

2019 Workforce Housing Purchase and Rent Limits, [RSA 674:58 - 61](#)

This is an update to information that New Hampshire Housing provided to the Legislature in 2008 as it deliberated on the Workforce Housing statute. The purpose of this table is to assist municipalities in implementing the NH Workforce Housing statute, RSA 674:58 - 61. This analysis incorporates statutory requirements, and includes reasonable market assumptions for the targeted households' income levels such as interest rate, downpayment, mortgage term, taxes, and insurance. Please note that this table provides information about the estimated **maximum** affordable amounts for purchase and rent.

	Ownership		Ownership		Renters	
	80% of 2019 HUD Median Area Income Family of four	Estimated Maximum Affordable Purchase Price ¹	100% of 2019 HUD Median Area Income Family of four	Estimated Maximum Affordable Purchase Price ¹	60% of 2019 HUD Median Area Income Adjusted for a family of three	Estimated Maximum Affordable Monthly Rent ²
	Income		Income		Income	
HUD Metropolitan Fair Market Rent Areas (HMFA):						
Boston-Cambridge-Quincy MA-NH	\$90,640	\$303,000	\$113,300	\$397,000	\$61,180	\$1,530
Hillsborough Co. NH (Part)	\$71,760	\$24,000	\$89,700	\$278,500	\$48,440	\$1,210
Lawrence, MA-NH	\$81,680	\$273,000	\$102,100	\$335,000	\$55,130	\$1,380
Manchester, NH	\$70,880	\$237,000	\$88,600	\$293,000	\$47,840	\$1,200
Nashua, NH	\$82,320	\$275,000	\$102,900	\$336,500	\$55,570	\$1,390
Portsmouth-Rochester, NH	\$75,440	\$252,000	\$94,300	\$312,500	\$50,920	\$1,270
Western Rockingham Co, NH	\$87,600	\$292,500	\$109,500	\$363,000	\$59,130	\$1,480
County Fair Market Rent Areas (Non Metro):						
Belknap County	\$62,240	\$208,000	\$77,800	\$263,500	\$42,010	\$1,050
Carroll County	\$55,040	\$184,000	\$68,800	\$248,000	\$37,150	\$930
Cheshire County	\$61,840	\$206,500	\$77,300	\$233,000	\$41,740	\$1,040
Coos County	\$48,960	\$163,500	\$61,200	\$182,500	\$33,050	\$830
Grafton County	\$71,920	\$240,500	\$89,900	\$292,000	\$48,550	\$1,210
Merrimack County	\$74,160	\$248,000	\$92,700	\$293,500	\$50,060	\$1,250
Sullivan County	\$58,880	\$196,500	\$73,600	\$221,500	\$39,740	\$990

¹ Estimated maximum price using 30% of income, 5% down payment, 30 year mortgage at 4.31%, 0.5 points, PMI, and estimated 2019 taxes for the area and hazard insurance.

² Estimated maximum gross monthly rental cost (rent + utilities), using 30% of income.