

2021 Revised 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, down payment, mortgage term, taxes, and insurance. Please note that this table provides information about the estimated affordable amounts for purchase and rent.

	Ownership				Renters	
	80% of 2021 HUD Median Area Income Family of four		100% of 2021 HUD Median Area Income Family of four		60% of 2021 HUD Median Area Income Adjusted for a family of three	
	Recommended Initial Purchase Price for Workforce Housing		Recommended Maximum Purchase Price for Workforce Housing			
	Income	Estimated Affordable Purchase Price ¹	Income	Estimated Affordable Purchase Price ¹	Income	Estimated Maximum Affordable Monthly Rent ²
HUD Metropolitan Fair Market Rent Areas (HMFA):						
Boston-Cambridge-Quincy MA-NH	\$96,640	\$416,500	\$120,800	\$520,500	\$65,230	\$1,630
Hillsborough Co. NH (Part)	\$78,400	\$290,500	\$98,000	\$363,000	\$52,920	\$1,320
Lawrence, MA-NH	\$84,320	\$333,000	\$105,400	\$416,500	\$56,920	\$1,420
Manchester, NH	\$71,440	\$285,500	\$89,300	\$356,500	\$48,220	\$1,210
Nashua, NH	\$87,680	\$342,500	\$109,600	\$428,000	\$59,180	\$1,480
Portsmouth-Rochester, NH	\$85,280	\$338,500	\$106,600	\$423,000	\$57,560	\$1,440
Western Rockingham Co, NH	\$92,000	\$372,500	\$115,000	\$465,500	\$62,100	\$1,550
County Fair Market Rent Areas (Non Metro):						
Belknap County	\$69,200	\$287,500	\$86,500	\$359,500	\$46,710	\$1,170
Carroll County	\$60,000	\$267,500	\$75,000	\$334,000	\$40,500	\$1,010
Cheshire County	\$67,200	\$242,500	\$84,000	\$303,000	\$45,360	\$1,130
Coos County	\$50,960	\$196,000	\$63,700	\$245,000	\$34,400	\$860
Grafton County	\$69,920	\$279,000	\$87,400	\$348,500	\$47,200	\$1,180
Merrimack County	\$77,360	\$296,000	\$96,700	\$370,000	\$52,220	\$1,310
Sullivan County	\$62,000	\$224,500	\$77,500	\$281,000	\$41,850	\$1,050

¹ Estimated maximum price using 30% of income, 5% down payment, 30 year mortgage at 2.88%, 0.7 points, PMI, estimated 2021 taxes for each area and hazard insurance. Interest rate is the average of the 30 Year Freddie Mac interest rate for January-March 2021.

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