

2023 AREA PROGRAM INCOME LIMITS

Effective Dates

Revised Date

Low Income - 80% Housing Voucher and Tax Credit Program: 5/15/2023
 Very Low Income - 50% HOME Program: 6/15/2023
 Extremely Low Income - 30% Housing Trust Fund: 6/15/2023

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	\$82,950	\$94,800	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,400
NH Portion	60% of AMFI	\$62,340	\$71,280	\$80,160	\$89,040	\$96,180	\$103,320	\$110,460	\$117,540
HUD Median Family Income - \$149,300	50% of AMFI	\$51,950	\$59,400	\$66,800	\$74,200	\$80,150	\$86,100	\$92,050	\$97,950
	30% of AMFI	\$31,150	\$35,600	\$40,050	\$44,500	\$48,100	\$51,650	\$55,200	\$58,750
HOME	30% of AMFI	\$31,150	\$35,600	\$40,050	\$44,500	\$48,100	\$51,650	\$55,200	\$58,750
HERA Special*	60% of AMFI	\$62,760	\$71,700	\$80,640	\$89,580	\$96,780	\$103,920	\$111,120	\$118,260
HERA Special*	50% of AMFI	\$52,300	\$59,750	\$67,200	\$74,650	\$80,650	\$86,600	\$92,600	\$98,550
Housing Trust Fund	30% of AMFI	\$31,150	\$35,600	\$40,050	\$44,500	\$48,100	\$51,650	\$55,200	\$58,750
Lawrence, MA-NH HMFA	80% of AMFI	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
NH Portion	60% of AMFI	\$51,240	\$58,560	\$65,880	\$73,140	\$79,020	\$84,900	\$90,720	\$96,600
HUD Median Family Income - \$118,600	50% of AMFI	\$42,700	\$48,800	\$54,900	\$60,950	\$65,850	\$70,750	\$75,600	\$80,500
	30% of AMFI	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,420	\$50,560
HOME	30% of AMFI	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,350	\$48,250
Housing Trust Fund	30% of AMFI	\$25,600	\$29,250	\$32,900	\$36,550	\$39,500	\$42,400	\$45,420	\$50,560
Portsmouth-Rochester, NH HMFA	80% of AMFI	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
HUD Median Family Income - \$136,000	60% of AMFI	\$51,780	\$59,160	\$66,540	\$73,920	\$79,860	\$85,800	\$91,680	\$97,620
	50% of AMFI	\$43,150	\$49,300	\$55,450	\$61,600	\$66,550	\$71,500	\$76,400	\$81,350
	30% of AMFI	\$25,900	\$29,600	\$33,300	\$36,950	\$39,950	\$42,900	\$45,850	\$50,560
HOME	30% of AMFI	\$25,900	\$29,600	\$33,300	\$36,950	\$39,950	\$42,900	\$45,850	\$48,800
HERA Special*	60% of AMFI	\$57,120	\$65,280	\$73,440	\$81,600	\$88,140	\$94,680	\$101,220	\$107,760
HERA Special*	50% of AMFI	\$47,600	\$54,400	\$61,200	\$68,000	\$73,450	\$78,900	\$84,350	\$89,800
Housing Trust Fund	30% of AMFI	\$25,900	\$29,600	\$33,300	\$36,950	\$39,950	\$42,900	\$45,850	\$50,560
Western Rockingham Co., NH HMFA	80% of AMFI	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
HUD Median Family Income - \$137,200	60% of AMFI	\$56,220	\$64,260	\$72,300	\$80,280	\$86,760	\$93,180	\$99,600	\$106,020
	50% of AMFI	\$46,850	\$53,550	\$60,250	\$66,900	\$72,300	\$77,650	\$83,000	\$88,350
	30% of AMFI	\$28,150	\$32,150	\$36,150	\$40,150	\$43,400	\$46,600	\$49,800	\$53,000
HOME	30% of AMFI	\$28,150	\$32,150	\$36,150	\$40,150	\$43,400	\$46,600	\$49,800	\$53,000
Housing Trust Fund	30% of AMFI	\$28,150	\$32,150	\$36,150	\$40,150	\$43,400	\$46,600	\$49,800	\$53,000
Manchester, NH HMFA	80% of AMFI	\$59,250	\$67,700	\$76,150	\$84,600	\$91,400	\$98,150	\$104,950	\$111,700
HUD Median Family Income - \$114,900	60% of AMFI	\$44,460	\$50,820	\$57,180	\$63,480	\$68,580	\$73,680	\$78,720	\$83,820
	50% of AMFI	\$37,050	\$42,350	\$47,650	\$52,900	\$57,150	\$61,400	\$65,600	\$69,850
	30% of AMFI	\$22,250	\$25,400	\$28,600	\$31,750	\$35,140	\$40,280	\$45,420	\$50,560
HOME	30% of AMFI	\$22,250	\$25,400	\$28,600	\$31,750	\$34,300	\$36,850	\$39,400	\$41,950
HERA Special*	60% of AMFI	\$48,600	\$55,560	\$62,520	\$69,420	\$75,000	\$80,580	\$86,100	\$91,680
HERA Special*	50% of AMFI	\$40,500	\$46,300	\$52,100	\$57,850	\$62,500	\$67,150	\$71,750	\$76,400
Housing Trust Fund	30% of AMFI	\$22,250	\$25,400	\$28,600	\$31,750	\$35,140	\$40,280	\$45,420	\$50,560

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6/6/2023

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 - \$133,200	80% of AMFI	\$66,300	\$75,750	\$85,200	\$94,650	\$102,250	\$109,800	\$117,400	\$124,950
	60% of AMFI	\$54,480	\$62,220	\$70,020	\$77,760	\$84,000	\$90,240	\$96,480	\$102,660
	50% of AMFI	\$45,400	\$51,850	\$58,350	\$64,800	\$70,000	\$75,200	\$80,400	\$85,550
	30% of AMFI	\$27,250	\$31,150	\$35,050	\$38,900	\$42,050	\$45,150	\$48,250	\$51,350
	HOME 30% of AMFI	\$27,250	\$31,150	\$35,050	\$38,900	\$42,050	\$45,150	\$48,250	\$51,350
	Housing Trust Fund 30% of AMFI	\$27,250	\$31,150	\$35,050	\$38,900	\$42,050	\$45,150	\$48,250	\$51,350
Hillsborough Co., NH (part) HMFA HUD Median Family Income - \$116,200	80% of AMFI	\$64,900	\$74,200	\$83,450	\$92,700	\$100,150	\$107,550	\$114,950	\$122,400
	60% of AMFI	\$48,720	\$55,680	\$62,640	\$69,540	\$75,120	\$80,700	\$86,280	\$91,800
	50% of AMFI	\$40,600	\$46,400	\$52,200	\$57,950	\$62,600	\$67,250	\$71,900	\$76,500
	30% of AMFI	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,350	\$45,420	\$50,560
	HOME 30% of AMFI	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,350	\$43,100	\$45,900
	Housing Trust Fund 30% of AMFI	\$24,350	\$27,800	\$31,300	\$34,750	\$37,550	\$40,350	\$45,420	\$50,560
Non-Metro County FMR Areas									
Belknap County, NH HUD Median Family Income - \$104,200	80% of AMFI	\$56,400	\$64,450	\$72,500	\$80,550	\$87,000	\$93,450	\$99,900	\$106,350
	60% of AMFI	\$42,300	\$48,360	\$54,420	\$60,420	\$65,280	\$70,140	\$74,940	\$79,800
	50% of AMFI	\$35,250	\$40,300	\$45,350	\$50,350	\$54,400	\$58,450	\$62,450	\$66,500
	30% of AMFI	\$21,150	\$24,200	\$27,200	\$30,200	\$35,140	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$21,150	\$24,200	\$27,200	\$30,200	\$32,650	\$35,050	\$37,450	\$39,900
	Housing Trust Fund 30% of AMFI	\$21,150	\$24,200	\$27,200	\$30,200	\$35,140	\$40,280	\$45,420	\$50,560
Carroll County, NH HUD Median Family Income - \$96,200	80% of AMFI	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
	60% of AMFI	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
	Housing Trust Fund 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560

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

Housing Voucher and Tax Credit Program: 5/15/2023
 HOME Program: 6/15/2023
 Housing Trust Fund: 6/15/2023

6/6/2023

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Cheshire County, NH HUD Median Family Income - \$112,100	80% of AMFI	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
	60% of AMFI	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
	Housing Trust Fund 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Coos County, NH HUD Median Family Income - \$78,700	80% of AMFI	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
	60% of AMFI	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
	Housing Trust Fund 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Grafton County, NH HUD Median Family Income - \$115,100	80% of AMFI	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
	60% of AMFI	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
	Housing Trust Fund 30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Merrimack County, NH HUD Median Family Income - \$116,000	80% of AMFI	\$62,100	\$70,950	\$79,800	\$88,650	\$95,750	\$102,850	\$109,950	\$117,050
	60% of AMFI	\$46,560	\$53,220	\$59,880	\$66,480	\$71,820	\$77,160	\$82,440	\$87,780
	50% of AMFI	\$38,800	\$44,350	\$49,900	\$55,400	\$59,850	\$64,300	\$68,700	\$73,150
	30% of AMFI	\$23,300	\$26,600	\$29,950	\$33,250	\$35,950	\$40,280	\$45,420	\$50,560
	HOME 30% of AMFI	\$23,300	\$26,600	\$29,950	\$33,250	\$35,950	\$38,600	\$41,250	\$43,900
	HERA Special* 60% of AMFI	\$48,840	\$55,800	\$62,760	\$69,720	\$75,300	\$80,880	\$86,460	\$92,040
	HERA Special* 50% of AMFI	\$40,700	\$46,500	\$52,300	\$58,100	\$62,750	\$67,400	\$72,050	\$76,700
	Housing Trust Fund 30% of AMFI	\$23,300	\$26,600	\$29,950	\$33,250	\$35,950	\$40,280	\$45,420	\$50,560

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Very Low Income -	50%	HOME Program:	6/15/2023
Extremely Low Income -	30%	Housing Trust Fund:	6/15/2023

6/6/2023

Household Size (Persons)

Area	Income Limit	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Sullivan County, NH	80% of AMFI	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
HUD Median Family Income - \$95,000	60% of AMFI	\$42,000	\$48,000	\$54,000	\$60,000	\$64,800	\$69,600	\$74,400	\$79,200
	50% of AMFI	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
HOME	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
Housing Trust Fund	30% of AMFI	\$21,000	\$24,000	\$27,000	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560

* 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 FY2023 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	\$121,400	U S	\$96,200
	New Hampshire Metro	\$128,900	U S Metro	\$99,500
	New Hampshire Non-Metro	\$106,500	U S Non-Metro	\$76,800