



# FY 2022 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2022 Income Limits Summary

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

FY 2022 Income Limit Area	Median Family Income  <a href="#">Click for More Detail</a>	FY 2022 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Fitchburg-Leominster, MA HUD Metro FMR Area</b>	\$90,800	Very Low (50%) Income Limits (\$) <a href="#">Click for More Detail</a>	35,100	40,100	45,100	<b>50,100</b>	54,150	58,150	62,150	66,150
		Extremely Low Income Limits (\$)* <a href="#">Click for More Detail</a>	21,050	24,050	27,050	<b>30,050</b>	32,500	37,190	41,910	46,630
		Low (80%) Income Limits (\$) <a href="#">Click for More Detail</a>	56,150	64,150	72,150	<b>80,150</b>	86,600	93,000	99,400	105,800

**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: Ashburnham town, MA; Fitchburg city, MA; Gardner city, MA; Leominster city, MA; Lunenburg town, MA; Templeton town, MA; Westminster 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 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 2022 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2022 [Fair Market Rent documentation system](#).

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

[FY2021 Median Family Income and Income Limits for Fitchburg-Leominster, MA HUD Metro FMR Area](#)

Select a different county or county equivalent in Massachusetts:

- Easton town
- Edgartown town
- Egremont town
- Erving town
- Essex town
- Everett city

[Select county or county equivalent](#)

Select any FY2022 HUD Metropolitan FMR Area's Income Limits:

Fitchburg-Leominster, MA HUD Metro FMR Area

[Select HMFA Income Limits Area](#)

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