

COMPARISON OF AREA RENT LIMITS

last updated
10/1/2013

EFFECTIVE DATE OF % RENTS: 12/11/2012
EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2013
EFFECTIVE DATE HOME RENTS: 6/1/2013

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	\$826	\$885	\$1,062	\$1,227	\$1,370	\$1,511	\$1,652	
	60% RENT LIMIT	\$991	\$1,062	\$1,275	\$1,473	\$1,644	\$1,813	\$1,982	
	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	\$1,178	\$1,263	\$1,516	\$1,751	\$1,953	\$2,156	\$2,357	
	LOW HOME RENT	\$856	\$917	\$1,101	\$1,271	\$1,418	\$1,565	\$1,711	
	HIGH HOME RENT	\$1,035	\$1,156	\$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	\$745	\$798	\$957	\$1,106	\$1,235	\$1,362	\$1,489	
	60% RENT LIMIT	\$894	\$957	\$1,149	\$1,328	\$1,482	\$1,635	\$1,787	
	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	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254	
	LOW HOME RENT	\$762	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566	
	HIGH HOME RENT	\$762	\$942	\$1,160	\$1,403	\$1,490	\$1,714	\$1,931	
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$718	\$838	\$1,065	\$1,459	\$1,523	\$1,751	\$1,980	
	50% RENT LIMIT	\$745	\$798	\$957	\$1,106	\$1,235	\$1,362	\$1,489	
	60% RENT LIMIT	\$894	\$957	\$1,149	\$1,328	\$1,482	\$1,635	\$1,787	
	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	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254	
	LOW HOME RENT	\$734	\$839	\$1,007	\$1,163	\$1,298	\$1,432	\$1,566	
	HIGH HOME RENT	\$734	\$856	\$1,088	\$1,480	\$1,556	\$1,781	\$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	\$901	\$965	\$1,158	\$1,339	\$1,493	\$1,648	\$1,802	
	60% RENT LIMIT	\$1,081	\$1,158	\$1,390	\$1,607	\$1,792	\$1,978	\$2,163	
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169	
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254	
	LOW HOME RENT	\$869	\$881	\$1,158	\$1,339	\$1,493	\$1,648	\$1,802	
	HIGH HOME RENT	\$869	\$881	\$1,192	\$1,636	\$1,642	\$1,888	\$2,135	
	Manchester, NH HMFA	FAIR MARKET RENT	\$626	\$829	\$1,052	\$1,310	\$1,484	\$1,707	\$1,929
		50% RENT LIMIT	\$662	\$710	\$852	\$984	\$1,098	\$1,211	\$1,324
60% RENT LIMIT		\$795	\$852	\$1,023	\$1,181	\$1,318	\$1,454	\$1,589	
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		\$1,060	\$1,135	\$1,362	\$1,574	\$1,756	\$1,938	\$2,119	
LOW HOME RENT		\$673	\$721	\$866	\$1,001	\$1,117	\$1,232	\$1,347	
HIGH HOME RENT		\$698	\$875	\$1,095	\$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	\$811	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622	
	60% RENT LIMIT	\$973	\$1,043	\$1,252	\$1,446	\$1,614	\$1,780	\$1,946	
	65% RENT LIMIT	\$1,050	\$1,126	\$1,353	\$1,555	\$1,715	\$1,874	\$2,033	
	80% RENT LIMIT	\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254	
	LOW HOME RENT	\$792	\$881	\$1,057	\$1,222	\$1,363	\$1,504	\$1,645	
	HIGH HOME RENT	\$792	\$926	\$1,174	\$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	\$708	\$759	\$911	\$1,053	\$1,175	\$1,296	\$1,417
60% RENT LIMIT		\$850	\$911	\$1,093	\$1,263	\$1,410	\$1,556	\$1,701	
65% RENT LIMIT		\$903	\$968	\$1,163	\$1,335	\$1,470	\$1,603	\$1,737	
80% RENT LIMIT		\$1,127	\$1,208	\$1,450	\$1,675	\$1,868	\$2,061	\$2,254	
LOW HOME RENT		\$708	\$757	\$911	\$1,053	\$1,175	\$1,296	\$1,417	
HIGH HOME RENT		\$737	\$757	\$970	\$1,244	\$1,305	\$1,501	\$1,697	

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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	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$739	\$744	\$1,006	\$1,155	\$1,269	\$1,381	\$1,494
	Carroll County, NH	FAIR MARKET RENT	\$703	\$782	\$1,013	\$1,410	\$1,415	\$1,627
50% RENT LIMIT		\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
60% RENT LIMIT		\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
65% RENT LIMIT		\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
80% RENT LIMIT		\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
LOW HOME RENT		\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
HIGH HOME RENT		\$699	\$777	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
Cheshire County, NH		FAIR MARKET RENT	\$614	\$737	\$972	\$1,211	\$1,583	\$1,820
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	65% RENT LIMIT	\$785	\$843	\$1,013	\$1,161	\$1,276	\$1,389	\$1,502
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$618	\$663	\$796	\$919	\$1,026	\$1,131	\$1,237
	HIGH HOME RENT	\$696	\$764	\$1,008	\$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		\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
60% RENT LIMIT		\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
65% RENT LIMIT		\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
80% RENT LIMIT		\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
LOW HOME RENT		\$558	\$583	\$691	\$914	\$1,020	\$1,125	\$1,230
HIGH HOME RENT		\$558	\$583	\$691	\$922	\$1,106	\$1,272	\$1,438
Grafton County, NH		FAIR MARKET RENT	\$789	\$808	\$1,016	\$1,275	\$1,418	\$1,631
	50% RENT LIMIT	\$607	\$651	\$781	\$902	\$1,007	\$1,111	\$1,214
	60% RENT LIMIT	\$729	\$781	\$937	\$1,083	\$1,209	\$1,333	\$1,457
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	LOW HOME RENT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$780	\$798	\$1,004	\$1,155	\$1,269	\$1,381	\$1,494
	Merrimack County, NH	FAIR MARKET RENT	\$640	\$801	\$1,002	\$1,321	\$1,576	\$1,812
50% RENT LIMIT		\$697	\$747	\$897	\$1,036	\$1,156	\$1,276	\$1,394
60% RENT LIMIT		\$837	\$897	\$1,077	\$1,243	\$1,387	\$1,531	\$1,673
50% HERA Special Rent		\$698	\$748	\$898	\$1,037	\$1,157	\$1,277	\$1,396
60% HERA Special Rent		\$838	\$898	\$1,078	\$1,245	\$1,389	\$1,533	\$1,675
65% RENT LIMIT		\$888	\$952	\$1,144	\$1,313	\$1,445	\$1,576	\$1,707
80% RENT LIMIT		\$1,116	\$1,195	\$1,435	\$1,657	\$1,848	\$2,040	\$2,231
LOW HOME RENT		\$654	\$747	\$897	\$1,036	\$1,156	\$1,276	\$1,394
HIGH HOME RENT		\$654	\$819	\$1,024	\$1,313	\$1,445	\$1,576	\$1,707
Sullivan County, NH		FAIR MARKET RENT	\$660	\$752	\$917	\$1,242	\$1,263	\$1,452
	50% RENT LIMIT	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,209
	60% RENT LIMIT	\$726	\$777	\$933	\$1,078	\$1,203	\$1,327	\$1,451
	65% RENT LIMIT	\$780	\$838	\$1,007	\$1,155	\$1,269	\$1,381	\$1,494
	80% RENT LIMIT	\$968	\$1,037	\$1,245	\$1,438	\$1,603	\$1,770	\$1,935
	LOW HOME RENT	\$616	\$660	\$791	\$914	\$1,020	\$1,125	\$1,230
	HIGH HOME RENT	\$672	\$765	\$933	\$1,155	\$1,269	\$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.

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 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.