



FY 2024 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2024 Income Limits Summary

FY 2024 Income Limit Area	Median Family Income Click for More Detail	FY 2024 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Worcester, MA HUD Metro FMR Area	\$117,300	Very Low (50%) Income Limits (\$) Click for More Detail	45,000	51,450	57,900	64,350	69,500	74,650	79,800	84,950
		Extremely Low Income Limits (\$)* Click for More Detail	27,050	30,900	34,750	38,600	41,700	44,800	47,900	52,720
		Low (80%) Income Limits (\$) Click for More Detail	68,500	78,250	88,050	97,800	105,650	113,450	121,300	129,100

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; West Brookfield 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.

Income Limit areas are based on FY 2024 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2024 [Fair Market Rent documentation system](#).

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

[FY2023 Median Family Income and Income Limits for Worcester, MA HUD Metro FMR Area](#)

Select a different county or county equivalent in Massachusetts:

- wilmington town
- Winchendon town
- Winchester town
- Windsor town
- Winthrop Town city
- Woburn city

[Select county or county equivalent](#)

Select any FY2024 HUD Metropolitan FMR Area's Income Limits:

Worcester, MA HUD Metro FMR Area

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