

COMPARISON OF AREA RENT LIMITS

updated: 1/25/2012

Version 12-2

EFFECTIVE DATE OF % RENTS: 12/1/2011
 EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2011
 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	\$1,099	\$1,166	\$1,369	\$1,637	\$1,799	\$2,069	\$2,339
	50% RENT LIMIT	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711
	60% RENT LIMIT	\$1,027	\$1,101	\$1,321	\$1,526	\$1,702	\$1,878	\$2,053
	65% RENT LIMIT	\$1,093	\$1,172	\$1,408	\$1,619	\$1,786	\$1,952	\$2,118
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	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	\$713	\$907	\$1,097	\$1,310	\$1,350	\$1,553	\$1,755
	50% RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% RENT LIMIT	\$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	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	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	\$727	\$858	\$1,070	\$1,412	\$1,593	\$1,832	\$2,071
	50% RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	60% RENT LIMIT	\$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	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	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	\$948	\$949	\$1,142	\$1,510	\$1,557	\$1,791	\$2,024
	50% RENT LIMIT	\$885	\$948	\$1,137	\$1,314	\$1,466	\$1,618	\$1,769
	60% RENT LIMIT	\$1,062	\$1,137	\$1,365	\$1,577	\$1,759	\$1,941	\$2,123
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	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	\$686	\$842	\$1,007	\$1,203	\$1,240	\$1,426	\$1,612
	50% RENT LIMIT	\$673	\$721	\$866	\$1,001	\$1,117	\$1,232	\$1,347
	60% RENT LIMIT	\$808	\$866	\$1,039	\$1,201	\$1,341	\$1,479	\$1,617
	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
	65% RENT LIMIT	\$856	\$919	\$1,104	\$1,268	\$1,398	\$1,521	\$1,646
	80% RENT LIMIT	\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$1,971	\$2,156
	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	\$750	\$882	\$1,103	\$1,475	\$1,578	\$1,815	\$2,051
	50% RENT LIMIT	\$822	\$881	\$1,057	\$1,222	\$1,363	\$1,504	\$1,645
	60% RENT LIMIT	\$987	\$1,057	\$1,269	\$1,467	\$1,636	\$1,805	\$1,974
	65% RENT LIMIT	\$1,050	\$1,126	\$1,353	\$1,555	\$1,715	\$1,874	\$2,033
	80% RENT LIMIT	\$1,137	\$1,218	\$1,462	\$1,690	\$1,885	\$2,080	\$2,275
	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	\$641	\$652	\$855	\$1,246	\$1,501	\$1,726	\$1,951
	50% RENT LIMIT	\$698	\$748	\$898	\$1,037	\$1,157	\$1,277	\$1,396
	60% RENT LIMIT	\$838	\$898	\$1,078	\$1,245	\$1,389	\$1,533	\$1,675
	65% RENT LIMIT	\$888	\$953	\$1,146	\$1,314	\$1,446	\$1,577	\$1,709
	80% RENT LIMIT	\$1,117	\$1,197	\$1,437	\$1,660	\$1,852	\$2,043	\$2,234
	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	

COMPARISON OF AREA RENT LIMITS

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EFFECTIVE DATE OF % RENTS: 12/1/2011
 EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2011
 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	\$572	\$704	\$879	\$1,160	\$1,492	\$1,716	\$1,940
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	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	\$636	\$672	\$886	\$1,205	\$1,480	\$1,702	\$1,924
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	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	\$711	\$760	\$952	\$1,148	\$1,398	\$1,608	\$1,817
	50% RENT LIMIT	\$618	\$663	\$796	\$919	\$1,026	\$1,131	\$1,237
	60% RENT LIMIT	\$742	\$795	\$955	\$1,103	\$1,231	\$1,358	\$1,484
	65% RENT LIMIT	\$785	\$843	\$1,013	\$1,161	\$1,276	\$1,389	\$1,502
	80% RENT LIMIT	\$990	\$1,060	\$1,272	\$1,470	\$1,640	\$1,810	\$1,979
	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	\$393	\$514	\$604	\$847	\$951	\$1,094	\$1,236
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	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	\$653	\$719	\$911	\$1,225	\$1,292	\$1,486	\$1,680
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	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	\$645	\$763	\$996	\$1,230	\$1,577	\$1,814	\$2,050
	50% RENT LIMIT	\$696	\$745	\$895	\$1,033	\$1,153	\$1,272	\$1,391
	60% RENT LIMIT	\$835	\$894	\$1,074	\$1,240	\$1,384	\$1,527	\$1,669
	50% HERA Special Rent	\$697	\$746	\$896	\$1,035	\$1,155	\$1,274	\$1,393
	60% HERA Special Rent	\$837	\$896	\$1,075	\$1,242	\$1,386	\$1,529	\$1,671
	65% RENT LIMIT	\$885	\$950	\$1,142	\$1,310	\$1,443	\$1,573	\$1,704
	80% RENT LIMIT	\$1,113	\$1,193	\$1,431	\$1,653	\$1,845	\$2,036	\$2,226
	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	\$536	\$649	\$827	\$1,121	\$1,211	\$1,393	\$1,574
	50% RENT LIMIT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	60% RENT LIMIT	\$739	\$792	\$949	\$1,097	\$1,224	\$1,350	\$1,476
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$985	\$1,055	\$1,266	\$1,462	\$1,631	\$1,800	\$1,968
	HIGH HOME RENT	\$547	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
		\$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.