



# FY 2025 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

## FY 2025 Income Limits Summary

FY 2025 Income Limit Area	Median Family Income  <a href="#">Click for More Detail</a>	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Worcester, MA HUD Metro FMR Area</b>	\$122,200	Very Low (50%) Income Limits (\$)  <a href="#">Click for More Detail</a>	43,650	49,900	56,150	<b>62,350</b>	67,350	72,350	77,350	82,350
		Extremely Low Income Limits (\$)*  <a href="#">Click for More Detail</a>	26,200	29,950	33,700	<b>37,400</b>	40,400	43,400	48,650	54,150
		Low (80%) Income Limits (\$)  <a href="#">Click for More Detail</a>	69,850	79,800	89,800	<b>99,750</b>	107,750	115,750	123,700	131,700

NOTE: **Worcester city** is part of the **Worcester, MA HUD Metro FMR Area**, so all information presented here applies to all of the Worcester, MA 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 Worcester, MA HUD Metro FMR Area.

The **Worcester, MA HUD Metro FMR Area** contains the following areas: Auburn town, MA; Barre town, MA; Boylston town, MA; Brookfield town, MA; Charlton town, MA; Clinton town, MA; Douglas town, MA; Dudley town, MA; East Brookfield town, MA; Grafton town, MA; Holden town, MA; Leicester town, MA; Millbury town, MA; Northborough town, MA; Northbridge town, MA; North Brookfield town, MA; Oakham town, MA; Oxford town, MA; Paxton town, MA; Princeton town, MA; Rutland town, MA; Shrewsbury town, MA; Southbridge Town city, MA; Spencer town, MA; Sterling town, MA; Sturbridge town, MA; Sutton town, MA; Uxbridge town, MA; Webster town, MA; Westborough town, MA; West Boylston town, MA; and Worcester city, MA.

\* 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.

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

[FY2024 Median Family Income and Income Limits for Worcester, MA HUD Metro FMR Area](#)

Select a different county or county equivalent in Massachusetts:

Winchendon town  
Winchester town  
Windsor town  
Winthrop Town city  
Woburn city  
Worcester city

[Select county or county equivalent](#)

Select any FY2025 HUD Metropolitan FMR Area's Income Limits:

Worcester, MA HUD Metro FMR Area  
[Select HMFA Income Limits Area](#)

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

[Select a new state](#)