

# COMPARISON OF AREA RENT LIMITS

Year: 2015

last updated

3/9/2015

EFFECTIVE DATE OF % RENTS: 3/6/2015

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2014

EFFECTIVE DATE HOME RENTS: 5/1/2014

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>HUD Metropolitan Fair Market Rent Areas</b>								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$1,071	\$1,196	\$1,494	\$1,861	\$2,023	\$2,326	\$2,630
	50% RENT LIMIT	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576	\$1,723
	60% RENT LIMIT	\$1,035	\$1,108	\$1,330	\$1,536	\$1,714	\$1,892	\$2,068
	65% RENT LIMIT	\$1,093	\$1,172	\$1,408	\$1,619	\$1,786	\$1,952	\$2,118
	80% RENT LIMIT	\$1,220	\$1,307	\$1,568	\$1,812	\$2,022	\$2,231	\$2,439
	LOW HOME RENT	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711
	HIGH HOME RENT	\$1,042	\$1,164	\$1,408	\$1,619	\$1,786	\$1,952	\$2,118
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$798	\$910	\$1,168	\$1,455	\$1,561	\$1,795	\$2,029
	50% RENT LIMIT	\$766	\$820	\$985	\$1,137	\$1,268	\$1,400	\$1,531
	60% RENT LIMIT	\$919	\$984	\$1,182	\$1,365	\$1,522	\$1,680	\$1,837
	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
	65% RENT LIMIT	\$999	\$1,072	\$1,288	\$1,480	\$1,631	\$1,781	\$1,931
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$743	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$743	\$905	\$1,137	\$1,393	\$1,454	\$1,672	\$1,890
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$718	\$837	\$1,064	\$1,458	\$1,521	\$1,749	\$1,977
	50% RENT LIMIT	\$766	\$820	\$985	\$1,137	\$1,268	\$1,400	\$1,531
	60% RENT LIMIT	\$919	\$984	\$1,182	\$1,365	\$1,522	\$1,680	\$1,837
	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
	65% RENT LIMIT	\$999	\$1,072	\$1,288	\$1,480	\$1,631	\$1,781	\$1,931
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$718	\$838	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$718	\$838	\$1,065	\$1,459	\$1,523	\$1,751	\$1,931
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$937	\$950	\$1,285	\$1,764	\$1,770	\$2,036	\$2,301
	50% RENT LIMIT	\$922	\$988	\$1,185	\$1,369	\$1,527	\$1,685	\$1,842
	60% RENT LIMIT	\$1,107	\$1,185	\$1,422	\$1,643	\$1,833	\$2,022	\$2,211
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$912	\$962	\$1,172	\$1,355	\$1,511	\$1,668	\$1,823
	HIGH HOME RENT	\$949	\$962	\$1,302	\$1,656	\$1,794	\$1,998	\$2,169
Manchester, NH HMFA	FAIR MARKET RENT	\$639	\$846	\$1,074	\$1,338	\$1,515	\$1,742	\$1,970
	50% RENT LIMIT	\$695	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
	60% RENT LIMIT	\$834	\$894	\$1,072	\$1,239	\$1,383	\$1,525	\$1,667
	50% HERA Special Rent	\$700	\$750	\$900	\$1,038	\$1,158	\$1,278	\$1,398
	60% HERA Special Rent	\$840	\$900	\$1,080	\$1,246	\$1,390	\$1,534	\$1,677
	65% RENT LIMIT	\$856	\$919	\$1,104	\$1,268	\$1,395	\$1,521	\$1,646
	80% RENT LIMIT	\$1,111	\$1,190	\$1,428	\$1,651	\$1,842	\$2,032	\$2,222
	LOW HOME RENT	\$673	\$721	\$866	\$1,001	\$1,117	\$1,232	\$1,347
	HIGH HOME RENT	\$674	\$865	\$1,052	\$1,268	\$1,395	\$1,521	\$1,646
Nashua, NH HMFA	FAIR MARKET RENT	\$782	\$888	\$1,159	\$1,558	\$1,809	\$2,080	\$2,352
	50% RENT LIMIT	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
	60% RENT LIMIT	\$1,008	\$1,080	\$1,296	\$1,497	\$1,671	\$1,844	\$2,016
	65% RENT LIMIT	\$1,050	\$1,126	\$1,353	\$1,555	\$1,715	\$1,874	\$2,033
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$809	\$881	\$1,057	\$1,222	\$1,363	\$1,504	\$1,645
	HIGH HOME RENT	\$809	\$919	\$1,199	\$1,555	\$1,715	\$1,874	\$2,033
Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$724	\$767	\$924	\$1,154	\$1,322	\$1,520	\$1,719
	50% RENT LIMIT	\$752	\$806	\$967	\$1,116	\$1,246	\$1,375	\$1,503
	60% RENT LIMIT	\$903	\$967	\$1,161	\$1,340	\$1,495	\$1,650	\$1,803
	65% RENT LIMIT	\$920	\$988	\$1,187	\$1,362	\$1,500	\$1,637	\$1,774
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$723	\$753	\$930	\$1,074	\$1,198	\$1,322	\$1,445
	HIGH HOME RENT	\$725	\$753	\$941	\$1,191	\$1,297	\$1,492	\$1,686

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Non-Metro County FMR Areas</b>								
Belknap County, NH	FAIR MARKET RENT	\$729	\$734	\$993	\$1,413	\$1,418	\$1,631	\$1,843
	50% RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	60% RENT LIMIT	\$753	\$806	\$967	\$1,117	\$1,246	\$1,375	\$1,503
	65% RENT LIMIT	\$783	\$840	\$1,011	\$1,159	\$1,273	\$1,386	\$1,499
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$617	\$661	\$793	\$916	\$1,022	\$1,128	\$1,233
	HIGH HOME RENT	\$694	\$699	\$946	\$1,159	\$1,273	\$1,386	\$1,499
Carroll County, NH	FAIR MARKET RENT	\$707	\$786	\$1,019	\$1,418	\$1,424	\$1,638	\$1,851
	50% RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	60% RENT LIMIT	\$753	\$806	\$967	\$1,117	\$1,246	\$1,375	\$1,503
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	HIGH HOME RENT	\$703	\$782	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
Cheshire County, NH	FAIR MARKET RENT	\$662	\$794	\$1,048	\$1,305	\$1,707	\$1,963	\$2,219
	50% RENT LIMIT	\$632	\$677	\$812	\$938	\$1,047	\$1,156	\$1,263
	60% RENT LIMIT	\$759	\$813	\$975	\$1,126	\$1,257	\$1,387	\$1,516
	65% RENT LIMIT	\$785	\$843	\$1,013	\$1,161	\$1,276	\$1,389	\$1,502
	80% RENT LIMIT	\$1,011	\$1,083	\$1,300	\$1,501	\$1,675	\$1,848	\$2,021
	LOW HOME RENT	\$618	\$663	\$796	\$919	\$1,026	\$1,131	\$1,237
	HIGH HOME RENT	\$666	\$737	\$972	\$1,161	\$1,276	\$1,389	\$1,502
Coos County, NH	FAIR MARKET RENT	\$573	\$598	\$709	\$946	\$1,134	\$1,304	\$1,474
	50% RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	60% RENT LIMIT	\$753	\$806	\$967	\$1,117	\$1,246	\$1,375	\$1,503
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$531	\$554	\$657	\$877	\$1,021	\$1,126	\$1,232
	HIGH HOME RENT	\$531	\$554	\$657	\$877	\$1,051	\$1,209	\$1,366
Grafton County, NH	FAIR MARKET RENT	\$943	\$965	\$1,213	\$1,523	\$1,693	\$1,947	\$2,201
	50% RENT LIMIT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	60% RENT LIMIT	\$783	\$838	\$1,006	\$1,162	\$1,297	\$1,431	\$1,564
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$1,043	\$1,118	\$1,341	\$1,550	\$1,728	\$1,908	\$2,086
	LOW HOME RENT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	HIGH HOME RENT	\$781	\$808	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
Merrimack County, NH	FAIR MARKET RENT	\$639	\$801	\$1,001	\$1,320	\$1,575	\$1,811	\$2,048
	50% RENT LIMIT	\$716	\$767	\$921	\$1,063	\$1,186	\$1,309	\$1,431
	60% RENT LIMIT	\$859	\$921	\$1,105	\$1,276	\$1,423	\$1,571	\$1,717
	50% HERA Special Rent	\$730	\$782	\$938	\$1,084	\$1,210	\$1,335	\$1,459
	60% HERA Special Rent	\$876	\$939	\$1,126	\$1,301	\$1,452	\$1,602	\$1,751
	65% RENT LIMIT	\$929	\$996	\$1,197	\$1,374	\$1,514	\$1,651	\$1,789
	80% RENT LIMIT	\$1,146	\$1,228	\$1,473	\$1,701	\$1,898	\$2,095	\$2,290
	LOW HOME RENT	\$640	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
	HIGH HOME RENT	\$640	\$801	\$1,002	\$1,321	\$1,514	\$1,651	\$1,789
Sullivan County, NH	FAIR MARKET RENT	\$718	\$819	\$998	\$1,352	\$1,375	\$1,581	\$1,788
	50% RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	60% RENT LIMIT	\$753	\$806	\$967	\$1,117	\$1,246	\$1,375	\$1,503
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	HIGH HOME RENT	\$660	\$752	\$917	\$1,156	\$1,263	\$1,382	\$1,495

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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.

**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.