |
| <b>Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area</b> | \$149,300   | Very Low (50%) Income Limits (\$)<br><a href="#">Click for More Detail</a> | 51,950            | 59,400 | 66,800  | <b>74,200</b>  | 80,150  | 86,100  | 92,050  | 97,950  |
|  |   | Extremely Low Income Limits (\$)*<br><a href="#">Click for More Detail</a> | 31,150            | 35,600 | 40,050  | <b>44,500</b>  | 48,100  | 51,650  | 55,200  | 58,750  |
|  |   | Low (80%) Income Limits (\$)<br><a href="#">Click for More Detail</a>      | 82,950            | 94,800 | 106,650 | <b>118,450</b> | 127,950 | 137,450 | 146,900 | 156,400 |

NOTE: **Rockport town** is part of the **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area**, so all information presented here applies to all of the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area. 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: 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; 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 city, 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; 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 city, MA; Sharon town, MA; Stoughton town, MA; Walpole town, MA; Wellesley town, MA; Westwood town, MA; Weymouth Town city, MA; Wrentham town, MA; 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; Boston city, MA; Chelsea city, MA; Revere city, MA; Winthrop Town city, MA; Seabrook 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 2023 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2023 [Fair Market Rent documentation system](#).

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

[FY2022 Median Family Income and Income Limits for Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area](#)