

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: 7/1/2020

Revised Date

6/26/2020

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 - \$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	\$26,850	\$30,700	\$34,550	\$38,350	\$41,450	\$44,500	\$47,600	\$50,650
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	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$34,150	\$36,500	\$38,850
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	\$21,350	\$24,400	\$27,450	\$30,500	\$32,950	\$35,400	\$37,850	\$40,300
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	\$23,600	\$26,950	\$30,300	\$33,650	\$36,350	\$39,050	\$41,750	\$44,450
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	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
	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

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	\$23,350	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	\$41,300	\$44,000
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	\$19,800	\$22,600	\$25,450	\$28,250	\$30,550	\$32,800	\$35,050	\$37,300
Non-Metro County FMR Areas										
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	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
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	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
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	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300

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	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	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
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	50%	of AMFI	\$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	\$19,500	\$22,250	\$25,050	\$27,800	\$30,050	\$32,250	\$34,500	\$36,700
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	50%	of AMFI	\$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	\$18,750	\$21,400	\$24,100	\$26,750	\$28,900	\$31,050	\$33,200	\$35,350
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	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	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800

* 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