

## 2016 INCOME LIMITS - ONE Mortgage Program

- Borrowers whose total household income does not exceed 100% of area median income qualify for the ONE Mortgage Program. Borrowers below 80% area median income may be eligible for MHP subsidy.
- Borrowers purchasing within the City of Boston are required to obtain an "Income Eligibility Certificate" from the Massachusetts Affordable Housing Alliance (MAHA) before a MHP Reservation is issued.

### BARNSTABLE COUNTY

Barnstable, Bourne, Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, Sandwich, Truro, Wellfleet, Yarmouth

House Hold Size	80% Income	100% Income
1	\$47,550.00	\$53,970.00
2	\$54,350.00	\$61,680.00
3	\$61,150.00	\$69,390.00
4	\$67,900.00	\$77,100.00
5	\$73,350.00	\$83,268.00
6	\$78,800.00	\$89,436.00
7	\$84,200.00	\$95,604.00
8	\$89,650.00	\$101,772.00

### BERKSHIRE COUNTY

Alford, Becket, Clarksburg, Egremont, Florida, Great Barrington, Hancock, Monterey, Mount Washington, New Ashford, New Marlborough, North Adams, Otis, Peru, Sandisfield, Savoy, Sheffield, Tyringham, Washington, West Stockbridge, Williamstown, Windsor

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$50,120.00
2	\$52,600.00	\$57,280.00
3	\$59,150.00	\$64,440.00
4	\$65,700.00	\$71,600.00
5	\$71,000.00	\$77,328.00
6	\$76,250.00	\$83,056.00
7	\$81,500.00	\$88,784.00
8	\$86,750.00	\$94,512.00

Adams, Cheshire, Dalton, Hinsdale, Lanesborough, Lee, Lenox, Pittsfield, Richmond, Stockbridge

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$47,320.00
2	\$52,600.00	\$54,080.00
3	\$59,150.00	\$60,840.00
4	\$65,700.00	\$67,600.00
5	\$71,000.00	\$73,008.00
6	\$76,250.00	\$78,416.00
7	\$81,500.00	\$83,824.00
8	\$86,750.00	\$89,232.00



**BRISTOL COUNTY**

Easton, Raynham

House Hold Size	80% Income*	100% Income
1	\$62,600.00	\$78,190.00
2	\$71,550.00	\$89,360.00
3	\$80,500.00	\$100,530.00
4	\$89,400.00	\$111,700.00
5	\$96,600.00	\$120,636.00
6	\$103,750.00	\$129,572.00
7	\$110,900.00	\$138,508.00
8	\$118,050.00	\$147,444.00

Acushnet, Dartmouth, Fairhaven, Freetown, New Bedford

House Hold Size	80% Income	100% Income
1	\$33,000.00	\$39,270.00
2	\$37,700.00	\$44,880.00
3	\$42,400.00	\$50,490.00
4	\$47,100.00	\$56,100.00
5	\$50,900.00	\$60,588.00
6	\$54,650.00	\$65,076.00
7	\$58,450.00	\$69,564.00
8	\$62,200.00	\$74,052.00

Attleboro, Fall River, North Attleborough, Rehoboth, Seekonk, Somerset, Swansea, Westport

House Hold Size	80% Income	100% Income
1	\$40,800.00	\$50,960.00
2	\$46,600.00	\$58,240.00
3	\$52,450.00	\$65,520.00
4	\$58,250.00	\$72,800.00
5	\$62,950.00	\$78,624.00
6	\$67,600.00	\$84,448.00
7	\$72,250.00	\$90,272.00
8	\$76,900.00	\$96,096.00

Berkley, Dighton, Mansfield, Norton, Taunton

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$62,300.00
2	\$52,600.00	\$71,200.00
3	\$59,150.00	\$80,100.00
4	\$65,700.00	\$89,000.00
5	\$71,000.00	\$96,120.00
6	\$76,250.00	\$103,240.00
7	\$81,500.00	\$110,360.00
8	\$86,750.00	\$117,480.00

\* Adjusted 80% Calculation.



## DUKES COUNTY

Aquinnah, Chilmark, Edgartown, Gosnold, Oak Bluffs, Tisbury, West Tisbury

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$59,220.00
2	\$52,600.00	\$67,680.00
3	\$59,150.00	\$76,140.00
4	\$65,700.00	\$84,600.00
5	\$71,000.00	\$91,368.00
6	\$76,250.00	\$98,136.00
7	\$81,500.00	\$104,904.00
8	\$86,750.00	\$111,672.00

## ESSEX COUNTY

Amesbury, Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Lynn, Lynnfield, Manchester by the Sea, Marblehead, Middleton, Nahant, Newbury, Newburyport, Peabody, Rockport, Rowley, Salem, Salisbury, Saugus, Swampscott, Topsfield, Wenham

House Hold Size	80% Income*	100% Income
1	\$54,950.00	\$68,670.00
2	\$62,800.00	\$78,480.00
3	\$70,650.00	\$88,290.00
4	\$78,500.00	\$98,100.00
5	\$84,800.00	\$105,948.00
6	\$91,100.00	\$113,796.00
7	\$97,350.00	\$121,644.00
8	\$103,650.00	\$129,492.00

Andover, Boxford, Georgetown, Groveland, Haverhill, Lawrence, Merrimac, Methuen, North Andover, West Newbury

House Hold Size	80% Income*	100% Income
1	\$47,150.00	\$58,870.00
2	\$53,850.00	\$67,280.00
3	\$60,600.00	\$75,690.00
4	\$67,300.00	\$84,100.00
5	\$72,700.00	\$90,828.00
6	\$78,100.00	\$97,556.00
7	\$83,500.00	\$104,284.00
8	\$88,850.00	\$111,012.00

\* Adjusted 80% Calculation.



## FRANKLIN COUNTY

Ashfield, Bernardston, Buckland, Charlemont, Colrain, Conway, Deerfield, Erving, Gill, Greenfield, Hawley, Heath, Leverett, Leyden, Monroe, Montague, New Salem, Northfield, Orange, Rowe, Shelburne, Shutesbury, Sunderland, Warwick, Wendell, Whately

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$50,260.00
2	\$52,600.00	\$57,440.00
3	\$59,150.00	\$64,620.00
4	\$65,700.00	\$71,800.00
5	\$71,000.00	\$77,544.00
6	\$76,250.00	\$83,288.00
7	\$81,500.00	\$89,032.00
8	\$86,750.00	\$94,776.00

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## HAMPDEN COUNTY

Agawam, Blandford, Brimfield, Chester, Chicopee, East Longmeadow, Granville, Hampden, Holland, Holyoke, Longmeadow, Ludlow, Monson, Montgomery, Palmer, Russell, Southwick, Springfield, Tolland, Wales, Westfield, West Springfield, Wilbraham

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$47,740.00
2	\$52,600.00	\$54,560.00
3	\$59,150.00	\$61,380.00
4	\$65,700.00	\$68,200.00
5	\$71,000.00	\$73,656.00
6	\$76,250.00	\$79,112.00
7	\$81,500.00	\$84,568.00
8	\$86,750.00	\$90,024.00



**HAMPSHIRE COUNTY**

Amherst, Belchertown, Chesterfield, Cummington, Easthampton, Goshen, Granby, Hadley, Hatfield, Huntington, Middlefield, Northampton, Pelham, Plainfield, Southampton, South Hadley, Ware, Westhampton, Williamsburg, Worthington

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$47,740.00
2	\$52,600.00	\$54,560.00
3	\$59,150.00	\$61,380.00
4	\$65,700.00	\$68,200.00
5	\$71,000.00	\$73,656.00
6	\$76,250.00	\$79,112.00
7	\$81,500.00	\$84,568.00
8	\$86,750.00	\$90,024.00

**MIDDLESEX COUNTY**

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

House Hold Size	80% Income*	100% Income
1	\$54,950.00	\$68,670.00
2	\$62,800.00	\$78,480.00
3	\$70,650.00	\$88,290.00
4	\$78,500.00	\$98,100.00
5	\$84,800.00	\$105,948.00
6	\$91,100.00	\$113,796.00
7	\$97,350.00	\$121,644.00
8	\$103,650.00	\$129,492.00

BillERICA, Chelmsford, Dracut, Dunstable, Groton, Lowell, Pepperell, Tewksbury, Tyngsborough, Westford

House Hold Size	80% Income*	100% Income
1	\$49,700.00	\$62,090.00
2	\$56,800.00	\$70,960.00
3	\$63,900.00	\$79,830.00
4	\$71,000.00	\$88,700.00
5	\$76,700.00	\$95,796.00
6	\$82,400.00	\$102,892.00
7	\$88,050.00	\$109,988.00
8	\$93,750.00	\$117,084.00

\* Adjusted 80% Calculation.



**NANTUCKET COUNTY**

Nantucket

House Hold Size	80% Income	100% Income
1	\$53,100.00	\$66,430.00
2	\$60,650.00	\$75,920.00
3	\$68,250.00	\$85,410.00
4	\$75,800.00	\$94,900.00
5	\$81,900.00	\$102,492.00
6	\$87,950.00	\$110,084.00
7	\$94,000.00	\$117,676.00
8	\$100,100.00	\$125,268.00

**NORFOLK COUNTY**

Bellingham, Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Foxborough, Franklin, Holbrook, Medfield, Medway, Millis, Milton, Needham, Norfolk, Norwood, Plainville, Quincy, Randolph, Sharon, Stoughton, Walpole, Wellesley, Westwood, Weymouth, Wrentham

House Hold Size	80% Income*	100% Income
1	\$54,950.00	\$68,670.00
2	\$62,800.00	\$78,480.00
3	\$70,650.00	\$88,290.00
4	\$78,500.00	\$98,100.00
5	\$84,800.00	\$105,948.00
6	\$91,100.00	\$113,796.00
7	\$97,350.00	\$121,644.00
8	\$103,650.00	\$129,492.00

Avon

House Hold Size	80% Income	100% Income
1	\$46,160.00	\$60,970.00
2	\$52,600.00	\$69,680.00
3	\$59,150.00	\$78,390.00
4	\$65,700.00	\$87,100.00
5	\$71,000.00	\$94,068.00
6	\$76,250.00	\$101,036.00
7	\$81,500.00	\$108,004.00
8	\$86,750.00	\$114,972.00

\* Adjusted 80% Calculation.



**PLYMOUTH COUNTY**

Abington, Bridgewater, Brockton, East Bridgewater, Halifax, Hanson, Lakeville, Marion, Mattapoisett, Middleborough, Plympton, Rochester, West Bridgewater, Whitman

House Hold Size	80% Income	100% Income
1	\$46,160.00	\$60,970.00
2	\$52,600.00	\$69,680.00
3	\$59,150.00	\$78,390.00
4	\$65,700.00	\$87,100.00
5	\$71,000.00	\$94,068.00
6	\$76,250.00	\$101,036.00
7	\$81,500.00	\$108,004.00
8	\$86,750.00	\$114,972.00

Carver, Duxbury, Hanover, Hingham, Hull, Kingston, Marshfield, Norwell, Pembroke, Plymouth, Rockland, Scituate, Wareham

House Hold Size	80% Income*	100% Income
1	\$54,950.00	\$68,670.00
2	\$62,800.00	\$78,480.00
3	\$70,650.00	\$88,290.00
4	\$78,500.00	\$98,100.00
5	\$84,800.00	\$105,948.00
6	\$91,100.00	\$113,796.00
7	\$97,350.00	\$121,644.00
8	\$103,650.00	\$129,492.00

**SUFFOLK COUNTY**

Boston (includes: Allston, Back Bay, Brighton, Charlestown, Dorchester, East Boston, Hyde Park, Jamaica Plain, Mattapan, North End, Roslindale, Roxbury, South Boston, South End, West Roxbury), Chelsea, Revere, Winthrop

House Hold Size	80% Income*	100% Income
1	\$54,950.00	\$68,670.00
2	\$62,800.00	\$78,480.00
3	\$70,650.00	\$88,290.00
4	\$78,500.00	\$98,100.00
5	\$84,800.00	\$105,948.00
6	\$91,100.00	\$113,796.00
7	\$97,350.00	\$121,644.00
8	\$103,650.00	\$129,492.00

\* Adjusted 80% Calculation.



**WORCESTER COUNTY**

Ashburnham, Fitchburg, Gardner, Leominster, Lunenburg, Templeton, Westminster, Winchendon

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$46,690.00
2	\$52,600.00	\$53,360.00
3	\$59,150.00	\$60,030.00
4	\$65,700.00	\$66,700.00
5	\$71,000.00	\$72,036.00
6	\$76,250.00	\$77,372.00
7	\$81,500.00	\$82,708.00
8	\$86,750.00	\$88,044.00

Berlin, Blackstone, Bolton, Harvard, Hopedale, Lancaster, Mendon, Milford, Millville, Southborough, Upton

House Hold Size	80% Income*	100% Income
1	\$62,350.00	\$77,910.00
2	\$71,250.00	\$89,040.00
3	\$80,150.00	\$100,170.00
4	\$89,050.00	\$111,300.00
5	\$96,200.00	\$120,204.00
6	\$103,300.00	\$129,108.00
7	\$110,450.00	\$138,012.00
8	\$117,550.00	\$146,916.00

Athol, Hardwick, Hubbardston, New Braintree, Petersham, Phillipston, Royalston, Warren

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$51,100.00
2	\$52,600.00	\$58,400.00
3	\$59,150.00	\$65,700.00
4	\$65,700.00	\$73,000.00
5	\$71,000.00	\$78,840.00
6	\$76,250.00	\$84,680.00
7	\$81,500.00	\$90,520.00
8	\$86,750.00	\$96,360.00

Auburn, Barre, Boylston, Brookfield, Charlton, Clinton, Douglas, Dudley, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, Northbridge, North Brookfield, Oakham, Oxford, Paxton, Princeton, Rutland, Shrewsbury, Southbridge, Spencer, Sterling, Sturbridge, Sutton, Uxbridge, Webster, Westborough, West Boylston, West Brookfield, Worcester

House Hold Size	80% Income	100% Income
1	\$46,000.00	\$55,790.00
2	\$52,600.00	\$63,760.00
3	\$59,150.00	\$71,730.00
4	\$65,700.00	\$79,700.00
5	\$71,000.00	\$86,076.00
6	\$76,250.00	\$92,452.00
7	\$81,500.00	\$98,828.00
8	\$86,750.00	\$105,204.00

\* Adjusted 80% Calculation.

