

2016 AREA INCOME LIMITS

Low Income - 80%
 Very Low Income - 50%
 Extremely Low Income - 30%

Effective Dates

Section 8 Program: 3/28/2016
 HOME Program: 6/6/2016

Revised Date

5/13/2016

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
HUD Metropolitan FMR Areas									
Boston-Cambridge-Quincy, MA-NH HMFA	80% of AMFI	\$51,150	\$58,450	\$65,750	\$73,050	\$78,900	\$84,750	\$90,600	\$96,450
NH Portion	60% of AMFI	\$41,220	\$47,100	\$52,980	\$58,860	\$63,600	\$68,280	\$73,020	\$77,700
HUD Median Family Income - \$98,100	50% of AMFI	\$34,350	\$39,250	\$44,150	\$49,050	\$53,000	\$56,900	\$60,850	\$64,750
	30% of AMFI	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,730	\$40,890
	HOME	\$20,650	\$23,600	\$26,550	\$29,450	\$31,850	\$34,200	\$36,550	\$38,900
	HERA Special*	\$41,400	\$47,280	\$53,220	\$59,100	\$63,840	\$68,580	\$73,320	\$78,060
	HERA Special*	\$34,500	\$39,400	\$44,350	\$49,250	\$53,200	\$57,150	\$61,100	\$65,050
Lawrence, MA-NH HMFA	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
NH Portion	60% of AMFI	\$35,340	\$40,380	\$45,420	\$50,460	\$54,540	\$58,560	\$62,580	\$66,660
HUD Median Family Income - \$84,100	50% of AMFI	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
	30% of AMFI	\$17,700	\$20,200	\$22,750	\$25,250	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$17,700	\$20,200	\$22,750	\$25,250	\$27,300	\$29,300	\$31,350	\$33,350
	HERA Special*	\$37,620	\$42,960	\$48,360	\$53,700	\$58,020	\$62,340	\$66,600	\$70,920
	HERA Special*	\$31,350	\$35,800	\$40,300	\$44,750	\$48,350	\$51,950	\$55,500	\$59,100
Portsmouth-Rochester, NH HMFA	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
HUD Median Family Income - \$83,400	60% of AMFI	\$35,040	\$40,080	\$45,060	\$50,040	\$54,060	\$58,080	\$62,100	\$66,060
	50% of AMFI	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050
	30% of AMFI	\$17,500	\$20,000	\$22,500	\$25,000	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000
	HERA Special*	\$37,620	\$42,960	\$48,360	\$53,700	\$58,020	\$62,340	\$66,600	\$70,920
	HERA Special*	\$31,350	\$35,800	\$40,300	\$44,750	\$48,350	\$51,950	\$55,500	\$59,100
Western Rockingham Co., NH HMFA	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
HUD Median Family Income - \$101,800	60% of AMFI	\$42,780	\$48,900	\$55,020	\$61,080	\$66,000	\$70,860	\$75,780	\$80,640
	50% of AMFI	\$35,650	\$40,750	\$45,850	\$50,900	\$55,000	\$59,050	\$63,150	\$67,200
	30% of AMFI	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,890
	HOME	\$21,400	\$24,450	\$27,500	\$30,550	\$33,000	\$35,450	\$37,900	\$40,350
Manchester, NH HMFA	80% of AMFI	\$42,300	\$48,350	\$54,400	\$60,400	\$65,250	\$70,100	\$74,900	\$79,750
HUD Median Family Income - \$72,400	60% of AMFI	\$31,740	\$36,240	\$40,800	\$45,300	\$48,960	\$52,560	\$56,220	\$59,820
	50% of AMFI	\$26,450	\$30,200	\$34,000	\$37,750	\$40,800	\$43,800	\$46,850	\$49,850
	30% of AMFI	\$15,900	\$18,150	\$20,400	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,900	\$18,150	\$20,400	\$22,650	\$24,500	\$26,300	\$28,100	\$29,900
	HERA Special*	\$33,600	\$38,400	\$43,200	\$47,940	\$51,780	\$55,620	\$59,460	\$63,300
	HERA Special*	\$28,000	\$32,000	\$36,000	\$39,950	\$43,150	\$46,350	\$49,550	\$52,750

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Nashua, NH HMFA HUD Median Family Income - \$89,200	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
	60% of AMFI	\$38,340	\$43,800	\$49,260	\$54,720	\$59,100	\$63,480	\$67,860	\$72,240
	50% of AMFI	\$31,950	\$36,500	\$41,050	\$45,600	\$49,250	\$52,900	\$56,550	\$60,200
	30% of AMFI	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$32,580	\$36,730	\$40,890
	HOME	\$19,150	\$21,900	\$24,650	\$27,350	\$29,550	\$31,750	\$33,950	\$36,150
Hillsborough Co., NH (part) HMFA HUD Median Family Income - \$84,700	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
	60% of AMFI	\$35,580	\$40,680	\$45,780	\$50,820	\$54,900	\$58,980	\$63,060	\$67,140
	50% of AMFI	\$29,650	\$33,900	\$38,150	\$42,350	\$45,750	\$49,150	\$52,550	\$55,950
	30% of AMFI	\$17,800	\$20,350	\$22,900	\$25,400	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$17,800	\$20,350	\$22,900	\$25,400	\$27,450	\$29,500	\$31,500	\$33,550
Non-Metro County FMR Areas									
Belknap County, NH HUD Median Family Income - \$69,400	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Carroll County, NH HUD Median Family Income - \$60,400	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Cheshire County, NH HUD Median Family Income - \$64,900	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250

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Coos County, NH HUD Median Family Income - \$55,200	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Grafton County, NH HUD Median Family Income - \$70,700	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250
Merrimack County, NH HUD Median Family Income - \$83,200	80% of AMFI	\$46,000	\$52,600	\$59,150	\$65,700	\$71,000	\$76,250	\$81,500	\$86,750
	60% of AMFI	\$34,980	\$39,960	\$44,940	\$49,920	\$53,940	\$57,960	\$61,920	\$65,940
	50% of AMFI	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
	30% of AMFI	\$17,500	\$20,000	\$22,500	\$24,950	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$17,500	\$20,000	\$22,500	\$24,950	\$26,950	\$28,950	\$30,950	\$32,950
	HERA Special*	\$35,040	\$40,080	\$45,060	\$50,040	\$54,060	\$58,080	\$62,100	\$66,060
	HERA Special*	\$29,200	\$33,400	\$37,550	\$41,700	\$45,050	\$48,400	\$51,750	\$55,050
Sullivan County, NH HUD Median Family Income - \$67,700	80% of AMFI	\$40,000	\$45,700	\$51,400	\$57,100	\$61,700	\$66,250	\$70,850	\$75,400
	60% of AMFI	\$30,000	\$34,320	\$38,580	\$42,840	\$46,320	\$49,740	\$53,160	\$56,580
	50% of AMFI	\$25,000	\$28,600	\$32,150	\$35,700	\$38,600	\$41,450	\$44,300	\$47,150
	30% of AMFI	\$15,000	\$17,150	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$40,890
	HOME	\$15,000	\$17,150	\$19,300	\$21,400	\$23,150	\$24,850	\$26,550	\$28,250

* Income Limits for any Tax Subsidy project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the FY2016 Median over the FY 2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

New Hampshire Housing provides this table for your convenience. Project Managers should use the specific rent and income limits applicable to their project's funding sources and follow the specific program rules provided by the US Department of Housing and Urban Development.

Other Median Family Incomes:	New Hampshire Statewide	\$79,700	U S	\$65,700
	New Hampshire Metro	\$85,100	U S Metro	\$67,800
	New Hampshire Non-Metro	\$71,400	U S Non-Metro	\$53,300