

2019 AREA INCOME LIMITS

Effective Dates

Revised Date

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

Section 8 Program: 4/24/2019
 HOME Program: 6/1/2018

4/24/2019

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 NH Portion HUD Median Family Income - \$113,300	80% of AMFI	\$62,450	\$71,400	\$80,300	\$89,200	\$96,350	\$103,500	\$110,650	\$117,750
	60% of AMFI	\$49,800	\$56,880	\$64,020	\$71,100	\$76,800	\$82,500	\$88,200	\$93,900
	50% of AMFI	\$41,500	\$47,400	\$53,350	\$59,250	\$64,000	\$68,750	\$73,500	\$78,250
	30% of AMFI	\$24,900	\$28,450	\$32,000	\$35,550	\$38,400	\$41,250	\$44,100	\$46,950
	HOME	\$22,650	\$25,900	\$29,150	\$32,350	\$34,950	\$37,550	\$40,150	\$42,750
Lawrence, MA-NH HMFA NH Portion HUD Median Family Income - \$102,100	80% of AMFI	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
	60% of AMFI	\$42,900	\$49,020	\$55,140	\$61,260	\$66,180	\$71,100	\$76,020	\$80,880
	50% of AMFI	\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250	\$63,350	\$67,400
	30% of AMFI	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$39,010	\$43,430
	HOME	\$19,950	\$22,800	\$25,650	\$28,500	\$30,800	\$33,100	\$35,350	\$37,650
Portsmouth-Rochester, NH HMFA HUD Median Family Income - \$94,300	80% of AMFI	\$52,850	\$60,400	\$67,950	\$75,450	\$81,500	\$87,550	\$93,600	\$99,600
	60% of AMFI	\$39,660	\$45,300	\$50,940	\$56,580	\$61,140	\$65,640	\$70,200	\$74,700
	50% of AMFI	\$33,050	\$37,750	\$42,450	\$47,150	\$50,950	\$54,700	\$58,500	\$62,250
	30% of AMFI	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$34,590	\$39,010	\$43,430
	HOME	\$20,850	\$23,800	\$26,800	\$29,750	\$32,150	\$34,550	\$36,900	\$39,300
	HERA Special*	\$41,700	\$47,640	\$53,580	\$59,520	\$64,320	\$69,060	\$73,860	\$78,600
Western Rockingham Co., NH HMFA HUD Median Family Income - \$109,500	80% of AMFI	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700
	60% of AMFI	\$46,020	\$52,560	\$59,160	\$65,700	\$70,980	\$76,260	\$81,480	\$86,760
	50% of AMFI	\$38,350	\$43,800	\$49,300	\$54,750	\$59,150	\$63,550	\$67,900	\$72,300
	30% of AMFI	\$23,000	\$26,300	\$29,600	\$32,850	\$35,500	\$38,150	\$40,750	\$43,430
	HOME	\$22,400	\$25,600	\$28,800	\$31,950	\$34,550	\$37,100	\$39,650	\$42,200
Manchester, NH HMFA HUD Median Family Income - \$88,600	80% of AMFI	\$49,650	\$56,750	\$63,850	\$70,900	\$76,600	\$82,250	\$87,950	\$93,600
	60% of AMFI	\$37,260	\$42,540	\$47,880	\$53,160	\$57,420	\$61,680	\$65,940	\$70,200
	50% of AMFI	\$31,050	\$35,450	\$39,900	\$44,300	\$47,850	\$51,400	\$54,950	\$58,500
	30% of AMFI	\$18,650	\$21,300	\$23,950	\$26,600	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$28,800	\$30,800	\$32,750
	HERA Special*	\$37,500	\$42,840	\$48,180	\$53,520	\$57,840	\$62,100	\$66,420	\$70,680
HERA Special*	\$31,250	\$35,700	\$40,150	\$44,600	\$48,200	\$51,750	\$55,350	\$58,900	

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Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
Nashua, NH HMFA	80% of AMFI	\$52,850	\$60,400	\$67,950	\$75,500	\$81,550	\$87,600	\$93,650	\$99,700	
	60% of AMFI	\$43,260	\$49,440	\$55,620	\$61,740	\$66,720	\$71,640	\$76,560	\$81,540	
	HUD Median Family Income - \$102,900	50% of AMFI	\$36,050	\$41,200	\$46,350	\$51,450	\$55,600	\$59,700	\$63,800	\$67,950
		30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$39,010	\$43,430
	HOME	30% of AMFI	\$22,050	\$25,200	\$28,350	\$31,450	\$34,000	\$36,500	\$39,000	\$41,550
Hillsborough Co., NH (part) HMFA	80% of AMFI	\$50,250	\$57,400	\$64,600	\$71,750	\$77,500	\$83,250	\$89,000	\$94,750	
	60% of AMFI	\$37,680	\$43,080	\$48,480	\$53,820	\$58,140	\$62,460	\$66,780	\$71,100	
	HUD Median Family Income - \$89,700	50% of AMFI	\$31,400	\$35,900	\$40,400	\$44,850	\$48,450	\$52,050	\$55,650	\$59,250
		30% of AMFI	\$18,850	\$21,550	\$24,250	\$26,900	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$18,450	\$21,100	\$23,750	\$26,350	\$28,500	\$30,600	\$32,700	\$34,800
Non-Metro County FMR Areas										
Belknap County, NH	80% of AMFI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	
	60% of AMFI	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	HUD Median Family Income - \$77,800	50% of AMFI	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900
		30% of AMFI	\$17,150	\$19,600	\$22,050	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950
Carroll County, NH	80% of AMFI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	
	60% of AMFI	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	HUD Median Family Income - \$68,800	50% of AMFI	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900
		30% of AMFI	\$17,150	\$19,600	\$22,050	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950
Cheshire County, NH	80% of AMFI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	
	60% of AMFI	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	HUD Median Family Income - \$77,300	50% of AMFI	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900
		30% of AMFI	\$17,150	\$19,600	\$22,050	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$17,100	\$19,550	\$22,000	\$24,400	\$26,400	\$28,350	\$30,300	\$32,250

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Coos County, NH	80% of AMFI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	
	60% of AMFI	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	HUD Median Family Income - \$61,200	50% of AMFI	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900
		30% of AMFI	\$17,150	\$19,600	\$22,050	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950
Grafton County, NH	80% of AMFI	\$49,650	\$56,750	\$63,850	\$70,900	\$76,600	\$82,250	\$87,950	\$93,600	
	60% of AMFI	\$37,260	\$42,540	\$47,880	\$53,160	\$57,420	\$61,680	\$65,940	\$70,200	
	HUD Median Family Income - \$89,900	50% of AMFI	\$31,050	\$35,450	\$39,900	\$44,300	\$47,850	\$51,400	\$54,950	\$58,500
		30% of AMFI	\$18,650	\$21,300	\$23,950	\$26,600	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950
Merrimack County, NH	80% of AMFI	\$51,950	\$59,350	\$66,750	\$74,150	\$80,100	\$86,050	\$91,950	\$97,900	
	60% of AMFI	\$38,940	\$44,520	\$50,100	\$55,620	\$60,120	\$64,560	\$69,000	\$73,440	
	HUD Median Family Income - \$92,700	50% of AMFI	\$32,450	\$37,100	\$41,750	\$46,350	\$50,100	\$53,800	\$57,500	\$61,200
		30% of AMFI	\$19,500	\$22,250	\$25,050	\$27,800	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$18,450	\$21,100	\$23,750	\$26,350	\$28,500	\$30,600	\$32,700	\$34,800
	HERA Special*	60% of AMFI	\$39,000	\$44,580	\$50,160	\$55,680	\$60,180	\$64,620	\$69,060	\$73,500
	HERA Special*	50% of AMFI	\$32,500	\$37,150	\$41,800	\$46,400	\$50,150	\$53,850	\$57,550	\$61,250
Sullivan County, NH	80% of AMFI	\$45,750	\$52,250	\$58,800	\$65,300	\$70,550	\$75,750	\$81,000	\$86,200	
	60% of AMFI	\$34,320	\$39,180	\$44,100	\$48,960	\$52,920	\$56,820	\$60,720	\$64,680	
	HUD Median Family Income - \$73,600	50% of AMFI	\$28,600	\$32,650	\$36,750	\$40,800	\$44,100	\$47,350	\$50,600	\$53,900
		30% of AMFI	\$17,150	\$19,600	\$22,050	\$25,750	\$30,170	\$34,590	\$39,010	\$43,430
	HOME	30% of AMFI	\$16,950	\$19,400	\$21,800	\$24,200	\$26,150	\$28,100	\$30,050	\$31,950

* 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 project's the FY2019 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 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	\$92,100	U S	\$75,500
	New Hampshire Metro	\$101,100	U S Metro	\$77,900
	New Hampshire Non-Metro	\$81,600	U S Non-Metro	\$60,600