

## 2020 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		Renters			
	80% of 2020 HUD Median Area Income Family of four	100% of 2020 HUD Median Area Income Family of four	60% of 2020 HUD Median Area Income Adjusted for a family of three			
	Income	Estimated Maximum Affordable Purchase Price <sup>1</sup>	Income	Estimated Maximum Affordable Purchase Price <sup>1</sup>	Income	Estimated Maximum Affordable Monthly Rent <sup>2</sup>
<b>HUD Metropolitan Fair Market Rent Areas (HMFA):</b>						
Boston-Cambridge-Quincy MA-NH	\$95,200	\$354,500	\$119,000	\$443,500	\$64,260	\$1,610
Hillsborough Co. NH (Part)	\$75,280	\$247,000	\$94,100	\$309,000	\$50,810	\$1,270
Lawrence, MA-NH	\$78,400	\$274,000	\$98,000	\$342,500	\$52,920	\$1,320
Manchester, NH	\$66,880	\$239,000	\$83,600	\$298,500	\$45,140	\$1,130
Nashua, NH	\$90,880	\$315,300	\$113,600	\$394,000	\$61,340	\$1,530
Portsmouth-Rochester, NH	\$82,240	\$291,000	\$102,800	\$364,000	\$55,510	\$1,390
Western Rockingham Co, NH	\$89,760	\$320,000	\$112,200	\$400,000	\$60,590	\$1,510
<b>County Fair Market Rent Areas (Non Metro):</b>						
Belknap County	\$65,920	\$242,000	\$82,400	\$302,500	\$44,500	\$1,110
Carroll County	\$57,520	\$225,000	\$71,900	\$281,000	\$38,830	\$970
Cheshire County	\$69,200	\$223,000	\$86,500	\$278,500	\$46,710	\$1,170
Coos County	\$49,520	\$165,500	\$61,900	\$206,500	\$33,430	\$840
Grafton County	\$74,080	\$261,500	\$92,600	\$327,000	\$50,000	\$1,250
Merrimack County	\$71,360	\$239,000	\$89,200	\$298,500	\$48,170	\$1,200
Sullivan County	\$61,520	\$205,500	\$76,900	\$257,000	\$41,530	\$1,040

<sup>1</sup> Estimated maximum price using 30% of income, 5% down payment, 30 year mortgage at 3.55%, 0.7 points, PMI, and estimated 2020 taxes for the area and hazard insurance.

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