



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 Income Limits Summary

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

FY 2021 Income Limit Area	Median Family Income <input type="button" value="Explanation"/>	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Fitchburg-Leominster, MA HUD Metro FMR Area	\$90,700	Very Low (50%) Income Limits (\$) <input type="button" value="Explanation"/>	31,400	35,850	40,350	44,800	48,400	52,000	55,600	59,150
		Extremely Low Income Limits (\$)* <input type="button" value="Explanation"/>	18,850	21,550	24,250	26,900	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) <input type="button" value="Explanation"/>	50,200	57,400	64,550	71,700	77,450	83,200	88,950	94,650

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

The **Fitchburg-Leominster, MA HUD Metro FMR Area** contains the following areas:

WORCESTER COUNTY, MA TOWNS OF Ashburnham town, MA; Fitchburg city, MA; Gardner city, MA; Leominster city, MA; Lunenburg town, MA; Templeton town, MA; Westminster town, MA; Winchendon town, MA; and Winchendon town, 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