

COMPARISON OF AREA RENT LIMITS

Year: 2016

Revised Date

5/13/2016

EFFECTIVE DATE OF % RENTS: 3/28/2016

EFFECTIVE DATE OF FAIR MARKET RENT: 12/11/2015

EFFECTIVE DATE HOME RENTS: 6/6/2016

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	\$1,056	\$1,261	\$1,567	\$1,945	\$2,148	\$2,470	\$2,792
	50% RENT LIMIT	\$858	\$920	\$1,103	\$1,275	\$1,422	\$1,570	\$1,716
	60% RENT LIMIT	\$1,030	\$1,104	\$1,324	\$1,530	\$1,707	\$1,884	\$2,060
	50% HERA Special Rent	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576	\$1,723
	60% HERA Special Rent	\$1,035	\$1,108	\$1,330	\$1,536	\$1,714	\$1,892	\$2,068
	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	80% RENT LIMIT	\$1,278	\$1,370	\$1,643	\$1,899	\$2,118	\$2,338	\$2,556
	50% HOME RENT LIMIT	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576	\$1,723
	LOW HOME RENT	\$862	\$923	\$1,108	\$1,280	\$1,428	\$1,576	\$1,723
	HIGH HOME RENT	\$1,056	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$776	\$908	\$1,173	\$1,456	\$1,608	\$1,849	\$2,090
	50% RENT LIMIT	\$736	\$788	\$946	\$1,093	\$1,220	\$1,346	\$1,471
	60% RENT LIMIT	\$883	\$946	\$1,135	\$1,312	\$1,464	\$1,615	\$1,766
	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	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	LOW HOME RENT	\$776	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$776	\$908	\$1,173	\$1,456	\$1,608	\$1,849	\$2,017
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$842	\$882	\$1,107	\$1,491	\$1,680	\$1,932	\$2,184
	50% RENT LIMIT	\$730	\$782	\$938	\$1,084	\$1,210	\$1,335	\$1,459
	60% RENT LIMIT	\$876	\$939	\$1,126	\$1,301	\$1,452	\$1,602	\$1,751
	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	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	LOW HOME RENT	\$783	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566
	HIGH HOME RENT	\$842	\$882	\$1,107	\$1,491	\$1,680	\$1,860	\$2,017
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$983	\$1,013	\$1,356	\$1,683	\$1,859	\$2,138	\$2,417
	50% RENT LIMIT	\$891	\$955	\$1,146	\$1,323	\$1,476	\$1,629	\$1,781
	60% RENT LIMIT	\$1,069	\$1,146	\$1,375	\$1,588	\$1,771	\$1,955	\$2,137
	65% RENT LIMIT	\$1,224	\$1,313	\$1,577	\$1,814	\$2,004	\$2,192	\$2,381
	80% RENT LIMIT	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$922	\$988	\$1,185	\$1,369	\$1,527	\$1,685	\$1,842
	LOW HOME RENT	\$922	\$988	\$1,185	\$1,369	\$1,527	\$1,685	\$1,842
	HIGH HOME RENT	\$983	\$1,013	\$1,356	\$1,683	\$1,859	\$2,138	\$2,381
Manchester, NH HMFA	FAIR MARKET RENT	\$775	\$930	\$1,161	\$1,441	\$1,638	\$1,884	\$2,129
	50% RENT LIMIT	\$661	\$708	\$850	\$981	\$1,095	\$1,208	\$1,321
	60% RENT LIMIT	\$793	\$849	\$1,020	\$1,178	\$1,314	\$1,450	\$1,585
	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	\$1,057	\$1,133	\$1,360	\$1,570	\$1,752	\$1,933	\$2,114
	50% HOME RENT LIMIT	\$695	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
	LOW HOME RENT	\$695	\$745	\$893	\$1,032	\$1,152	\$1,271	\$1,389
	HIGH HOME RENT	\$775	\$930	\$1,161	\$1,337	\$1,471	\$1,605	\$1,739
Nashua, NH HMFA	FAIR MARKET RENT	\$759	\$935	\$1,230	\$1,688	\$1,964	\$2,259	\$2,553
	50% RENT LIMIT	\$798	\$855	\$1,026	\$1,185	\$1,322	\$1,459	\$1,596
	60% RENT LIMIT	\$958	\$1,026	\$1,231	\$1,422	\$1,587	\$1,751	\$1,915
	65% RENT LIMIT	\$1,110	\$1,191	\$1,431	\$1,645	\$1,815	\$1,984	\$2,153
	80% RENT LIMIT	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$840	\$900	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
	LOW HOME RENT	\$759	\$900	\$1,080	\$1,248	\$1,392	\$1,536	\$1,680
	HIGH HOME RENT	\$759	\$935	\$1,230	\$1,645	\$1,815	\$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	\$657	\$861	\$1,036	\$1,286	\$1,728	\$1,987	\$2,246
	50% RENT LIMIT	\$741	\$794	\$953	\$1,101	\$1,228	\$1,356	\$1,482
	60% RENT LIMIT	\$889	\$953	\$1,144	\$1,321	\$1,474	\$1,627	\$1,778
	65% RENT LIMIT	\$1,025	\$1,099	\$1,321	\$1,517	\$1,673	\$1,827	\$1,982
	80% RENT LIMIT	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$752	\$806	\$967	\$1,116	\$1,246	\$1,375	\$1,503
	LOW HOME RENT	\$657	\$806	\$967	\$1,116	\$1,246	\$1,375	\$1,503
	HIGH HOME RENT	\$657	\$861	\$1,036	\$1,286	\$1,673	\$1,827	\$1,982
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$668	\$728	\$975	\$1,309	\$1,336	\$1,536	\$1,737
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$873	\$936	\$1,126	\$1,291	\$1,421	\$1,549	\$1,677
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$668	\$728	\$975	\$1,291	\$1,336	\$1,536	\$1,677
Carroll County, NH	FAIR MARKET RENT	\$685	\$736	\$960	\$1,191	\$1,316	\$1,513	\$1,711
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$685	\$736	\$960	\$1,191	\$1,316	\$1,513	\$1,674
Cheshire County, NH	FAIR MARKET RENT	\$670	\$814	\$1,051	\$1,340	\$1,508	\$1,734	\$1,960
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$632	\$677	\$812	\$938	\$1,047	\$1,156	\$1,263
	LOW HOME RENT	\$631	\$677	\$812	\$938	\$1,047	\$1,153	\$1,263
	HIGH HOME RENT	\$670	\$814	\$1,051	\$1,289	\$1,418	\$1,546	\$1,674
Coos County, NH	FAIR MARKET RENT	\$468	\$591	\$684	\$889	\$1,090	\$1,254	\$1,417
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	LOW HOME RENT	\$468	\$591	\$684	\$889	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$468	\$591	\$684	\$889	\$1,090	\$1,254	\$1,417
Grafton County, NH	FAIR MARKET RENT	\$703	\$750	\$965	\$1,216	\$1,361	\$1,565	\$1,769
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	LOW HOME RENT	\$652	\$698	\$838	\$968	\$1,081	\$1,192	\$1,303
	HIGH HOME RENT	\$703	\$750	\$965	\$1,216	\$1,361	\$1,546	\$1,674

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EFFECTIVE DATE OF FAIR MARKET RENT: 12/11/2015

EFFECTIVE DATE HOME RENTS: 6/6/2016

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Merrimack County, NH	FAIR MARKET RENT	\$678	\$817	\$1,019	\$1,362	\$1,590	\$1,829	\$2,067
	50% RENT LIMIT	\$728	\$780	\$936	\$1,081	\$1,207	\$1,331	\$1,456
	60% RENT LIMIT	\$874	\$936	\$1,123	\$1,298	\$1,449	\$1,598	\$1,747
	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	\$1,150	\$1,232	\$1,478	\$1,708	\$1,906	\$2,103	\$2,299
	50% HOME RENT LIMIT	\$730	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
	LOW HOME RENT	\$678	\$781	\$937	\$1,083	\$1,208	\$1,333	\$1,457
	HIGH HOME RENT	\$678	\$817	\$1,019	\$1,362	\$1,590	\$1,754	\$1,901
Sullivan County, NH	FAIR MARKET RENT	\$656	\$729	\$958	\$1,288	\$1,330	\$1,530	\$1,729
	50% RENT LIMIT	\$625	\$670	\$803	\$928	\$1,036	\$1,143	\$1,249
	60% RENT LIMIT	\$750	\$804	\$964	\$1,114	\$1,243	\$1,371	\$1,499
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,000	\$1,071	\$1,285	\$1,485	\$1,656	\$1,828	\$1,998
	50% HOME RENT LIMIT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	LOW HOME RENT	\$627	\$671	\$806	\$931	\$1,038	\$1,146	\$1,253
	HIGH HOME RENT	\$656	\$729	\$958	\$1,288	\$1,330	\$1,530	\$1,674

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.