

2021 AREA PROGRAM INCOME LIMITS

Effective Dates

Revised Date

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

Section 8 Program: 4/1/2021
 HOME Program: 6/1/2021
 Housing Trust Fund: 6/1/2021

6/2/2021

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	80% of AMFI	\$70,750	\$80,850	\$90,950	\$101,050	\$109,150	\$117,250	\$125,350	\$133,400
NH Portion	60% of AMFI	\$56,400	\$64,440	\$72,480	\$80,520	\$87,000	\$93,420	\$99,900	\$106,320
HUD Median Family Income - \$120,800	50% of AMFI	\$47,000	\$53,700	\$60,400	\$67,100	\$72,500	\$77,850	\$83,250	\$88,600
	30% of AMFI	\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150
HOME	30% of AMFI	\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150
Housing Trust Fund	30% of AMFI	\$28,200	\$32,200	\$36,250	\$40,250	\$43,500	\$46,700	\$49,950	\$53,150
Lawrence, MA-NH HMFA	80% of AMFI	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
NH Portion	60% of AMFI	\$43,260	\$49,440	\$55,620	\$61,740	\$66,720	\$71,640	\$76,560	\$81,540
HUD Median Family Income - \$105,400	50% of AMFI	\$36,050	\$41,200	\$46,350	\$51,450	\$55,600	\$59,700	\$63,800	\$67,950
	30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$40,120	\$44,660
HOME	30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$38,300	\$40,750
HERA Special*	60% of AMFI	\$44,280	\$50,640	\$56,940	\$63,240	\$68,340	\$73,380	\$78,420	\$83,520
HERA Special*	50% of AMFI	\$36,900	\$42,200	\$47,450	\$52,700	\$56,950	\$61,150	\$65,350	\$69,600
Housing Trust Fund	30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$40,120	\$44,660
Portsmouth-Rochester, NH HMFA	80% of AMFI	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
HUD Median Family Income - \$106,600	60% of AMFI	\$44,820	\$51,180	\$57,600	\$63,960	\$69,120	\$74,220	\$79,320	\$84,480
	50% of AMFI	\$37,350	\$42,650	\$48,000	\$53,300	\$57,600	\$61,850	\$66,100	\$70,400
	30% of AMFI	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$40,120	\$44,660
HOME	30% of AMFI	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$39,700	\$42,250
Housing Trust Fund	30% of AMFI	\$22,400	\$25,600	\$28,800	\$32,000	\$34,600	\$37,150	\$40,120	\$44,660
Western Rockingham Co., NH HMFA	80% of AMFI	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
HUD Median Family Income - \$115,000	60% of AMFI	\$48,300	\$55,200	\$62,100	\$69,000	\$74,520	\$80,040	\$85,560	\$91,080
	50% of AMFI	\$40,250	\$46,000	\$51,750	\$57,500	\$62,100	\$66,700	\$71,300	\$75,900
	30% of AMFI	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550
HOME	30% of AMFI	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550
Housing Trust Fund	30% of AMFI	\$24,150	\$27,600	\$31,050	\$34,500	\$37,300	\$40,050	\$42,800	\$45,550
Manchester, NH HMFA	80% of AMFI	\$50,050	\$57,200	\$64,350	\$71,450	\$77,200	\$82,900	\$88,600	\$94,350
HUD Median Family Income - \$89,300	60% of AMFI	\$37,560	\$42,900	\$48,240	\$53,580	\$57,900	\$62,160	\$66,480	\$70,740
	50% of AMFI	\$31,300	\$35,750	\$40,200	\$44,650	\$48,250	\$51,800	\$55,400	\$58,950
	30% of AMFI	\$18,800	\$21,450	\$24,150	\$26,800	\$31,040	\$35,580	\$40,120	\$44,660
HOME	30% of AMFI	\$18,800	\$21,450	\$24,150	\$26,800	\$28,950	\$31,100	\$33,250	\$35,400
HERA Special*	60% of AMFI	\$37,800	\$43,200	\$48,600	\$53,940	\$58,260	\$62,580	\$66,900	\$71,220
HERA Special*	50% of AMFI	\$31,500	\$36,000	\$40,500	\$44,950	\$48,550	\$52,150	\$55,750	\$59,350
Housing Trust Fund	30% of AMFI	\$18,800	\$21,450	\$24,150	\$26,800	\$31,040	\$35,580	\$40,120	\$44,660

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6/2/2021

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	
Nashua, NH HMFA	80% of AMFI	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500	
	HUD Median Family Income - \$109,600	60% of AMFI	\$46,080	\$52,620	\$59,220	\$65,760	\$71,040	\$76,320	\$81,600	\$86,820
		50% of AMFI	\$38,400	\$43,850	\$49,350	\$54,800	\$59,200	\$63,600	\$68,000	\$72,350
		30% of AMFI	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$44,660
	HOME	30% of AMFI	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$43,450
Housing Trust Fund	30% of AMFI	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$44,660	
Hillsborough Co., NH (part) HMFA	80% of AMFI	\$54,900	\$62,750	\$70,600	\$78,400	\$84,700	\$90,950	\$97,250	\$103,500	
	HUD Median Family Income - \$98,000	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	\$35,580	\$40,120	\$44,660
	HOME	30% of AMFI	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$34,150	\$36,500	\$38,850
Housing Trust Fund	30% of AMFI	\$20,600	\$23,550	\$26,500	\$29,400	\$31,800	\$35,580	\$40,120	\$44,660	
Non-Metro County FMR Areas										
Belknap County, NH	80% of AMFI	\$48,450	\$55,400	\$62,300	\$69,200	\$74,750	\$80,300	\$85,850	\$91,350	
	HUD Median Family Income - \$86,500	60% of AMFI	\$36,360	\$41,520	\$46,740	\$51,900	\$56,100	\$60,240	\$64,380	\$68,520
		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	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
	HOME	30% of AMFI	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300
Housing Trust Fund	30% of AMFI	\$18,200	\$20,800	\$23,400	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660	
Carroll County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	HUD Median Family Income - \$75,000	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	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
	HOME	30% of AMFI	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
Housing Trust Fund	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660	
Cheshire County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100	
	HUD Median Family Income - \$84,000	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	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
	HOME	30% of AMFI	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
Housing Trust Fund	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660	

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Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Coos County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100
HUD Median Family Income - \$63,700	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	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
HOME	30% of AMFI	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
Housing Trust Fund	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
Grafton County, NH	80% of AMFI	\$49,300	\$56,350	\$63,400	\$70,400	\$76,050	\$81,700	\$87,300	\$92,950
HUD Median Family Income - \$87,400	60% of AMFI	\$36,960	\$42,240	\$47,520	\$52,800	\$57,060	\$61,260	\$65,520	\$69,720
	50% of AMFI	\$30,800	\$35,200	\$39,600	\$44,000	\$47,550	\$51,050	\$54,600	\$58,100
	30% of AMFI	\$18,500	\$21,150	\$23,800	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
HOME	30% of AMFI	\$18,500	\$21,150	\$23,800	\$26,400	\$28,550	\$30,650	\$32,750	\$34,850
Housing Trust Fund	30% of AMFI	\$18,500	\$21,150	\$23,800	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
Merrimack County, NH	80% of AMFI	\$52,450	\$59,950	\$67,450	\$74,900	\$80,900	\$86,900	\$92,900	\$98,900
HUD Median Family Income - \$96,700	60% of AMFI	\$39,360	\$44,940	\$50,580	\$56,160	\$60,660	\$65,160	\$69,660	\$74,160
	50% of AMFI	\$32,800	\$37,450	\$42,150	\$46,800	\$50,550	\$54,300	\$58,050	\$61,800
	30% of AMFI	\$19,700	\$22,500	\$25,300	\$28,100	\$31,040	\$35,580	\$40,120	\$44,660
HOME	30% of AMFI	\$19,700	\$22,500	\$25,300	\$28,100	\$30,350	\$32,600	\$34,850	\$37,100
HERA Special*	60% of AMFI	\$40,680	\$46,500	\$52,320	\$58,080	\$62,760	\$67,380	\$72,060	\$76,680
HERA Special*	50% of AMFI	\$33,900	\$38,750	\$43,600	\$48,400	\$52,300	\$56,150	\$60,050	\$63,900
Housing Trust Fund	30% of AMFI	\$19,700	\$22,500	\$25,300	\$28,100	\$31,040	\$35,580	\$40,120	\$44,660
Sullivan County, NH	80% of AMFI	\$47,800	\$54,600	\$61,450	\$68,250	\$73,750	\$79,200	\$84,650	\$90,100
HUD Median Family Income - \$77,500	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	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660
HOME	30% of AMFI	\$17,950	\$20,500	\$23,050	\$25,600	\$27,650	\$29,700	\$31,750	\$33,800
Housing Trust Fund	30% of AMFI	\$17,950	\$20,500	\$23,050	\$26,500	\$31,040	\$35,580	\$40,120	\$44,660

* Income Limits for any Tax Subsidy project in a HUD impacted area whose current limit would be less than last year or less than its FY 2008 limit times the FY2021 Median over the FY 2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY 2007 or FY 2008.

New Hampshire Housing provides this table for your convenience. Project Managers should use the specific rent and income limits applicable to their project's 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	\$98,200	U S	\$79,900
	New Hampshire Metro	\$106,200	U S Metro	\$82,800
	New Hampshire Non-Metro	\$85,300	U S Non-Metro	\$63,400