

# COMPARISON OF AREA RENT LIMITS

Year: 2019

Revised Date

5/6/2019

EFFECTIVE DATE OF % Rents: 4/24/2019

EFFECTIVE DATE OF Fair Market Rent: 4/15/2019

EFFECTIVE DATE HOME Rents: 6/1/2018

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>HUD Metropolitan Fair Market Rent Areas</b>								
Boston-Cambridge-Quincy, MA-NH HMFA NH Portion	Fair Market Rent	\$1,608	\$1,801	\$2,194	\$2,749	\$2,966	\$3,411	\$3,856
	50% Rent Limit	\$1,037	\$1,111	\$1,333	\$1,540	\$1,718	\$1,896	\$2,073
	60% Rent Limit	\$1,245	\$1,333	\$1,600	\$1,848	\$2,062	\$2,276	\$2,488
	65% Rent Limit	\$1,253	\$1,344	\$1,614	\$1,857	\$2,051	\$2,245	\$2,439
	80% Rent Limit	\$1,561	\$1,673	\$2,007	\$2,319	\$2,587	\$2,855	\$3,122
	50% HOME Rent Limit	\$943	\$1,011	\$1,213	\$1,401	\$1,563	\$1,725	\$1,886
	Low HOME Rent	\$943	\$1,011	\$1,213	\$1,401	\$1,563	\$1,725	\$1,886
	High HOME Rent	\$1,253	\$1,344	\$1,614	\$1,857	\$2,051	\$2,245	\$2,439
Lawrence, MA-NH HMFA NH Portion	Fair Market Rent	\$920	\$1,057	\$1,357	\$1,700	\$1,834	\$2,109	\$2,384
	50% Rent Limit	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	60% Rent Limit	\$1,072	\$1,149	\$1,378	\$1,593	\$1,777	\$1,961	\$2,144
	65% Rent Limit	\$1,061	\$1,138	\$1,368	\$1,572	\$1,734	\$1,895	\$2,055
	80% Rent Limit	\$1,321	\$1,415	\$1,698	\$1,963	\$2,190	\$2,416	\$2,642
	50% HOME Rent Limit	\$831	\$890	\$1,068	\$1,235	\$1,377	\$1,520	\$1,662
	Low HOME Rent	\$815	\$890	\$1,068	\$1,235	\$1,377	\$1,520	\$1,662
	High HOME Rent	\$815	\$929	\$1,187	\$1,488	\$1,619	\$1,862	\$2,055
Portsmouth-Rochester, NH HMFA	Fair Market Rent	\$909	\$916	\$1,161	\$1,595	\$1,959	\$2,253	\$2,547
	50% Rent Limit	\$826	\$885	\$1,061	\$1,226	\$1,367	\$1,509	\$1,650
	60% Rent Limit	\$991	\$1,062	\$1,273	\$1,471	\$1,641	\$1,811	\$1,980
	50% HERA Special Rent	\$868	\$930	\$1,116	\$1,290	\$1,438	\$1,588	\$1,736
	60% HERA Special Rent	\$1,042	\$1,116	\$1,339	\$1,548	\$1,726	\$1,905	\$2,083
	65% Rent Limit	\$1,109	\$1,189	\$1,429	\$1,644	\$1,814	\$1,982	\$2,152
	80% Rent Limit	\$1,321	\$1,415	\$1,698	\$1,961	\$2,188	\$2,415	\$2,640
	50% HOME Rent Limit	\$868	\$930	\$1,116	\$1,290	\$1,438	\$1,588	\$1,736
	Low HOME Rent	\$868	\$930	\$1,116	\$1,290	\$1,438	\$1,588	\$1,736
	High HOME Rent	\$934	\$940	\$1,187	\$1,631	\$1,814	\$1,982	\$2,152
Western Rockingham Co., NH HMFA	Fair Market Rent	\$1,104	\$1,151	\$1,498	\$2,038	\$2,045	\$2,352	\$2,659
	50% Rent Limit	\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
	60% Rent Limit	\$1,150	\$1,232	\$1,479	\$1,708	\$1,906	\$2,103	\$2,299
	65% Rent Limit	\$1,310	\$1,405	\$1,688	\$1,942	\$2,148	\$2,351	\$2,554
	80% Rent Limit	\$1,321	\$1,415	\$1,698	\$1,963	\$2,190	\$2,416	\$2,642
	50% HOME Rent Limit	\$932	\$998	\$1,198	\$1,385	\$1,545	\$1,704	\$1,863
	Low HOME Rent	\$932	\$998	\$1,198	\$1,385	\$1,545	\$1,704	\$1,863
	High HOME Rent	\$1,055	\$1,094	\$1,442	\$1,834	\$1,964	\$2,259	\$2,553
Manchester, NH HMFA	Fair Market Rent	\$811	\$970	\$1,228	\$1,539	\$1,660	\$1,909	\$2,158
	50% Rent Limit	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	60% Rent Limit	\$931	\$997	\$1,197	\$1,382	\$1,542	\$1,701	\$1,860
	50% HERA Special Rent	\$781	\$836	\$1,003	\$1,160	\$1,293	\$1,428	\$1,561
	60% HERA Special Rent	\$937	\$1,004	\$1,204	\$1,392	\$1,552	\$1,713	\$1,873
	65% Rent Limit	\$920	\$988	\$1,187	\$1,362	\$1,500	\$1,637	\$1,774
	80% Rent Limit	\$1,241	\$1,330	\$1,596	\$1,843	\$2,056	\$2,269	\$2,481
	50% HOME Rent Limit	\$723	\$775	\$930	\$1,074	\$1,198	\$1,322	\$1,445
	Low HOME Rent	\$723	\$775	\$930	\$1,074	\$1,198	\$1,322	\$1,445
	High HOME Rent	\$808	\$965	\$1,187	\$1,362	\$1,500	\$1,637	\$1,774
Nashua, NH HMFA	Fair Market Rent	\$923	\$1,086	\$1,437	\$1,935	\$1,942	\$2,233	\$2,525
	50% Rent Limit	\$901	\$965	\$1,158	\$1,338	\$1,492	\$1,646	\$1,800
	60% Rent Limit	\$1,081	\$1,158	\$1,390	\$1,605	\$1,791	\$1,976	\$2,160
	65% Rent Limit	\$1,173	\$1,258	\$1,511	\$1,737	\$1,918	\$2,097	\$2,278
	80% Rent Limit	\$1,321	\$1,415	\$1,698	\$1,963	\$2,190	\$2,416	\$2,642
	50% HOME Rent Limit	\$917	\$983	\$1,180	\$1,362	\$1,520	\$1,677	\$1,834
	Low HOME Rent	\$790	\$938	\$1,180	\$1,362	\$1,520	\$1,677	\$1,834
	High HOME Rent	\$790	\$938	\$1,239	\$1,722	\$1,732	\$1,992	\$2,252
Hillsborough Co., NH (part) HMFA	Fair Market Rent	\$760	\$967	\$1,183	\$1,565	\$2,070	\$2,381	\$2,691
	50% Rent Limit	\$785	\$841	\$1,010	\$1,166	\$1,301	\$1,436	\$1,569
	60% Rent Limit	\$942	\$1,009	\$1,212	\$1,399	\$1,561	\$1,723	\$1,883
	65% Rent Limit	\$1,025	\$1,099	\$1,321	\$1,517	\$1,673	\$1,827	\$1,982
	80% Rent Limit	\$1,256	\$1,345	\$1,615	\$1,865	\$2,081	\$2,296	\$2,511
	50% HOME Rent Limit	\$768	\$823	\$988	\$1,141	\$1,273	\$1,405	\$1,536
	Low HOME Rent	\$668	\$823	\$988	\$1,141	\$1,273	\$1,405	\$1,536
High HOME Rent	\$668	\$854	\$1,048	\$1,329	\$1,673	\$1,827	\$1,982	

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Non-Metro County FMR Areas</b>								
Belknap County, NH	Fair Market Rent	\$708	\$808	\$1,038	\$1,374	\$1,403	\$1,613	\$1,824
	50% Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	60% Rent Limit	\$858	\$918	\$1,102	\$1,273	\$1,420	\$1,567	\$1,713
	65% Rent Limit	\$898	\$963	\$1,158	\$1,329	\$1,463	\$1,596	\$1,728
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	Low HOME Rent	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	High HOME Rent	\$727	\$822	\$1,065	\$1,329	\$1,451	\$1,596	\$1,728
Carroll County, NH	Fair Market Rent	\$712	\$835	\$1,040	\$1,377	\$1,678	\$1,930	\$2,181
	50% Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	60% Rent Limit	\$858	\$918	\$1,102	\$1,273	\$1,420	\$1,567	\$1,713
	65% Rent Limit	\$898	\$963	\$1,158	\$1,329	\$1,463	\$1,596	\$1,728
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	Low HOME Rent	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	High HOME Rent	\$720	\$836	\$1,049	\$1,326	\$1,463	\$1,596	\$1,728
Cheshire County, NH	Fair Market Rent	\$747	\$841	\$1,096	\$1,477	\$1,602	\$1,842	\$2,083
	50% Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	60% Rent Limit	\$858	\$918	\$1,102	\$1,273	\$1,420	\$1,567	\$1,713
	65% Rent Limit	\$905	\$971	\$1,168	\$1,340	\$1,476	\$1,610	\$1,744
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$712	\$763	\$915	\$1,057	\$1,180	\$1,301	\$1,422
	Low HOME Rent	\$712	\$763	\$915	\$1,057	\$1,180	\$1,301	\$1,422
	High HOME Rent	\$753	\$868	\$1,118	\$1,340	\$1,476	\$1,610	\$1,744
Coos County, NH	Fair Market Rent	\$609	\$694	\$803	\$1,034	\$1,192	\$1,371	\$1,550
	50% Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	60% Rent Limit	\$858	\$918	\$1,102	\$1,273	\$1,420	\$1,567	\$1,713
	65% Rent Limit	\$898	\$963	\$1,158	\$1,329	\$1,463	\$1,596	\$1,728
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	Low HOME Rent	\$641	\$676	\$776	\$1,019	\$1,168	\$1,290	\$1,410
	High HOME Rent	\$641	\$676	\$776	\$1,019	\$1,191	\$1,370	\$1,548
Grafton County, NH	Fair Market Rent	\$697	\$811	\$1,062	\$1,331	\$1,865	\$2,145	\$2,425
	50% Rent Limit	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	60% Rent Limit	\$931	\$997	\$1,197	\$1,382	\$1,542	\$1,701	\$1,860
	65% Rent Limit	\$898	\$963	\$1,158	\$1,329	\$1,463	\$1,596	\$1,728
	80% Rent Limit	\$1,241	\$1,330	\$1,596	\$1,843	\$2,056	\$2,269	\$2,481
	50% HOME Rent Limit	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	Low HOME Rent	\$700	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	High HOME Rent	\$700	\$798	\$1,032	\$1,294	\$1,463	\$1,596	\$1,728
Merrimack County, NH	Fair Market Rent	\$808	\$875	\$1,122	\$1,498	\$1,659	\$1,908	\$2,157
	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
	50% HERA Special Rent	\$812	\$870	\$1,045	\$1,206	\$1,346	\$1,485	\$1,624
	60% HERA Special Rent	\$975	\$1,044	\$1,254	\$1,448	\$1,615	\$1,782	\$1,948
	65% Rent Limit	\$1,001	\$1,074	\$1,291	\$1,482	\$1,634	\$1,784	\$1,935
	80% Rent Limit	\$1,298	\$1,391	\$1,668	\$1,928	\$2,151	\$2,373	\$2,595
	50% HOME Rent Limit	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406	\$1,538
	Low HOME Rent	\$770	\$825	\$990	\$1,143	\$1,275	\$1,406	\$1,538
	High HOME Rent	\$786	\$882	\$1,122	\$1,482	\$1,634	\$1,784	\$1,935
Sullivan County, NH	Fair Market Rent	\$743	\$773	\$1,022	\$1,332	\$1,600	\$1,840	\$2,080
	50% Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	60% Rent Limit	\$858	\$918	\$1,102	\$1,273	\$1,420	\$1,567	\$1,713
	65% Rent Limit	\$898	\$963	\$1,158	\$1,329	\$1,463	\$1,596	\$1,728
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	Low HOME Rent	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,410
	High HOME Rent	\$744	\$774	\$1,029	\$1,329	\$1,463	\$1,596	\$1,728

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
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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 are 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.