

COMPARISON OF AREA RENT LIMITS

Year: 2015

Revised Date

5/11/2015

EFFECTIVE DATE OF % RENTS: 3/6/2015

EFFECTIVE DATE OF FAIR MARKET RENT: 1/12/2015

EFFECTIVE DATE HOME RENTS: 6/1/2015

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	\$1,071	\$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	\$1,114	\$1,194	\$1,436	\$1,650	\$1,821	\$1,991	\$2,160
	80% RENT LIMIT	\$1,220	\$1,307	\$1,568	\$1,812	\$2,022	\$2,231	\$2,439
	LOW HOME RENT	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576	\$1,723
	HIGH HOME RENT	\$1,071	\$1,194	\$1,436	\$1,650	\$1,821	\$1,991	\$2,160
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	\$1,043	\$1,118	\$1,343	\$1,544	\$1,703	\$1,860	\$2,017
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
HIGH HOME RENT	\$798	\$910	\$1,168	\$1,455	\$1,561	\$1,795	\$2,017	
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	\$1,043	\$1,118	\$1,343	\$1,544	\$1,703	\$1,860	\$2,017
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$718	\$837	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
HIGH HOME RENT	\$718	\$837	\$1,064	\$1,458	\$1,521	\$1,749	\$1,977	
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	\$1,165	\$1,250	\$1,502	\$1,727	\$1,906	\$2,085	\$2,264
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$922	\$950	\$1,185	\$1,369	\$1,527	\$1,685	\$1,842
	HIGH HOME RENT	\$937	\$950	\$1,285	\$1,727	\$1,770	\$2,036	\$2,264
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	\$903	\$969	\$1,164	\$1,337	\$1,471	\$1,605	\$1,739
	80% RENT LIMIT	\$1,111	\$1,190	\$1,428	\$1,651	\$1,842	\$2,032	\$2,222
	LOW HOME RENT	\$651	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
HIGH HOME RENT	\$651	\$862	\$1,074	\$1,337	\$1,471	\$1,605	\$1,739	
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	\$1,110	\$1,191	\$1,431	\$1,645	\$1,815	\$1,984	\$2,153
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$782	\$888	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
HIGH HOME RENT	\$782	\$888	\$1,159	\$1,558	\$1,809	\$1,984	\$2,153	

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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	\$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	\$975	\$1,046	\$1,258	\$1,444	\$1,591	\$1,737	\$1,884
	80% RENT LIMIT	\$1,152	\$1,234	\$1,481	\$1,711	\$1,908	\$2,106	\$2,303
	LOW HOME RENT	\$724	\$767	\$924	\$1,116	\$1,246	\$1,375	\$1,503
	HIGH HOME RENT	\$724	\$767	\$924	\$1,154	\$1,322	\$1,520	\$1,719
Non-Metro County FMR Areas								
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	\$830	\$891	\$1,071	\$1,229	\$1,351	\$1,472	\$1,593
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$729	\$734	\$993	\$1,229	\$1,351	\$1,472	\$1,593
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	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$707	\$786	\$1,019	\$1,226	\$1,349	\$1,469	\$1,590
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	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590
	80% RENT LIMIT	\$1,011	\$1,083	\$1,300	\$1,501	\$1,675	\$1,848	\$2,021
	LOW HOME RENT	\$632	\$677	\$812	\$938	\$1,047	\$1,156	\$1,263
	HIGH HOME RENT	\$662	\$794	\$1,048	\$1,226	\$1,349	\$1,469	\$1,590
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	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$573	\$598	\$709	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$573	\$598	\$709	\$946	\$1,134	\$1,304	\$1,474
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	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590
	80% RENT LIMIT	\$1,043	\$1,118	\$1,341	\$1,550	\$1,728	\$1,908	\$2,086
	LOW HOME RENT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	HIGH HOME RENT	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590

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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	\$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	\$984	\$1,056	\$1,269	\$1,457	\$1,606	\$1,754	\$1,901
	80% RENT LIMIT	\$1,146	\$1,228	\$1,473	\$1,701	\$1,898	\$2,095	\$2,290
	LOW HOME RENT	\$639	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
Sullivan County, NH	HIGH HOME RENT	\$639	\$801	\$1,001	\$1,320	\$1,575	\$1,754	\$1,901
	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	\$829	\$889	\$1,069	\$1,226	\$1,349	\$1,469	\$1,590
	80% RENT LIMIT	\$1,003	\$1,075	\$1,290	\$1,490	\$1,662	\$1,834	\$2,005
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$718	\$819	\$998	\$1,226	\$1,349	\$1,469	\$1,590

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.