



FY 2021 INCOME LIMITS DOCUMENTATION SYSTEM

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FY 2021 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 2021 Income Limit Area	Median Family Income Click for More Detail	FY 2021 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Berkshire County, MA (part) HUD Metro FMR Area	\$83,900	Very Low (50%) Income Limits (\$) Click for More Detail	29,450	33,650	37,850	42,050	45,450	48,800	52,150	55,550
		Extremely Low Income Limits (\$)* Click for More Detail	17,700	20,200	22,750	26,500	31,040	35,580	40,120	44,660
		Low (80%) Income Limits (\$) Click for More Detail	47,150	53,850	60,600	67,300	72,700	78,100	83,500	88,850

NOTE: North Adams city is part of the **Berkshire County, MA (part) HUD Metro FMR Area**, so all information presented here applies to all of the **Berkshire County, MA (part) 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 **Berkshire County, MA (part) HUD Metro FMR Area**.

The **Berkshire County, MA (part) HUD Metro FMR Area** contains the following areas:

BERKSHIRE COUNTY, MA TOWNS OF Alford town, MA; Becket town, MA; Clarksburg town, MA; Egremont town, MA; Florida town, MA; Great Barrington town, MA; Hancock town, MA; Monterey town, MA; Mount Washington town, MA; New Ashford town, MA; New Marlborough town, MA; North Adams city, MA; Otis town, MA; Peru town, MA; Sandisfield town, MA; Savoy town, MA; Sheffield town, MA; Tyringham town, MA; Washington town, MA; West Stockbridge town, MA; Williamstown town, MA; Windsor town, MA; and Windsor 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 2021 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2021 [Fair Market Rent documentation system](#).

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

[FY2020 Median Family Income and Income Limits for Berkshire County, MA \(part\) HUD Metro FMR Area](#)

Select a different county or county equivalent in Massachusetts:

[Select county or county equivalent](#)

Select any FY2021 HUD Metropolitan FMR Area's Income Limits:

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

[Select a new state](#)