

COMPARISON OF AREA RENT LIMITS

Year: 2014

last updated
4/30/2014

EFFECTIVE DATE OF % RENTS: 12/18/2013

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2013

EFFECTIVE DATE HOME RENTS: 5/1/2014

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	\$1,042	\$1,164	\$1,454	\$1,811	\$1,969	\$2,264	\$2,560	
	50% RENT LIMIT	\$823	\$882	\$1,058	\$1,223	\$1,365	\$1,506	\$1,646	
	60% RENT LIMIT	\$988	\$1,059	\$1,270	\$1,468	\$1,638	\$1,807	\$1,976	
	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	
	65% RENT LIMIT	\$1,093	\$1,172	\$1,408	\$1,619	\$1,786	\$1,952	\$2,118	
	80% RENT LIMIT	\$1,186	\$1,270	\$1,525	\$1,761	\$1,965	\$2,168	\$2,371	
	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	\$743	\$848	\$1,088	\$1,355	\$1,454	\$1,672	\$1,890	
	50% RENT LIMIT	\$771	\$826	\$991	\$1,145	\$1,277	\$1,410	\$1,541	
	60% RENT LIMIT	\$925	\$991	\$1,189	\$1,374	\$1,533	\$1,692	\$1,850	
	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	\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236	
	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	\$838	\$1,065	\$1,459	\$1,523	\$1,751	\$1,980	
	50% RENT LIMIT	\$771	\$826	\$991	\$1,145	\$1,277	\$1,410	\$1,541	
	60% RENT LIMIT	\$925	\$991	\$1,189	\$1,374	\$1,533	\$1,692	\$1,850	
	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	\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236	
	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	\$949	\$962	\$1,302	\$1,787	\$1,794	\$2,063	\$2,332	
	50% RENT LIMIT	\$912	\$977	\$1,172	\$1,355	\$1,511	\$1,668	\$1,823	
	60% RENT LIMIT	\$1,095	\$1,173	\$1,407	\$1,626	\$1,813	\$2,001	\$2,188	
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169	
	80% RENT LIMIT	\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236	
	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	\$626	\$829	\$1,052	\$1,310	\$1,484	\$1,707	\$1,929
		50% RENT LIMIT	\$670	\$717	\$861	\$995	\$1,110	\$1,224	\$1,338
60% RENT LIMIT		\$804	\$861	\$1,033	\$1,194	\$1,332	\$1,469	\$1,606	
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	\$1,395	\$1,521	\$1,646	
80% RENT LIMIT		\$1,071	\$1,148	\$1,377	\$1,591	\$1,775	\$1,958	\$2,142	
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	\$809	\$919	\$1,199	\$1,612	\$1,871	\$2,152	\$2,432	
	50% RENT LIMIT	\$821	\$880	\$1,056	\$1,220	\$1,361	\$1,501	\$1,641	
	60% RENT LIMIT	\$985	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,969	
	65% RENT LIMIT	\$1,050	\$1,126	\$1,353	\$1,555	\$1,715	\$1,874	\$2,033	
	80% RENT LIMIT	\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236	
	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	\$710	\$753	\$907	\$1,132	\$1,297	\$1,492	\$1,686
		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	
65% RENT LIMIT		\$920	\$988	\$1,187	\$1,362	\$1,500	\$1,637	\$1,774	
80% RENT LIMIT		\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236	
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
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$694	\$699	\$946	\$1,346	\$1,351	\$1,554	\$1,756
	50% RENT LIMIT	\$617	\$661	\$793	\$916	\$1,022	\$1,128	\$1,233
	60% RENT LIMIT	\$741	\$793	\$952	\$1,100	\$1,227	\$1,354	\$1,480
	65% RENT LIMIT	\$783	\$840	\$1,011	\$1,159	\$1,273	\$1,386	\$1,499
	80% RENT LIMIT	\$987	\$1,058	\$1,270	\$1,466	\$1,636	\$1,805	\$1,974
	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	\$703	\$782	\$1,013	\$1,410	\$1,415	\$1,627
50% RENT LIMIT		\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
60% RENT LIMIT		\$739	\$792	\$951	\$1,098	\$1,225	\$1,352	\$1,478
65% RENT LIMIT		\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
80% RENT LIMIT		\$986	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,970
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	\$614	\$737	\$972	\$1,211	\$1,583	\$1,820
	50% RENT LIMIT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	60% RENT LIMIT	\$739	\$792	\$951	\$1,098	\$1,225	\$1,352	\$1,478
	65% RENT LIMIT	\$785	\$843	\$1,013	\$1,161	\$1,276	\$1,389	\$1,502
	80% RENT LIMIT	\$986	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,970
	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	\$531	\$554	\$657	\$877	\$1,051	\$1,209
50% RENT LIMIT		\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
60% RENT LIMIT		\$739	\$792	\$951	\$1,098	\$1,225	\$1,352	\$1,478
65% RENT LIMIT		\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
80% RENT LIMIT		\$986	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,970
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	\$789	\$808	\$1,016	\$1,275	\$1,418	\$1,631
	50% RENT LIMIT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	60% RENT LIMIT	\$739	\$792	\$951	\$1,098	\$1,225	\$1,352	\$1,478
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$986	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,970
	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	\$640	\$801	\$1,002	\$1,321	\$1,576	\$1,812
50% RENT LIMIT		\$730	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
60% RENT LIMIT		\$876	\$938	\$1,125	\$1,299	\$1,450	\$1,599	\$1,749
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		\$1,118	\$1,198	\$1,438	\$1,661	\$1,853	\$2,045	\$2,236
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	\$660	\$752	\$917	\$1,242	\$1,263	\$1,452
	50% RENT LIMIT	\$616	\$660	\$792	\$915	\$1,021	\$1,126	\$1,232
	60% RENT LIMIT	\$739	\$792	\$951	\$1,098	\$1,225	\$1,352	\$1,478
	65% RENT LIMIT	\$781	\$838	\$1,008	\$1,156	\$1,270	\$1,382	\$1,495
	80% RENT LIMIT	\$986	\$1,056	\$1,267	\$1,464	\$1,633	\$1,802	\$1,970
	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.