

COMPARISON OF AREA RENT LIMITS

Year: 2017

Revised Date

4/14/2017

EFFECTIVE DATE OF % RENTS: 4/14/2017

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2016

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	\$1,194	\$1,372	\$1,691	\$2,116	\$2,331	\$2,681	\$3,030
	50% RENT LIMIT	\$905	\$970	\$1,163	\$1,344	\$1,500	\$1,655	\$1,809
	60% RENT LIMIT	\$1,086	\$1,164	\$1,396	\$1,613	\$1,800	\$1,986	\$2,171
	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	80% RENT LIMIT	\$1,368	\$1,466	\$1,758	\$2,032	\$2,267	\$2,501	\$2,735
	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	\$890	\$1,024	\$1,305	\$1,633	\$1,799	\$2,069	\$2,339
	50% RENT LIMIT	\$767	\$821	\$986	\$1,139	\$1,271	\$1,402	\$1,533
	60% RENT LIMIT	\$921	\$986	\$1,183	\$1,367	\$1,525	\$1,683	\$1,839
	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	\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380
	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	\$931	\$937	\$1,174	\$1,601	\$1,829	\$2,103	\$2,378
	50% RENT LIMIT	\$781	\$836	\$1,003	\$1,160	\$1,293	\$1,428	\$1,561
	60% RENT LIMIT	\$937	\$1,004	\$1,204	\$1,392	\$1,552	\$1,713	\$1,873
	50% HERA Special Rent	\$793	\$850	\$1,021	\$1,179	\$1,316	\$1,451	\$1,587
	60% HERA Special Rent	\$952	\$1,020	\$1,225	\$1,415	\$1,579	\$1,742	\$1,904
	65% RENT LIMIT	\$1,043	\$1,118	\$1,343	\$1,544	\$1,703	\$1,860	\$2,017
	80% RENT LIMIT	\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380
	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	\$964	\$1,011	\$1,331	\$1,665	\$1,835	\$2,110	\$2,386
	50% RENT LIMIT	\$925	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
	60% RENT LIMIT	\$1,110	\$1,188	\$1,426	\$1,647	\$1,837	\$2,028	\$2,217
	65% RENT LIMIT	\$1,224	\$1,313	\$1,577	\$1,814	\$2,004	\$2,192	\$2,381
	80% RENT LIMIT	\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380
	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	\$796	\$936	\$1,177	\$1,472	\$1,622	\$1,865	\$2,109
	50% RENT LIMIT	\$686	\$735	\$882	\$1,019	\$1,137	\$1,255	\$1,372
	60% RENT LIMIT	\$823	\$882	\$1,059	\$1,223	\$1,365	\$1,506	\$1,646
	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	\$1,097	\$1,176	\$1,411	\$1,630	\$1,818	\$2,006	\$2,194
	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	\$749	\$895	\$1,181	\$1,642	\$1,789	\$2,057	\$2,326
	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
	65% RENT LIMIT	\$1,110	\$1,191	\$1,431	\$1,645	\$1,815	\$1,984	\$2,153
	80% RENT LIMIT	\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380
	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	\$633	\$824	\$997	\$1,247	\$1,661	\$1,910	\$2,159
	50% RENT LIMIT	\$762	\$816	\$980	\$1,132	\$1,263	\$1,394	\$1,524
	60% RENT LIMIT	\$915	\$980	\$1,176	\$1,359	\$1,516	\$1,673	\$1,829
	65% RENT LIMIT	\$1,025	\$1,099	\$1,321	\$1,517	\$1,673	\$1,827	\$1,982
	80% RENT LIMIT	\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380
	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	\$676	\$747	\$981	\$1,308	\$1,352	\$1,555	\$1,758
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$873	\$936	\$1,126	\$1,291	\$1,421	\$1,549	\$1,677
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	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	\$702	\$760	\$968	\$1,211	\$1,461	\$1,680	\$1,899
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	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	\$677	\$807	\$1,033	\$1,338	\$1,469	\$1,689	\$1,910
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	50% HOME RENT LIMIT	\$632	\$677	\$812	\$938	\$1,047	\$1,156	\$1,263
	LOW HOME RENT	\$632	\$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	\$577	\$606	\$699	\$920	\$1,092	\$1,256	\$1,420
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	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	\$778	\$877	\$1,127	\$1,436	\$1,659	\$1,908	\$2,157
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	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 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	\$707	\$825	\$1,035	\$1,402	\$1,596	\$1,835	\$2,075
	50% RENT LIMIT	\$715	\$766	\$920	\$1,062	\$1,185	\$1,308	\$1,429
	60% RENT LIMIT	\$858	\$919	\$1,104	\$1,275	\$1,422	\$1,569	\$1,715
	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	\$1,143	\$1,225	\$1,471	\$1,699	\$1,896	\$2,091	\$2,287
	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	\$678	\$702	\$933	\$1,261	\$1,303	\$1,498	\$1,694
	50% RENT LIMIT	\$638	\$684	\$821	\$949	\$1,058	\$1,168	\$1,277
	60% RENT LIMIT	\$766	\$821	\$985	\$1,139	\$1,270	\$1,402	\$1,533
	65% RENT LIMIT	\$870	\$934	\$1,123	\$1,289	\$1,418	\$1,546	\$1,674
	80% RENT LIMIT	\$1,022	\$1,095	\$1,315	\$1,518	\$1,693	\$1,869	\$2,044
	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.