

COMPARISON OF AREA RENT LIMITS

updated: 12/13/2012

Version 13-1

EFFECTIVE DATE OF % RENTS: 12/11/2012

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2012

EFFECTIVE DATE HOME RENTS: 2/9/2012

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	\$1,035	\$1,156	\$1,444	\$1,798	\$1,955	\$2,248	\$2,542
	50% RENT LIMIT	\$826	\$885	\$1,062	\$1,227	\$1,370	\$1,511	\$1,652
	60% RENT LIMIT	\$991	\$1,062	\$1,275	\$1,473	\$1,644	\$1,813	\$1,982
	50% HERA Special Rent	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711
	60% HERA Special Rent	\$1,027	\$1,101	\$1,321	\$1,526	\$1,702	\$1,878	\$2,053
	80% RENT LIMIT	\$1,178	\$1,263	\$1,516	\$1,751	\$1,953	\$2,156	\$2,357
	LOW HOME RENT	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711
	HIGH HOME RENT	\$1,093	\$1,166	\$1,369	\$1,619	\$1,786	\$1,952	\$2,118
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$762	\$869	\$1,115	\$1,389	\$1,490	\$1,714	\$1,937
	50% RENT LIMIT	\$745	\$798	\$957	\$1,106	\$1,235	\$1,362	\$1,489
	60% RENT LIMIT	\$894	\$957	\$1,149	\$1,328	\$1,482	\$1,635	\$1,787
	50% HERA Special Rent	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% HERA Special Rent	\$940	\$1,007	\$1,209	\$1,396	\$1,558	\$1,719	\$1,879
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254
	LOW HOME RENT	\$769	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$769	\$978	\$1,183	\$1,413	\$1,456	\$1,674	\$1,893
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$734	\$856	\$1,088	\$1,491	\$1,556	\$1,789	\$2,023
	50% RENT LIMIT	\$745	\$798	\$957	\$1,106	\$1,235	\$1,362	\$1,489
	60% RENT LIMIT	\$894	\$957	\$1,149	\$1,328	\$1,482	\$1,635	\$1,787
	50% HERA Special Rent	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% HERA Special Rent	\$940	\$1,007	\$1,209	\$1,396	\$1,558	\$1,719	\$1,879
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254
	LOW HOME RENT	\$727	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$727	\$858	\$1,070	\$1,412	\$1,593	\$1,781	\$1,931
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$869	\$881	\$1,192	\$1,636	\$1,642	\$1,888	\$2,135
	50% RENT LIMIT	\$901	\$965	\$1,158	\$1,339	\$1,493	\$1,648	\$1,802
	60% RENT LIMIT	\$1,081	\$1,158	\$1,390	\$1,607	\$1,792	\$1,978	\$2,163
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254
	LOW HOME RENT	\$885	\$948	\$1,137	\$1,314	\$1,466	\$1,618	\$1,769
	HIGH HOME RENT	\$948	\$949	\$1,142	\$1,510	\$1,557	\$1,791	\$2,024
Manchester, NH HMFA	FAIR MARKET RENT	\$651	\$862	\$1,095	\$1,364	\$1,544	\$1,776	\$2,007
	50% RENT LIMIT	\$662	\$710	\$852	\$984	\$1,098	\$1,211	\$1,324
	60% RENT LIMIT	\$795	\$852	\$1,023	\$1,181	\$1,318	\$1,454	\$1,589
	50% HERA Special Rent	\$678	\$726	\$872	\$1,007	\$1,123	\$1,240	\$1,356
	60% HERA Special Rent	\$814	\$872	\$1,047	\$1,209	\$1,348	\$1,488	\$1,627
	80% RENT LIMIT	\$1,060	\$1,135	\$1,362	\$1,574	\$1,756	\$1,938	\$2,119
	LOW HOME RENT	\$673	\$721	\$866	\$1,001	\$1,117	\$1,232	\$1,347
	HIGH HOME RENT	\$721	\$885	\$1,059	\$1,251	\$1,304	\$1,500	\$1,644
Nashua, NH HMFA	FAIR MARKET RENT	\$792	\$899	\$1,174	\$1,578	\$1,832	\$2,107	\$2,382
	50% RENT LIMIT	\$811	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622
	60% RENT LIMIT	\$973	\$1,043	\$1,252	\$1,446	\$1,614	\$1,780	\$1,946
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254
	LOW HOME RENT	\$798	\$881	\$1,057	\$1,222	\$1,363	\$1,504	\$1,645
	HIGH HOME RENT	\$798	\$939	\$1,174	\$1,533	\$1,680	\$1,847	\$2,033
Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$714	\$757	\$912	\$1,139	\$1,305	\$1,501	\$1,697
	50% RENT LIMIT	\$708	\$759	\$911	\$1,053	\$1,175	\$1,296	\$1,417
	60% RENT LIMIT	\$850	\$911	\$1,093	\$1,263	\$1,410	\$1,556	\$1,701
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254
	LOW HOME RENT	\$698	\$748	\$898	\$1,037	\$1,157	\$1,277	\$1,396
	HIGH HOME RENT	\$749	\$761	\$999	\$1,296	\$1,446	\$1,577	\$1,709

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EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2012

EFFECTIVE DATE HOME RENTS: 2/9/2012

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$739	\$744	\$1,006	\$1,431	\$1,436	\$1,651	\$1,867
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$591	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$591	\$727	\$908	\$1,155	\$1,269	\$1,381	\$1,494
Carroll County, NH	FAIR MARKET RENT	\$699	\$777	\$1,007	\$1,402	\$1,407	\$1,618	\$1,829
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$654	\$691	\$911	\$1,155	\$1,269	\$1,381	\$1,494
Cheshire County, NH	FAIR MARKET RENT	\$637	\$764	\$1,008	\$1,255	\$1,642	\$1,888	\$2,135
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$618	\$663	\$796	\$919	\$1,026	\$1,131	\$1,237
	HIGH HOME RENT	\$725	\$774	\$970	\$1,148	\$1,276	\$1,389	\$1,502
Coos County, NH	FAIR MARKET RENT	\$558	\$583	\$691	\$922	\$1,106	\$1,272	\$1,438
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$425	\$556	\$653	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$425	\$556	\$653	\$916	\$1,028	\$1,182	\$1,336
Grafton County, NH	FAIR MARKET RENT	\$780	\$798	\$1,004	\$1,260	\$1,401	\$1,611	\$1,821
	50% RENT LIMIT	\$607	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	60% RENT LIMIT	\$729	\$781	\$937	\$1,083	\$1,209	\$1,333	\$1,457
	80% RENT LIMIT	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	LOW HOME RENT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$653	\$719	\$911	\$1,155	\$1,269	\$1,381	\$1,494
Merrimack County, NH	FAIR MARKET RENT	\$654	\$819	\$1,024	\$1,350	\$1,611	\$1,853	\$2,094
	50% RENT LIMIT	\$697	\$747	\$897	\$1,036	\$1,156	\$1,276	\$1,394
	60% RENT LIMIT	\$837	\$897	\$1,077	\$1,243	\$1,387	\$1,531	\$1,673
	50% HERA Special Rent	\$698	\$748	\$898	\$1,037	\$1,157	\$1,277	\$1,396
	60% HERA Special Rent	\$838	\$898	\$1,078	\$1,245	\$1,389	\$1,533	\$1,675
	80% RENT LIMIT	\$1,116	\$1,195	\$1,435	\$1,657	\$1,848	\$2,040	\$2,231
	LOW HOME RENT	\$646	\$745	\$895	\$1,033	\$1,153	\$1,272	\$1,391
	HIGH HOME RENT	\$646	\$764	\$997	\$1,231	\$1,443	\$1,573	\$1,704
Sullivan County, NH	FAIR MARKET RENT	\$672	\$765	\$933	\$1,264	\$1,285	\$1,478	\$1,671
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$547	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$547	\$663	\$844	\$1,139	\$1,236	\$1,381	\$1,494

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Notes:

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.

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 to be used for multifamily Tax Subsidy projects that existed in 2007 and 2008 in a HUD impacted area. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.