

2022 AREA PROGRAM INCOME LIMITS

Effective Dates

Revised Date

Low Income -	80%	Housing Voucher and Tax Credit Program:	4/18/2022	4/19/2022
Very Low Income -	50%	HOME Program:	6/1/2021	
Extremely Low Income -	30%	Housing Trust Fund:	6/1/2021	

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	\$78,300	\$89,500	\$100,700	\$111,850	\$120,800	\$129,750	\$138,700	\$147,650
NH Portion	60% of AMFI	\$58,920	\$67,320	\$75,720	\$84,120	\$90,900	\$97,620	\$104,340	\$111,060
HUD Median Family Income - \$140,200	50% of AMFI	\$49,100	\$56,100	\$63,100	\$70,100	\$75,750	\$81,350	\$86,950	\$92,550
	30% of AMFI	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
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	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
NH Portion	60% of AMFI	\$48,360	\$55,260	\$62,160	\$69,060	\$74,640	\$80,160	\$85,680	\$91,200
HUD Median Family Income - \$114,000	50% of AMFI	\$40,300	\$46,050	\$51,800	\$57,550	\$62,200	\$66,800	\$71,400	\$76,000
	30% of AMFI	\$24,200	\$27,650	\$31,100	\$34,550	\$37,350	\$40,100	\$42,850	\$46,630
HOME	30% of AMFI	\$21,600	\$24,700	\$27,800	\$30,850	\$33,350	\$35,800	\$38,300	\$40,750
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	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
HUD Median Family Income - \$116,400	60% of AMFI	\$48,900	\$55,920	\$62,880	\$69,840	\$75,480	\$81,060	\$86,640	\$92,220
	50% of AMFI	\$40,750	\$46,600	\$52,400	\$58,200	\$62,900	\$67,550	\$72,200	\$76,850
	30% of AMFI	\$24,450	\$27,950	\$31,450	\$34,900	\$37,700	\$40,500	\$43,300	\$46,630
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	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050
HUD Median Family Income - \$126,400	60% of AMFI	\$53,100	\$60,720	\$68,280	\$75,840	\$81,960	\$88,020	\$94,080	\$100,140
	50% of AMFI	\$44,250	\$50,600	\$56,900	\$63,200	\$68,300	\$73,350	\$78,400	\$83,450
	30% of AMFI	\$26,550	\$30,350	\$34,150	\$37,900	\$40,950	\$44,000	\$47,000	\$50,050
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	\$55,950	\$63,950	\$71,950	\$79,900	\$86,300	\$92,700	\$99,100	\$105,500
HUD Median Family Income - \$101,000	60% of AMFI	\$42,000	\$48,000	\$54,000	\$59,940	\$64,740	\$69,540	\$74,340	\$79,140
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$49,950	\$53,950	\$57,950	\$61,950	\$65,950
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$29,950	\$32,470	\$37,190	\$41,910	\$46,630
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	\$42,720	\$48,840	\$54,960	\$61,020	\$65,940	\$70,800	\$75,720	\$80,580
HERA Special*	50% of AMFI	\$35,600	\$40,700	\$45,800	\$50,850	\$54,950	\$59,000	\$63,100	\$67,150
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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Very Low Income -	50%	HOME Program:	6/1/2021	
Extremely Low Income -	30%	Housing Trust Fund:	6/1/2021	

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 HUD Median Family Income - \$122,400	80% of AMFI	\$62,600	\$71,550	\$80,500	\$89,400	\$96,600	\$103,750	\$110,900	\$118,050	
	60% of AMFI	\$51,420	\$58,800	\$66,120	\$73,440	\$79,320	\$85,200	\$91,080	\$96,960	
	50% of AMFI	\$42,850	\$49,000	\$55,100	\$61,200	\$66,100	\$71,000	\$75,900	\$80,800	
	30% of AMFI	\$25,700	\$29,400	\$33,050	\$36,700	\$39,650	\$42,600	\$45,550	\$48,450	
	HOME	30% of AMFI	\$23,050	\$26,350	\$29,650	\$32,900	\$35,550	\$38,200	\$40,800	\$43,450
	HERA Special*	60% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$109,500	80% of AMFI	\$61,350	\$70,100	\$78,850	\$87,600	\$94,650	\$101,650	\$108,650	\$115,650	
	60% of AMFI	\$46,020	\$52,560	\$59,160	\$65,700	\$70,980	\$76,260	\$81,480	\$86,760	
	50% of AMFI	\$38,350	\$43,800	\$49,300	\$54,750	\$59,150	\$63,550	\$67,900	\$72,300	
	30% of AMFI	\$23,000	\$26,300	\$29,600	\$32,850	\$35,500	\$38,150	\$41,910	\$46,630	
	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$95,100	80% of AMFI	\$53,300	\$60,900	\$68,500	\$76,100	\$82,200	\$88,300	\$94,400	\$100,500	
	60% of AMFI	\$39,960	\$45,660	\$51,360	\$57,060	\$61,680	\$66,240	\$70,800	\$75,360	
	50% of AMFI	\$33,300	\$38,050	\$42,800	\$47,550	\$51,400	\$55,200	\$59,000	\$62,800	
	30% of AMFI	\$20,000	\$22,850	\$25,700	\$28,550	\$32,470	\$37,190	\$41,910	\$46,630	
	HOME	30% of AMFI	\$18,200	\$20,800	\$23,400	\$25,950	\$28,050	\$30,150	\$32,200	\$34,300
	HERA Special*	60% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$85,300	80% of AMFI	\$52,950	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800	
	60% of AMFI	\$39,720	\$45,360	\$51,060	\$56,700	\$61,260	\$65,820	\$70,320	\$74,880	
	50% of AMFI	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,850	\$58,600	\$62,400	
	30% of AMFI	\$19,850	\$22,700	\$25,550	\$28,350	\$32,470	\$37,190	\$41,910	\$46,630	
	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$89,100	80% of AMFI	\$52,950	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800	
	60% of AMFI	\$39,720	\$45,360	\$51,060	\$56,700	\$61,260	\$65,820	\$70,320	\$74,880	
	50% of AMFI	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,850	\$58,600	\$62,400	
	30% of AMFI	\$19,850	\$22,700	\$25,550	\$28,350	\$32,470	\$37,190	\$41,910	\$46,630	

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Extremely Low Income -	30%	Housing Trust Fund:	6/1/2021	

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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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Extremely Low Income -	30%	Housing Trust Fund:	6/1/2021	

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 HUD Median Family Income - \$70,100	80% of AMFI	\$52,950	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800	
	60% of AMFI	\$39,720	\$45,360	\$51,060	\$56,700	\$61,260	\$65,820	\$70,320	\$74,880	
	50% of AMFI	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,850	\$58,600	\$62,400	
	30% of AMFI	\$19,850	\$22,700	\$25,550	\$28,350	\$32,470	\$37,190	\$41,910	\$46,630	
	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$90,500	80% of AMFI	\$52,950	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800	
	60% of AMFI	\$39,720	\$45,360	\$51,060	\$56,700	\$61,260	\$65,820	\$70,320	\$74,880	
	50% of AMFI	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,850	\$58,600	\$62,400	
	30% of AMFI	\$19,850	\$22,700	\$25,550	\$28,350	\$32,470	\$37,190	\$41,910	\$46,630	
	HOME	30% of AMFI	\$18,500	\$21,150	\$23,800	\$26,400	\$28,550	\$30,650	\$32,750	\$34,850
	HERA Special*	60% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 HUD Median Family Income - \$105,800	80% of AMFI	\$58,650	\$67,000	\$75,400	\$83,750	\$90,450	\$97,150	\$103,850	\$110,550	
	60% of AMFI	\$43,980	\$50,280	\$56,580	\$62,820	\$67,860	\$72,900	\$77,940	\$82,980	
	50% of AMFI	\$36,650	\$41,900	\$47,150	\$52,350	\$56,550	\$60,750	\$64,950	\$69,150	
	30% of AMFI	\$22,000	\$25,150	\$28,300	\$31,400	\$33,950	\$37,190	\$41,910	\$46,630	
	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	\$44,520	\$50,880	\$57,240	\$63,600	\$68,700	\$73,800	\$78,900	\$84,000
	HERA Special*	50% of AMFI	\$37,100	\$42,400	\$47,700	\$53,000	\$57,250	\$61,500	\$65,750	\$70,000
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 HUD Median Family Income - \$87,400	80% of AMFI	\$52,950	\$60,500	\$68,050	\$75,600	\$81,650	\$87,700	\$93,750	\$99,800	
	60% of AMFI	\$39,720	\$45,360	\$51,060	\$56,700	\$61,260	\$65,820	\$70,320	\$74,880	
	50% of AMFI	\$33,100	\$37,800	\$42,550	\$47,250	\$51,050	\$54,850	\$58,600	\$62,400	
	30% of AMFI	\$19,850	\$22,700	\$25,550	\$28,350	\$32,470	\$37,190	\$41,910	\$46,630	
	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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	HERA Special*	50% of AMFI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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 FY2022 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

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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
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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	\$108,000				U S	\$90,000
	New Hampshire Metro	\$117,000				U S Metro	\$92,900
	New Hampshire Non-Metro	\$94,500				U S Non-Metro	\$71,300