



FY 2019 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2019 Income Limits Summary

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

FY 2019 Income Limit Area	Median Family Income Explanation	FY 2019 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Lowell, MA HUD Metro FMR Area	\$107,600	Very Low (50%) Income Limits (\$) Explanation	37,700	43,050	48,450	53,800	58,150	62,450	66,750	71,050
		Extremely Low Income Limits (\$)* Explanation	22,650	25,850	29,100	32,300	34,900	37,500	40,100	43,430
		Low (80%) Income Limits (\$) Explanation	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700

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

The **Lowell, MA HUD Metro FMR Area** contains the following areas:

MIDDLESEX COUNTY, MA TOWNS OF Billerica town, MA; Chelmsford town, MA; Dracut town, MA; Dunstable town, MA; Groton town, MA; Lowell city, MA; Pepperell town, MA; Tewksbury town, MA; Tyngsborough town, MA; Westford town, MA; and Westford 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 greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.