



your resource for Affordable Housing



MAXIMUM PROPERTY RENTS

YEAR: **2025 Income Limits**

PROPERTY: **Eagle Crossing, Amesbury**

FMR AREA: **Boston**

FINANCING PROGRAM: **EOHLC**

Utility Allowance: **Peabody Housing Authority** Effective: **2/1/2025**

80% AMI

Boston Cambridge Quincy	Household Size	80% Median Income	Monthly Income	Max Rent*	Utility Allowance	Final Rent
Studio	1	\$92,650	\$7,720	\$2,316	\$287	\$2,029
1 Bedroom	2	\$105,850	\$8,820	\$2,646	\$348	\$2,298
2 Bedroom	3	\$119,100	\$9,925	\$2,977	\$431	\$2,546
3 Bedroom	4	\$132,300	\$11,025	\$3,307	\$521	\$2,786

* 30% of Median

Tenant Paid Utilities --- Per Bedroom Count				
	Studio	One	Two	Three
Heat Electric	\$79	\$97	\$118	\$146
Cooking-Electric	\$21	\$27	\$36	\$45
Other Electric	\$73	\$94	\$126	\$156
Water Heat-Elec	\$26	\$33	\$44	\$55
Water	\$48	\$57	\$67	\$79
Sewer	\$40	\$40	\$40	\$40
Other				
Total	\$287	\$348	\$431	\$521

Completed By:

MCO

Date:

11/12/2025

Allowance for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 7/31/2022)

Locality		Amesbury Housing Authority - X872999 National Grid			Unit Type High Rise (High Rise with Elevator)*		Effective Expires	11/01/2024 10/31/2025
Utility or Service		Monthly Dollar Allowances						
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	a. Natural Gas	48	54	65	78	89	111	
	b. Electric	79	97	118	146	181	211	
	c. Bottle Gas							
	d. Oil							
	e. Heat Pump							
Cooking	a. Natural Gas	8	10	13	16	20	22	
	b. Electric	21	27	36	45	56	60	
	c. Bottle Gas							
Other Electricity		73	94	126	156	193	208	
Air Conditioning		15	19	26	32	38	42	
Water Heating	a. Natural Gas	9	12	16	20	25	27	
	b. Electric	26	33	44	55	68	73	
	c. Bottle Gas							
	d. Oil							
Water		48	57	67	79	86	95	
Sewer		40	40	40	40	40	40	
Trash Collection								
Other -- specify								
Range/Microwave		6	6	6	6	6	6	
Refrigerator		4	4	6	6	6	8	

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility or Service	per month cost
Heating	\$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Range/Microwave	
Refrigerator	
Other	
Total	\$



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 Click for More Detail	FY 2025 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area	\$160,900	Very Low (50%) Income Limits (\$) Click for More Detail	57,900	66,200	74,450	82,700	89,350	95,950	102,550	109,200
		Extremely Low Income Limits (\$)* Click for More Detail	34,750	39,700	44,650	49,600	53,600	57,550	61,550	65,500
		Low (80%) Income Limits (\$) Click for More Detail	92,650	105,850	119,100	132,300	142,900	153,500	164,100	174,650

NOTE: **Amesbury Town city** is part of the **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area**, so all information presented here applies to all of the Boston-Cambridge-Quincy, MA-NH 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 Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area.

The **Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area** contains the following areas: Amesbury Town city, MA; Beverly city, MA; Danvers town, MA; Essex town, MA; Gloucester city, MA; Hamilton town, MA; Ipswich town, MA; Lynn city, MA; Lynnfield town, MA; Manchester-by-the-Sea town, MA; Marblehead town, MA; Middleton town, MA; Nahant town, MA; Newbury town, MA; Newburyport city, MA; Peabody city, MA; Rockport town, MA; Rowley town, MA; Salem city, MA; Salisbury town, MA; Saugus town, MA; Swampscott town,