

COMPARISON OF AREA RENT LIMITS

Year: 2020

Revised Date

10/9/2019

EFFECTIVE DATE OF % Rents: 4/24/2019

EFFECTIVE DATE OF Fair Market Rent: 10/1/2019

EFFECTIVE DATE HOME Rents: 6/28/2019

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	\$1,715	\$1,900	\$2,311	\$2,880	\$3,131	\$3,601	\$4,070
	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	\$1,329	\$1,425	\$1,712	\$1,970	\$2,178	\$2,384	\$2,591
	80% Rent Limit	\$1,561	\$1,673	\$2,007	\$2,319	\$2,587	\$2,855	\$3,122
	50% HOME Rent Limit	\$1,037	\$1,111	\$1,333	\$1,540	\$1,718	\$1,896	\$2,073
	Low HOME Rent	\$1,037	\$1,111	\$1,333	\$1,540	\$1,718	\$1,896	\$2,073
	High HOME Rent	\$1,329	\$1,425	\$1,712	\$1,970	\$2,178	\$2,384	\$2,591
Lawrence, MA-NH HMFA NH Portion	Fair Market Rent	\$970	\$1,117	\$1,438	\$1,792	\$1,948	\$2,240	\$2,532
	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	\$1,141	\$1,224	\$1,472	\$1,692	\$1,868	\$2,042	\$2,216
	80% Rent Limit	\$1,321	\$1,415	\$1,698	\$1,963	\$2,190	\$2,416	\$2,642
	50% HOME Rent Limit	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	Low HOME Rent	\$893	\$957	\$1,148	\$1,327	\$1,481	\$1,634	\$1,786
	High HOME Rent	\$920	\$1,057	\$1,357	\$1,692	\$1,834	\$2,042	\$2,216
Portsmouth-Rochester, NH HMFA	Fair Market Rent	\$1,000	\$1,029	\$1,315	\$1,795	\$2,212	\$2,544	\$2,876
	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	\$916	\$1,116	\$1,290	\$1,438	\$1,588	\$1,736
		High HOME Rent	\$909	\$916	\$1,161	\$1,595	\$1,814	\$1,982
Western Rockingham Co., NH HMFA	Fair Market Rent	\$1,118	\$1,162	\$1,504	\$2,119	\$2,127	\$2,446	\$2,765
	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	\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
	Low HOME Rent	\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
	High HOME Rent	\$1,104	\$1,151	\$1,498	\$1,942	\$2,045	\$2,351	\$2,554
Manchester, NH HMFA	Fair Market Rent	\$801	\$948	\$1,198	\$1,493	\$1,623	\$1,866	\$2,110
	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	\$989	\$1,061	\$1,274	\$1,464	\$1,614	\$1,762	\$1,910
	80% Rent Limit	\$1,241	\$1,330	\$1,596	\$1,843	\$2,056	\$2,269	\$2,481
	50% HOME Rent Limit	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	Low HOME Rent	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	High HOME Rent	\$811	\$970	\$1,228	\$1,464	\$1,614	\$1,762	\$1,910
Nashua, NH HMFA	Fair Market Rent	\$889	\$1,036	\$1,365	\$1,833	\$1,849	\$2,126	\$2,404
	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	\$917	\$983	\$1,180	\$1,362	\$1,520	\$1,677	\$1,834
	High HOME Rent	\$923	\$1,086	\$1,437	\$1,737	\$1,918	\$2,097	\$2,278
Hillsborough Co., NH (part) HMFA	Fair Market Rent	\$719	\$880	\$1,104	\$1,481	\$1,900	\$2,185	\$2,470
	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	\$785	\$841	\$1,010	\$1,166	\$1,301	\$1,436	\$1,569
	Low HOME Rent	\$760	\$841	\$1,010	\$1,166	\$1,301	\$1,436	\$1,569
	High HOME Rent	\$760	\$967	\$1,183	\$1,517	\$1,673	\$1,827	\$1,982

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	\$691	\$794	\$1,020	\$1,377	\$1,382	\$1,589	\$1,797
	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	\$909	\$975	\$1,172	\$1,345	\$1,481	\$1,616	\$1,751
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	Low HOME Rent	\$708	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	High HOME Rent	\$708	\$808	\$1,038	\$1,345	\$1,403	\$1,613	\$1,751
Carroll County, NH	Fair Market Rent	\$653	\$815	\$1,002	\$1,340	\$1,643	\$1,889	\$2,136
	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	\$909	\$975	\$1,172	\$1,345	\$1,481	\$1,616	\$1,751
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	Low HOME Rent	\$712	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	High HOME Rent	\$712	\$835	\$1,040	\$1,345	\$1,481	\$1,616	\$1,751
Cheshire County, NH	Fair Market Rent	\$725	\$806	\$1,062	\$1,457	\$1,550	\$1,783	\$2,015
	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	\$909	\$975	\$1,172	\$1,345	\$1,481	\$1,616	\$1,751
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	Low HOME Rent	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	High HOME Rent	\$747	\$841	\$1,096	\$1,345	\$1,481	\$1,616	\$1,751
Coos County, NH	Fair Market Rent	\$549	\$660	\$769	\$971	\$1,163	\$1,337	\$1,512
	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	\$909	\$975	\$1,172	\$1,345	\$1,481	\$1,616	\$1,751
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
	Low HOME Rent	\$609	\$694	\$803	\$1,034	\$1,183	\$1,306	\$1,428
	High HOME Rent	\$609	\$694	\$803	\$1,034	\$1,192	\$1,371	\$1,550
Grafton County, NH	Fair Market Rent	\$654	\$767	\$1,001	\$1,247	\$1,757	\$2,021	\$2,284
	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	\$989	\$1,061	\$1,274	\$1,464	\$1,614	\$1,762	\$1,910
	80% Rent Limit	\$1,241	\$1,330	\$1,596	\$1,843	\$2,056	\$2,269	\$2,481
	50% HOME Rent Limit	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	Low HOME Rent	\$697	\$811	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	High HOME Rent	\$697	\$811	\$1,062	\$1,331	\$1,614	\$1,762	\$1,910
Merrimack County, NH	Fair Market Rent	\$813	\$875	\$1,131	\$1,479	\$1,634	\$1,879	\$2,124
	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	\$1,035	\$1,110	\$1,334	\$1,533	\$1,690	\$1,847	\$2,003
	80% Rent Limit	\$1,298	\$1,391	\$1,668	\$1,928	\$2,151	\$2,373	\$2,595
	50% HOME Rent Limit	\$811	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622
Sullivan County, NH	Low HOME Rent	\$808	\$869	\$1,043	\$1,205	\$1,345	\$1,483	\$1,622
	High HOME Rent	\$808	\$875	\$1,122	\$1,498	\$1,659	\$1,847	\$2,003
	Fair Market Rent	\$723	\$757	\$997	\$1,257	\$1,657	\$1,906	\$2,154
	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	\$909	\$975	\$1,172	\$1,345	\$1,481	\$1,616	\$1,751
	80% Rent Limit	\$1,143	\$1,225	\$1,470	\$1,698	\$1,893	\$2,090	\$2,285
	50% HOME Rent Limit	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428
Low HOME Rent	\$715	\$765	\$918	\$1,061	\$1,183	\$1,306	\$1,428	
High HOME Rent	\$743	\$773	\$1,022	\$1,332	\$1,481	\$1,616	\$1,751	

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

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 Current Year Median over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.