



# 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	
<b>Lowell, MA HUD Metro FMR Area</b>	\$136,900	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	47,950	54,800	61,650	<b>68,450</b>	73,950	79,450	84,900	90,
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	28,750	32,850	36,950	<b>41,050</b>	44,350	47,650	50,950	54,
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	73,200	83,650	94,100	<b>104,550</b>	112,950	121,300	129,650	138

NOTE: **Lowell city** 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: 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; 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.

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

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

Select a different county or county equivalent in Massachusetts:

- Lexington town
- Leyden town
- Lincoln town
- Littleton town
- Longmeadow town
- Lowell city

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

Lowell, MA HUD Metro FMR Area

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