

2024 AREA PROGRAM INCOME LIMITS

Effective Dates

Revised Date

Low Income - 80% Housing Voucher and Tax Credit Program: 4/1/2024
 Very Low Income - 50% HOME Program: 6/15/2023
 Extremely Low Income - 30% Housing Trust Fund: 6/15/2023

4/2/2024

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 | | \$91,200 | \$104,200 | \$117,250 | \$130,250 | \$140,700 | \$151,100 | \$161,550 | \$171,950 |
| NH Portion | 60% of AMFI | | \$68,520 | \$78,360 | \$88,140 | \$97,920 | \$105,780 | \$113,640 | \$121,440 | \$129,240 |
| HUD Median Family Income - \$148,900 | 50% of AMFI | | \$57,100 | \$65,300 | \$73,450 | \$81,600 | \$88,150 | \$94,700 | \$101,200 | \$107,700 |
| | 30% of AMFI | | \$34,300 | \$39,200 | \$44,100 | \$48,950 | \$52,900 | \$56,800 | \$60,700 | \$64,650 |
| HOME | 30% of AMFI | | \$31,150 | \$35,600 | \$40,050 | \$44,500 | \$48,100 | \$51,650 | \$55,200 | \$58,750 |
| 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 | | \$68,500 | \$78,250 | \$88,050 | \$97,800 | \$105,650 | \$113,450 | \$121,300 | \$129,100 |
| NH Portion | 60% of AMFI | | \$56,280 | \$64,320 | \$72,360 | \$80,400 | \$86,880 | \$93,300 | \$99,720 | \$106,140 |
| HUD Median Family Income - \$127,900 | 50% of AMFI | | \$46,900 | \$53,600 | \$60,300 | \$67,000 | \$72,400 | \$77,750 | \$83,100 | \$88,450 |
| | 30% of AMFI | | \$28,150 | \$32,200 | \$36,200 | \$40,200 | \$43,450 | \$46,650 | \$49,850 | \$53,100 |
| 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 | | \$68,500 | \$78,250 | \$88,050 | \$97,800 | \$105,650 | \$113,450 | \$121,300 | \$129,100 |
| HUD Median Family Income - \$131,200 | 60% of AMFI | | \$55,140 | \$63,000 | \$70,860 | \$78,720 | \$85,020 | \$91,320 | \$97,620 | \$103,920 |
| | 50% of AMFI | | \$45,950 | \$52,500 | \$59,050 | \$65,600 | \$70,850 | \$76,100 | \$81,350 | \$86,600 |
| | 30% of AMFI | | \$27,550 | \$31,500 | \$35,450 | \$39,350 | \$42,500 | \$45,650 | \$48,800 | \$52,720 |
| 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 | | \$68,500 | \$78,250 | \$88,050 | \$97,800 | \$105,650 | \$113,450 | \$121,300 | \$129,100 |
| HUD Median Family Income - \$143,700 | 60% of AMFI | | \$60,360 | \$69,000 | \$77,640 | \$86,220 | \$93,120 | \$100,020 | \$106,920 | \$113,820 |
| | 50% of AMFI | | \$50,300 | \$57,500 | \$64,700 | \$71,850 | \$77,600 | \$83,350 | \$89,100 | \$94,850 |
| | 30% of AMFI | | \$30,200 | \$34,500 | \$38,800 | \$43,100 | \$46,550 | \$50,000 | \$53,450 | \$56,900 |
| 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 | | \$64,050 | \$73,200 | \$82,350 | \$91,500 | \$98,850 | \$106,150 | \$113,500 | \$120,800 |
| HUD Median Family Income - \$114,400 | 60% of AMFI | | \$48,060 | \$54,960 | \$61,800 | \$68,640 | \$74,160 | \$79,680 | \$85,140 | \$90,660 |
| | 50% of AMFI | | \$40,050 | \$45,800 | \$51,500 | \$57,200 | \$61,800 | \$66,400 | \$70,950 | \$75,550 |
| | 30% of AMFI | | \$24,050 | \$27,450 | \$30,900 | \$34,300 | \$37,050 | \$41,960 | \$47,340 | \$52,720 |
| 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 |

2024 AREA PROGRAM INCOME LIMITS

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

Effective Dates

Housing Voucher and Tax Credit Program: 4/1/2024
 HOME Program: 6/15/2023
 Housing Trust Fund: 6/15/2023

Revised Date

4/2/2024

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 | | \$68,500 | \$78,250 | \$88,050 | \$97,800 | \$105,650 | \$113,450 | \$121,300 | \$129,100 |
| HUD Median Family Income - \$134,400 | 60% of AMFI | | \$56,460 | \$64,560 | \$72,600 | \$80,640 | \$87,120 | \$93,600 | \$100,020 | \$106,500 |
| | 50% of AMFI | | \$47,050 | \$53,800 | \$60,500 | \$67,200 | \$72,600 | \$78,000 | \$83,350 | \$88,750 |
| | 30% of AMFI | | \$28,250 | \$32,250 | \$36,300 | \$40,300 | \$43,550 | \$46,750 | \$50,000 | \$53,200 |
| 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 | 80% of AMFI | | \$64,900 | \$74,150 | \$83,400 | \$92,650 | \$100,100 | \$107,500 | \$114,900 | \$122,300 |
| HUD Median Family Income - \$115,800 | 60% of AMFI | | \$48,660 | \$55,620 | \$62,580 | \$69,480 | \$75,060 | \$80,640 | \$86,160 | \$91,740 |
| | 50% of AMFI | | \$40,550 | \$46,350 | \$52,150 | \$57,900 | \$62,550 | \$67,200 | \$71,800 | \$76,450 |
| | 30% of AMFI | | \$24,350 | \$27,800 | \$31,300 | \$34,750 | \$37,550 | \$41,960 | \$47,340 | \$52,720 |
| 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 | 80% of AMFI | | \$60,150 | \$68,750 | \$77,350 | \$85,900 | \$92,800 | \$99,650 | \$106,550 | \$113,400 |
| HUD Median Family Income - \$107,400 | 60% of AMFI | | \$45,120 | \$51,600 | \$58,020 | \$64,440 | \$69,600 | \$74,760 | \$79,920 | \$85,080 |
| | 50% of AMFI | | \$37,600 | \$43,000 | \$48,350 | \$53,700 | \$58,000 | \$62,300 | \$66,600 | \$70,900 |
| | 30% of AMFI | | \$22,550 | \$25,800 | \$29,000 | \$32,200 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 | 80% of AMFI | | \$58,550 | \$66,900 | \$75,250 | \$83,600 | \$90,300 | \$97,000 | \$103,700 | \$110,400 |
| HUD Median Family Income - \$99,900 | 60% of AMFI | | \$43,920 | \$50,160 | \$56,460 | \$62,700 | \$67,740 | \$72,780 | \$77,760 | \$82,800 |
| | 50% of AMFI | | \$36,600 | \$41,800 | \$47,050 | \$52,250 | \$56,450 | \$60,650 | \$64,800 | \$69,000 |
| | 30% of AMFI | | \$21,950 | \$25,100 | \$28,250 | \$31,350 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 |

2024 AREA PROGRAM INCOME LIMITS

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

Effective Dates
 Housing Voucher and Tax Credit Program: 4/1/2024
 HOME Program: 6/15/2023
 Housing Trust Fund: 6/15/2023

Revised Date
 4/2/2024

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 | 80% of AMFI | \$58,550 | \$66,900 | \$75,250 | \$83,600 | \$90,300 | \$97,000 | \$103,700 | \$110,400 |
| HUD Median Family Income - \$101,500 | 60% of AMFI | \$43,920 | \$50,160 | \$56,460 | \$62,700 | \$67,740 | \$72,780 | \$77,760 | \$82,800 |
| | 50% of AMFI | \$36,600 | \$41,800 | \$47,050 | \$52,250 | \$56,450 | \$60,650 | \$64,800 | \$69,000 |
| | 30% of AMFI | \$21,950 | \$25,100 | \$28,250 | \$31,350 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 | 80% of AMFI | \$58,550 | \$66,900 | \$75,250 | \$83,600 | \$90,300 | \$97,000 | \$103,700 | \$110,400 |
| HUD Median Family Income - \$79,500 | 60% of AMFI | \$43,920 | \$50,160 | \$56,460 | \$62,700 | \$67,740 | \$72,780 | \$77,760 | \$82,800 |
| | 50% of AMFI | \$36,600 | \$41,800 | \$47,050 | \$52,250 | \$56,450 | \$60,650 | \$64,800 | \$69,000 |
| | 30% of AMFI | \$21,950 | \$25,100 | \$28,250 | \$31,350 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 | 80% of AMFI | \$60,600 | \$69,250 | \$77,900 | \$86,550 | \$93,500 | \$100,400 | \$107,350 | \$114,250 |
| HUD Median Family Income - \$108,200 | 60% of AMFI | \$45,480 | \$51,960 | \$58,440 | \$64,920 | \$70,140 | \$75,360 | \$80,520 | \$85,740 |
| | 50% of AMFI | \$37,900 | \$43,300 | \$48,700 | \$54,100 | \$58,450 | \$62,800 | \$67,100 | \$71,450 |
| | 30% of AMFI | \$22,750 | \$26,000 | \$29,250 | \$32,450 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 | 80% of AMFI | \$64,500 | \$73,700 | \$82,900 | \$92,100 | \$99,500 | \$106,850 | \$114,250 | \$121,600 |
| HUD Median Family Income - \$115,100 | 60% of AMFI | \$48,360 | \$55,260 | \$62,160 | \$69,060 | \$74,640 | \$80,160 | \$85,680 | \$91,200 |
| | 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 | \$41,960 | \$47,340 | \$52,720 |
| 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 |

2024 AREA PROGRAM INCOME LIMITS

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

Effective Dates
 Housing Voucher and Tax Credit Program: 4/1/2024
 HOME Program: 6/15/2023
 Housing Trust Fund: 6/15/2023

Revised Date
 4/2/2024

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 | \$58,550 | \$66,900 | \$75,250 | \$83,600 | \$90,300 | \$97,000 | \$103,700 | \$110,400 |
| HUD Median Family Income - \$96,900 | 60% of AMFI | \$43,920 | \$50,160 | \$56,460 | \$62,700 | \$67,740 | \$72,780 | \$77,760 | \$82,800 |
| | 50% of AMFI | \$36,600 | \$41,800 | \$47,050 | \$52,250 | \$56,450 | \$60,650 | \$64,800 | \$69,000 |
| | 30% of AMFI | \$21,950 | \$25,100 | \$28,250 | \$31,350 | \$36,580 | \$41,960 | \$47,340 | \$52,720 |
| 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 FY2024 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 | \$119,900 | U S | \$97,800 |
| | New Hampshire Metro | \$131,800 | U S Metro | \$101,300 |
| | New Hampshire Non-Metro | \$104,500 | U S Non-Metro | \$77,400 |