

COMPARISON OF AREA RENT LIMITS

Year: 2018

Revised Date

4/2/2018

EFFECTIVE DATE OF % RENTS: 4/1/2018

EFFECTIVE DATE OF FAIR MARKET RENT: 10/2/2017

EFFECTIVE DATE HOME RENTS: 6/15/2017

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
HUD Metropolitan Fair Market Rent Areas								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$1,253	\$1,421	\$1,740	\$2,182	\$2,370	\$2,726	\$3,081
	50% RENT LIMIT	\$943	\$1,011	\$1,213	\$1,401	\$1,563	\$1,725	\$1,886
	60% RENT LIMIT	\$1,132	\$1,213	\$1,456	\$1,682	\$1,876	\$2,070	\$2,263
	65% RENT LIMIT	\$1,253	\$1,344	\$1,614	\$1,857	\$2,051	\$2,245	\$2,439
	80% RENT LIMIT	\$1,420	\$1,521	\$1,825	\$2,108	\$2,352	\$2,596	\$2,838
	50% HOME RENT LIMIT	\$905	\$970	\$1,163	\$1,344	\$1,500	\$1,655	\$1,809
	LOW HOME RENT	\$905	\$970	\$1,163	\$1,344	\$1,500	\$1,655	\$1,809
	HIGH HOME RENT	\$1,194	\$1,344	\$1,614	\$1,857	\$2,051	\$2,245	\$2,439
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$815	\$929	\$1,187	\$1,488	\$1,619	\$1,862	\$2,105
	50% RENT LIMIT	\$831	\$890	\$1,068	\$1,235	\$1,377	\$1,520	\$1,662
	60% RENT LIMIT	\$997	\$1,068	\$1,282	\$1,482	\$1,653	\$1,824	\$1,995
	65% RENT LIMIT	\$1,060	\$1,137	\$1,366	\$1,569	\$1,731	\$1,891	\$2,052
	80% RENT LIMIT	\$1,258	\$1,348	\$1,618	\$1,870	\$2,086	\$2,301	\$2,516
	50% HOME RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	LOW HOME RENT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$890	\$1,024	\$1,305	\$1,569	\$1,731	\$1,891	\$2,052
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$934	\$940	\$1,187	\$1,631	\$1,948	\$2,240	\$2,532
	50% RENT LIMIT	\$868	\$930	\$1,116	\$1,290	\$1,438	\$1,588	\$1,736
	60% RENT LIMIT	\$1,042	\$1,116	\$1,339	\$1,548	\$1,726	\$1,905	\$2,083
	65% RENT LIMIT	\$1,060	\$1,137	\$1,366	\$1,569	\$1,731	\$1,891	\$2,052
	80% RENT LIMIT	\$1,258	\$1,348	\$1,618	\$1,870	\$2,086	\$2,301	\$2,516
	50% HOME RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	LOW HOME RENT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$931	\$937	\$1,174	\$1,569	\$1,731	\$1,891	\$2,052
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$1,055	\$1,094	\$1,442	\$1,834	\$1,964	\$2,259	\$2,553
	50% RENT LIMIT	\$932	\$998	\$1,198	\$1,385	\$1,545	\$1,704	\$1,863
	60% RENT LIMIT	\$1,119	\$1,198	\$1,438	\$1,662	\$1,854	\$2,045	\$2,236
	65% RENT LIMIT	\$1,310	\$1,405	\$1,688	\$1,942	\$2,148	\$2,351	\$2,554
	80% RENT LIMIT	\$1,258	\$1,348	\$1,618	\$1,870	\$2,086	\$2,301	\$2,516
	50% HOME RENT LIMIT	\$925	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
	LOW HOME RENT	\$925	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
	HIGH HOME RENT	\$964	\$1,011	\$1,331	\$1,665	\$1,835	\$2,110	\$2,386
Manchester, NH HMFA	FAIR MARKET RENT	\$808	\$965	\$1,218	\$1,527	\$1,659	\$1,908	\$2,157
	50% RENT LIMIT	\$723	\$775	\$930	\$1,074	\$1,198	\$1,322	\$1,445
	60% RENT LIMIT	\$868	\$930	\$1,116	\$1,289	\$1,438	\$1,587	\$1,734
	50% HERA Special Rent	\$727	\$831	\$935	\$1,080	\$1,205	\$1,330	\$1,454
	60% HERA Special Rent	\$873	\$935	\$1,122	\$1,296	\$1,446	\$1,596	\$1,745
	65% RENT LIMIT	\$919	\$986	\$1,184	\$1,360	\$1,498	\$1,634	\$1,770
	80% RENT LIMIT	\$1,157	\$1,240	\$1,487	\$1,718	\$1,917	\$2,116	\$2,313
	50% HOME RENT LIMIT	\$695	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
	LOW HOME RENT	\$695	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
	HIGH HOME RENT	\$796	\$936	\$1,177	\$1,360	\$1,498	\$1,634	\$1,770
Nashua, NH HMFA	FAIR MARKET RENT	\$790	\$938	\$1,239	\$1,722	\$1,732	\$1,992	\$2,252
	50% RENT LIMIT	\$917	\$983	\$1,180	\$1,362	\$1,520	\$1,677	\$1,834
	60% RENT LIMIT	\$1,101	\$1,179	\$1,416	\$1,635	\$1,824	\$2,013	\$2,200
	65% RENT LIMIT	\$1,129	\$1,211	\$1,454	\$1,672	\$1,845	\$2,017	\$2,190
	80% RENT LIMIT	\$1,258	\$1,348	\$1,618	\$1,870	\$2,086	\$2,301	\$2,516
	50% HOME RENT LIMIT	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
	LOW HOME RENT	\$749	\$895	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
	HIGH HOME RENT	\$749	\$895	\$1,181	\$1,642	\$1,789	\$2,017	\$2,190

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$668	\$854	\$1,048	\$1,329	\$1,759	\$2,023	\$2,287
	50% RENT LIMIT	\$768	\$823	\$988	\$1,141	\$1,273	\$1,405	\$1,536
	60% RENT LIMIT	\$922	\$988	\$1,186	\$1,370	\$1,528	\$1,686	\$1,843
	65% RENT LIMIT	\$1,025	\$1,099	\$1,321	\$1,517	\$1,673	\$1,827	\$1,982
	80% RENT LIMIT	\$1,230	\$1,317	\$1,581	\$1,826	\$2,037	\$2,248	\$2,458
	50% HOME RENT LIMIT	\$762	\$816	\$980	\$1,132	\$1,263	\$1,394	\$1,524
	LOW HOME RENT	\$633	\$816	\$980	\$1,132	\$1,263	\$1,394	\$1,524
	HIGH HOME RENT	\$633	\$824	\$997	\$1,247	\$1,661	\$1,827	\$1,982
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$727	\$822	\$1,065	\$1,402	\$1,451	\$1,669	\$1,886
	50% RENT LIMIT	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	60% RENT LIMIT	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,548	\$1,692
	65% RENT LIMIT	\$873	\$936	\$1,126	\$1,291	\$1,421	\$1,549	\$1,677
	80% RENT LIMIT	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
	50% HOME RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	LOW HOME RENT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	HIGH HOME RENT	\$676	\$747	\$981	\$1,291	\$1,352	\$1,549	\$1,677
Carroll County, NH	FAIR MARKET RENT	\$720	\$836	\$1,049	\$1,326	\$1,655	\$1,903	\$2,152
	50% RENT LIMIT	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	60% RENT LIMIT	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,548	\$1,692
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
	50% HOME RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	LOW HOME RENT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	HIGH HOME RENT	\$702	\$760	\$968	\$1,211	\$1,418	\$1,546	\$1,674
Cheshire County, NH	FAIR MARKET RENT	\$753	\$868	\$1,118	\$1,455	\$1,623	\$1,866	\$2,110
	50% RENT LIMIT	\$712	\$763	\$915	\$1,057	\$1,180	\$1,301	\$1,422
	60% RENT LIMIT	\$855	\$915	\$1,098	\$1,269	\$1,416	\$1,562	\$1,707
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,138	\$1,220	\$1,463	\$1,691	\$1,887	\$2,082	\$2,276
	50% HOME RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	LOW HOME RENT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	HIGH HOME RENT	\$677	\$807	\$1,033	\$1,289	\$1,418	\$1,546	\$1,674
Coos County, NH	FAIR MARKET RENT	\$641	\$676	\$776	\$1,019	\$1,191	\$1,370	\$1,548
	50% RENT LIMIT	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	60% RENT LIMIT	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,548	\$1,692
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
	50% HOME RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	LOW HOME RENT	\$577	\$606	\$699	\$920	\$1,058	\$1,168	\$1,277
	HIGH HOME RENT	\$577	\$606	\$699	\$920	\$1,092	\$1,256	\$1,420
Grafton County, NH	FAIR MARKET RENT	\$700	\$798	\$1,032	\$1,294	\$1,687	\$1,940	\$2,193
	50% RENT LIMIT	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	60% RENT LIMIT	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,548	\$1,692
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
	50% HOME RENT LIMIT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	LOW HOME RENT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	HIGH HOME RENT	\$778	\$877	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Merrimack County, NH	FAIR MARKET RENT	\$786	\$882	\$1,122	\$1,516	\$1,694	\$1,948	\$2,202
	50% RENT LIMIT	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406	\$1,538
	60% RENT LIMIT	\$924	\$990	\$1,188	\$1,371	\$1,530	\$1,688	\$1,845
	50% HERA Special Rent	\$770	\$825	\$990	\$1,144	\$1,276	\$1,408	\$1,540
	60% HERA Special Rent	\$924	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
	65% RENT LIMIT	\$1,001	\$1,074	\$1,291	\$1,482	\$1,634	\$1,784	\$1,935
	80% RENT LIMIT	\$1,231	\$1,318	\$1,582	\$1,828	\$2,038	\$2,250	\$2,460
	50% HOME RENT LIMIT	\$730	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
	LOW HOME RENT	\$707	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
	HIGH HOME RENT	\$707	\$825	\$1,035	\$1,402	\$1,596	\$1,784	\$1,935
Sullivan County, NH	FAIR MARKET RENT	\$744	\$774	\$1,029	\$1,360	\$1,532	\$1,762	\$1,992
	50% RENT LIMIT	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	60% RENT LIMIT	\$847	\$907	\$1,089	\$1,257	\$1,402	\$1,548	\$1,692
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,128	\$1,209	\$1,451	\$1,677	\$1,871	\$2,064	\$2,257
	50% HOME RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	LOW HOME RENT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	HIGH HOME RENT	\$678	\$702	\$933	\$1,261	\$1,303	\$1,498	\$1,674

Notes:

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.

Fair Market Rent: Is based on the 40th percentile rent for a 2-bedroom unit in the identified area, adjusted for the number of bedrooms. HUD publishes FMR numbers with an effective date of Oct. 1, dated for the following year. (i.e.. 2012 FMR's are effective on 10/1/11)

50% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 50% of the median income for the indicated area. Adjustments are made for family size, under the assumption units are occupied at the rate of 1.5 persons per bedroom. Adjustments are also made in areas with unusually high or low incomes.

60% Rent Limit: Is 30% of the adjusted income of a family whose annual income equals 60% of the median income for the indicated area. Adjustments are made for family size and income in the same manner as above.

65% Rent Limit: Is apx. 30% of the adjusted income of a family whose annual income equals 65% of the median income for the indicated area. Adjustments are made for family size and income in the same manner as above. Additional adjustments are made by HUD, and this number can not be calculated. It is published by HUD typically in February or March of each year.

High Home Rent: Is the lesser of the Fair Market Rent or 30 percent of the adjusted income of a family whose annual income equals the published 65% Rent Limit, except when this number is less than the prior year limit. This number only changes when HUD publishes a new 65% Rent Limit and High Home Rent number.

Low Home Rent: Is the lesser of 30 percent of the adjusted income of a family whose annual income equals 50% of the median income for the area (the 50% Rent Limit) or the High Home Rent, except when this number is less than the prior year limit. This number only changes when HUD publishes a change.

HERA Special Rents: Rent Limits for any project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the FY2011 Median over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.