

**2020 AREA INCOME LIMITS**

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

**Effective Dates**

Section 8 Program: 4/1/2020  
 HOME Program: 6/28/2019

**Revised Date**

3/31/2020

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
<b>HUD Metropolitan FMR Areas</b>									
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion HUD Median Family Income - \$119,000	80% of AMFI	\$67,400	\$77,000	\$86,650	\$96,250	\$103,950	\$111,650	\$119,350	\$127,050
	60% of AMFI	\$53,760	\$61,440	\$69,120	\$76,740	\$82,920	\$89,040	\$95,160	\$101,340
	50% of AMFI	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300	\$84,450
	30% of AMFI	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
	HOME 30% of AMFI	\$24,900	\$28,450	\$32,000	\$35,550	\$38,400	\$41,250	\$44,100	\$46,950
Lawrence, MA-NH HMFA NH Portion HUD Median Family Income - \$98,000	80% of AMFI	\$54,900	\$62,750	\$70,600	\$78,400	\$84,700	\$90,950	\$97,250	\$103,500
	60% of AMFI	\$41,160	\$47,040	\$52,920	\$58,800	\$63,540	\$68,220	\$72,960	\$77,640
	50% of AMFI	\$34,300	\$39,200	\$44,100	\$49,000	\$52,950	\$56,850	\$60,800	\$64,700
	30% of AMFI	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$35,160	\$39,640	\$44,120
	HOME 30% of AMFI	\$21,500	\$24,550	\$27,600	\$30,650	\$33,150	\$35,600	\$38,050	\$40,500
HERA Special*	60% of AMFI	\$42,900	\$49,020	\$55,140	\$61,260	\$66,180	\$71,100	\$76,020	\$80,880
HERA Special*	50% of AMFI	\$35,750	\$40,850	\$45,950	\$51,050	\$55,150	\$59,250	\$63,350	\$67,400
Portsmouth-Rochester, NH HMFA HUD Median Family Income - \$102,800	80% of AMFI	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650
	60% of AMFI	\$42,720	\$48,840	\$54,960	\$61,020	\$65,940	\$70,800	\$75,720	\$80,580
	50% of AMFI	\$35,600	\$40,700	\$45,800	\$50,850	\$54,950	\$59,000	\$63,100	\$67,150
	30% of AMFI	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400	\$39,640	\$44,120
	HOME 30% of AMFI	\$19,850	\$22,650	\$25,500	\$28,300	\$30,600	\$32,850	\$35,100	\$37,400
HERA Special*	60% of AMFI	\$43,200	\$49,380	\$55,560	\$61,680	\$66,660	\$71,580	\$76,500	\$81,420
HERA Special*	50% of AMFI	\$36,000	\$41,150	\$46,300	\$51,400	\$55,550	\$59,650	\$63,750	\$67,850
Western Rockingham Co., NH HMFA HUD Median Family Income - \$112,200	80% of AMFI	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650
	60% of AMFI	\$47,160	\$53,880	\$60,600	\$67,320	\$72,720	\$78,120	\$83,520	\$88,920
	50% of AMFI	\$39,300	\$44,900	\$50,500	\$56,100	\$60,600	\$65,100	\$69,600	\$74,100
	30% of AMFI	\$23,600	\$26,950	\$30,300	\$33,650	\$36,350	\$39,050	\$41,750	\$44,450
HOME 30% of AMFI	\$23,000	\$26,300	\$29,600	\$32,850	\$35,500	\$38,150	\$40,750	\$43,400	
Manchester, NH HMFA HUD Median Family Income - \$83,600	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100
	60% of AMFI	\$35,880	\$40,980	\$46,080	\$51,180	\$55,320	\$59,400	\$63,480	\$67,560
	50% of AMFI	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500	\$52,900	\$56,300
	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
	HOME 30% of AMFI	\$18,650	\$21,300	\$23,950	\$26,600	\$28,750	\$30,900	\$33,000	\$35,150
	HERA Special*	60% of AMFI	\$37,500	\$42,840	\$48,180	\$53,520	\$57,840	\$62,100	\$66,420
HERA Special*	50% of AMFI	\$31,250	\$35,700	\$40,150	\$44,600	\$48,200	\$51,750	\$55,350	\$58,900

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Nashua, NH HMFA	80% of AMFI	\$54,950	\$62,800	\$70,650	\$78,500	\$84,800	\$91,100	\$97,350	\$103,650	
	60% of AMFI	\$46,620	\$53,280	\$59,940	\$66,600	\$71,940	\$77,280	\$82,620	\$87,960	
	HUD Median Family Income - \$113,600	50% of AMFI	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,850	\$73,300
		30% of AMFI	\$23,350	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	\$41,300	\$44,120
HOME	30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$38,300	\$40,750	
Hillsborough Co., NH (part) HMFA	80% of AMFI	\$52,750	\$60,250	\$67,800	\$75,300	\$81,350	\$87,350	\$93,400	\$99,400	
	60% of AMFI	\$39,540	\$45,180	\$50,820	\$56,460	\$61,020	\$65,520	\$70,020	\$74,580	
	HUD Median Family Income - \$94,100	50% of AMFI	\$32,950	\$37,650	\$42,350	\$47,050	\$50,850	\$54,600	\$58,350	\$62,150
		30% of AMFI	\$19,800	\$22,600	\$25,450	\$28,250	\$30,680	\$35,160	\$39,640	\$44,120
HOME	30% of AMFI	\$18,850	\$21,550	\$24,250	\$26,900	\$29,100	\$31,250	\$33,400	\$35,550	
<b>Non-Metro County FMR Areas</b>										
Belknap County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	60% of AMFI	\$35,880	\$40,980	\$46,080	\$51,180	\$55,320	\$59,400	\$63,480	\$67,560	
	HUD Median Family Income - \$82,400	50% of AMFI	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500	\$52,900	\$56,300
		30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
HOME	30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,500	\$26,500	\$28,450	\$30,400	\$32,350	
Carroll County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	60% of AMFI	\$35,880	\$40,980	\$46,080	\$51,180	\$55,320	\$59,400	\$63,480	\$67,560	
	HUD Median Family Income - \$71,900	50% of AMFI	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500	\$52,900	\$56,300
		30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
HOME	30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,500	\$26,500	\$28,450	\$30,400	\$32,350	
Cheshire County, NH	80% of AMFI	\$48,450	\$55,400	\$62,300	\$69,200	\$74,750	\$80,300	\$85,850	\$91,350	
	60% of AMFI	\$36,360	\$41,520	\$46,740	\$51,900	\$56,100	\$60,240	\$64,380	\$68,520	
	HUD Median Family Income - \$86,500	50% of AMFI	\$30,300	\$34,600	\$38,950	\$43,250	\$46,750	\$50,200	\$53,650	\$57,100
		30% of AMFI	\$18,200	\$20,800	\$23,400	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
HOME	30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,500	\$26,500	\$28,450	\$30,400	\$32,350	

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Coos County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	60% of AMFI	\$35,880	\$40,980	\$46,080	\$51,180	\$55,320	\$59,400	\$63,480	\$67,560	
	HUD Median Family Income - \$61,900	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500	\$52,900	\$56,300	
	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120	
	HOME 30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,500	\$26,500	\$28,450	\$30,400	\$32,350	
Grafton County, NH	80% of AMFI	\$51,900	\$59,300	\$66,700	\$74,100	\$80,050	\$86,000	\$91,900	\$97,850	
	60% of AMFI	\$38,940	\$44,460	\$50,040	\$55,560	\$60,060	\$64,500	\$68,940	\$73,380	
	HUD Median Family Income - \$92,600	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150	
	30% of AMFI	\$19,500	\$22,250	\$25,050	\$27,800	\$30,680	\$35,160	\$39,640	\$44,120	
	HOME 30% of AMFI	\$18,650	\$21,300	\$23,950	\$26,600	\$28,750	\$30,900	\$33,000	\$35,150	
Merrimack County, NH	80% of AMFI	\$49,950	\$57,100	\$64,250	\$71,350	\$77,100	\$82,800	\$88,500	\$94,200	
	60% of AMFI	\$37,500	\$42,840	\$48,180	\$53,520	\$57,840	\$62,100	\$66,420	\$70,680	
	HUD Median Family Income - \$89,200	\$31,250	\$35,700	\$40,150	\$44,600	\$48,200	\$51,750	\$55,350	\$58,900	
	30% of AMFI	\$18,750	\$21,400	\$24,100	\$26,750	\$30,680	\$35,160	\$39,640	\$44,120	
	HOME 30% of AMFI	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700	
	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	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	60% of AMFI	\$35,880	\$40,980	\$46,080	\$51,180	\$55,320	\$59,400	\$63,480	\$67,560	
	HUD Median Family Income - \$76,900	\$29,900	\$34,150	\$38,400	\$42,650	\$46,100	\$49,500	\$52,900	\$56,300	
	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120	
	HOME 30% of AMFI	\$17,150	\$19,600	\$22,050	\$24,500	\$26,500	\$28,450	\$30,400	\$32,350	

\* Income Limit for any project in a HUD impacted area whose current Income Limit would be less than last year's Income Limit or less than the area's FY 2008 Income Limit multiplied by the ratio of the area's Current Year Median Income and the area's FY 2008 Median Income. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY 2007 and FY 2008.

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	\$96,700	U S	\$78,500
	New Hampshire Metro	\$106,000	U S Metro	\$81,200
	New Hampshire Non-Metro	\$85,300	U S Non-Metro	\$62,300