

COMPARISON OF AREA PROGRAM RENT LIMITS

Year: 2021

Revised Date

6/2/2021

EFFECTIVE DATE OF % RENTS: 4/1/2021

EFFECTIVE DATE OF FAIR MARKET RENT: 10/1/2020

EFFECTIVE DATE HOME RENTS: 6/1/2021

EFFECTIVE DATE HOUSING TRUST FUND RENTS: 6/1/2021

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	\$1,742	\$1,924	\$2,336	\$2,906	\$3,168	\$3,643	\$4,118
	50% RENT LIMIT	\$1,175	\$1,258	\$1,510	\$1,745	\$1,946	\$2,148	\$2,348
	60% RENT LIMIT	\$1,410	\$1,510	\$1,812	\$2,094	\$2,335	\$2,577	\$2,818
	65% RENT LIMIT	\$1,248	\$1,288	\$1,768	\$2,147	\$2,526	\$2,830	\$2,829
	80% RENT LIMIT	\$1,768	\$1,895	\$2,273	\$2,627	\$2,931	\$3,234	\$3,536
	50% HOME RENT LIMIT	\$1,509	\$1,618	\$1,943	\$2,236	\$2,475	\$2,712	\$2,950
	LOW HOME RENT	\$1,175	\$1,258	\$1,510	\$1,745	\$1,946	\$2,148	\$2,348
	HIGH HOME RENT	\$1,509	\$1,618	\$1,943	\$2,236	\$2,475	\$2,712	\$2,950
	HOUSING TRUST FUND	\$705	\$755	\$906	\$1,046	\$1,167	\$1,288	\$1,408
	Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$984	\$1,148	\$1,474	\$1,833	\$1,999	\$2,299
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
50% HERA Special Rent		\$922	\$988	\$1,186	\$1,370	\$1,528	\$1,686	\$1,844
60% HERA Special Rent		\$1,107	\$1,186	\$1,423	\$1,644	\$1,834	\$2,024	\$2,213
65% RENT LIMIT		\$1,003	\$1,059	\$1,398	\$1,698	\$1,997	\$2,237	\$2,238
80% RENT LIMIT		\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
50% HOME RENT LIMIT		\$1,150	\$1,234	\$1,483	\$1,704	\$1,881	\$2,057	\$2,234
LOW HOME RENT		\$901	\$965	\$1,158	\$1,338	\$1,492	\$1,646	\$1,800
HIGH HOME RENT		\$984	\$1,148	\$1,474	\$1,704	\$1,881	\$2,057	\$2,234
HOUSING TRUST FUND	\$540	\$578	\$695	\$802	\$895	\$1,059	\$1,227	
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$969	\$1,033	\$1,330	\$1,803	\$2,226	\$2,560	\$2,894
	50% RENT LIMIT	\$933	\$1,000	\$1,200	\$1,386	\$1,546	\$1,706	\$1,865
	60% RENT LIMIT	\$1,120	\$1,200	\$1,440	\$1,663	\$1,855	\$2,047	\$2,238
	65% RENT LIMIT	\$1,003	\$1,059	\$1,398	\$1,698	\$1,997	\$2,237	\$2,238
	80% RENT LIMIT	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
	50% HOME RENT LIMIT	\$1,194	\$1,280	\$1,538	\$1,768	\$1,953	\$2,136	\$2,320
	LOW HOME RENT	\$933	\$1,000	\$1,200	\$1,386	\$1,546	\$1,706	\$1,865
	HIGH HOME RENT	\$969	\$1,033	\$1,330	\$1,768	\$1,953	\$2,136	\$2,320
	HOUSING TRUST FUND	\$603	\$646	\$776	\$897	\$1,001	\$1,104	\$1,227
	Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$1,123	\$1,160	\$1,504	\$2,152	\$2,243	\$2,579
50% RENT LIMIT		\$1,006	\$1,078	\$1,293	\$1,495	\$1,667	\$1,840	\$2,012
60% RENT LIMIT		\$1,207	\$1,293	\$1,552	\$1,794	\$2,001	\$2,208	\$2,415
65% RENT LIMIT		\$1,070	\$1,104	\$1,398	\$1,698	\$1,997	\$2,237	\$2,238
80% RENT LIMIT		\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
50% HOME RENT LIMIT		\$1,310	\$1,405	\$1,688	\$1,942	\$2,148	\$2,351	\$2,554
LOW HOME RENT		\$1,006	\$1,078	\$1,293	\$1,495	\$1,667	\$1,840	\$2,012
HIGH HOME RENT		\$1,123	\$1,160	\$1,504	\$1,942	\$2,148	\$2,351	\$2,554
HOUSING TRUST FUND		\$560	\$600	\$720	\$832	\$928	\$1,059	\$1,227
Manchester, NH HMFA		FAIR MARKET RENT	\$896	\$1,038	\$1,314	\$1,634	\$1,782	\$2,049
	50% RENT LIMIT	\$782	\$838	\$1,005	\$1,161	\$1,295	\$1,429	\$1,562
	60% RENT LIMIT	\$939	\$1,005	\$1,206	\$1,393	\$1,554	\$1,715	\$1,875
	50% HERA Special Rent	\$787	\$843	\$1,012	\$1,168	\$1,303	\$1,438	\$1,573
	60% HERA Special Rent	\$945	\$1,012	\$1,215	\$1,402	\$1,564	\$1,726	\$1,887
	65% RENT LIMIT	\$1,003	\$1,059	\$1,251	\$1,519	\$1,786	\$2,001	\$2,002
	80% RENT LIMIT	\$1,251	\$1,340	\$1,608	\$1,858	\$2,072	\$2,286	\$2,500
	50% HOME RENT LIMIT	\$996	\$1,069	\$1,284	\$1,475	\$1,626	\$1,776	\$1,926
	LOW HOME RENT	\$782	\$838	\$1,005	\$1,161	\$1,295	\$1,429	\$1,562
	HIGH HOME RENT	\$896	\$1,038	\$1,284	\$1,475	\$1,626	\$1,776	\$1,926
HOUSING TRUST FUND	\$470	\$503	\$603	\$719	\$889	\$1,059	\$1,227	

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Nashua, NH HMFA	FAIR MARKET RENT	\$997	\$1,147	\$1,511	\$2,003	\$2,049	\$2,356	\$2,664
	50% RENT LIMIT	\$960	\$1,028	\$1,233	\$1,425	\$1,590	\$1,754	\$1,918
	60% RENT LIMIT	\$1,152	\$1,233	\$1,480	\$1,710	\$1,908	\$2,105	\$2,301
	65% RENT LIMIT	\$1,020	\$1,068	\$1,398	\$1,698	\$1,997	\$2,237	\$2,238
	80% RENT LIMIT	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
	50% HOME RENT LIMIT	\$1,244	\$1,334	\$1,602	\$1,842	\$2,035	\$2,227	\$2,419
	LOW HOME RENT	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	HIGH HOME RENT	\$997	\$1,147	\$1,511	\$1,842	\$2,035	\$2,227	\$2,419
	HOUSING TRUST FUND	\$576	\$617	\$741	\$855	\$955	\$1,059	\$1,227
	Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$813	\$935	\$1,232	\$1,596	\$2,128	\$2,447
50% RENT LIMIT		\$857	\$918	\$1,102	\$1,274	\$1,421	\$1,568	\$1,715
60% RENT LIMIT		\$1,029	\$1,102	\$1,323	\$1,529	\$1,705	\$1,882	\$2,058
65% RENT LIMIT		\$1,003	\$1,059	\$1,372	\$1,666	\$1,960	\$2,195	\$2,196
80% RENT LIMIT		\$1,372	\$1,470	\$1,765	\$2,038	\$2,273	\$2,509	\$2,744
50% HOME RENT LIMIT		\$1,095	\$1,175	\$1,412	\$1,622	\$1,790	\$1,957	\$2,124
LOW HOME RENT		\$813	\$918	\$1,102	\$1,274	\$1,421	\$1,568	\$1,715
HIGH HOME RENT		\$813	\$935	\$1,232	\$1,596	\$1,790	\$1,957	\$2,124
HOUSING TRUST FUND		\$515	\$551	\$662	\$765	\$889	\$1,059	\$1,227

Non-Metro County FMR Areas

Belknap County, NH	FAIR MARKET RENT	\$745	\$829	\$1,057	\$1,428	\$1,433	\$1,648	\$1,863
	50% RENT LIMIT	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	60% RENT LIMIT	\$909	\$973	\$1,168	\$1,350	\$1,506	\$1,661	\$1,816
	65% RENT LIMIT	\$1,003	\$1,059	\$1,211	\$1,471	\$1,730	\$1,938	\$1,939
	80% RENT LIMIT	\$1,211	\$1,298	\$1,557	\$1,799	\$2,007	\$2,215	\$2,422
	50% HOME RENT LIMIT	\$965	\$1,035	\$1,244	\$1,429	\$1,574	\$1,718	\$1,863
	LOW HOME RENT	\$745	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	HIGH HOME RENT	\$745	\$829	\$1,057	\$1,428	\$1,433	\$1,648	\$1,863
	HOUSING TRUST FUND	\$455	\$487	\$585	\$719	\$889	\$1,059	\$1,227
	Carroll County, NH	FAIR MARKET RENT	\$693	\$851	\$1,050	\$1,402	\$1,735	\$1,995
50% RENT LIMIT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
60% RENT LIMIT		\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
65% RENT LIMIT		\$1,003	\$1,059	\$1,195	\$1,450	\$1,706	\$1,911	\$1,911
80% RENT LIMIT		\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
50% HOME RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
LOW HOME RENT		\$693	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
HIGH HOME RENT		\$693	\$851	\$1,050	\$1,402	\$1,551	\$1,693	\$1,835
HOUSING TRUST FUND		\$448	\$480	\$576	\$719	\$889	\$1,059	\$1,227
Cheshire County, NH		FAIR MARKET RENT	\$769	\$823	\$1,080	\$1,546	\$1,672	\$1,923
	50% RENT LIMIT	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
	60% RENT LIMIT	\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
	65% RENT LIMIT	\$1,003	\$1,059	\$1,195	\$1,450	\$1,706	\$1,911	\$1,911
	80% RENT LIMIT	\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
	50% HOME RENT LIMIT	\$965	\$1,035	\$1,244	\$1,429	\$1,574	\$1,718	\$1,863
	LOW HOME RENT	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	HIGH HOME RENT	\$769	\$823	\$1,080	\$1,429	\$1,574	\$1,718	\$1,863
	HOUSING TRUST FUND	\$448	\$480	\$576	\$719	\$889	\$1,059	\$1,227
	Coos County, NH	FAIR MARKET RENT	\$531	\$685	\$792	\$994	\$1,231	\$1,416
50% RENT LIMIT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
60% RENT LIMIT		\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791
65% RENT LIMIT		\$1,003	\$1,059	\$1,195	\$1,450	\$1,706	\$1,911	\$1,911
80% RENT LIMIT		\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388
50% HOME RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
LOW HOME RENT		\$531	\$685	\$792	\$994	\$1,231	\$1,365	\$1,492
HIGH HOME RENT		\$531	\$685	\$792	\$994	\$1,231	\$1,416	\$1,600
HOUSING TRUST FUND		\$448	\$480	\$576	\$719	\$889	\$1,059	\$1,227
Grafton County, NH		FAIR MARKET RENT	\$715	\$834	\$1,083	\$1,354	\$1,875	\$2,156
	50% RENT LIMIT	\$770	\$825	\$990	\$1,144	\$1,276	\$1,408	\$1,540
	60% RENT LIMIT	\$924	\$990	\$1,188	\$1,373	\$1,531	\$1,690	\$1,848
	65% RENT LIMIT	\$1,003	\$1,059	\$1,232	\$1,496	\$1,760	\$1,971	\$1,972
	80% RENT LIMIT	\$1,232	\$1,320	\$1,585	\$1,830	\$2,042	\$2,253	\$2,464
	50% HOME RENT LIMIT	\$1,034	\$1,109	\$1,333	\$1,532	\$1,689	\$1,845	\$2,001
	LOW HOME RENT	\$715	\$834	\$1,042	\$1,204	\$1,343	\$1,482	\$1,620
	HIGH HOME RENT	\$715	\$834	\$1,083	\$1,354	\$1,689	\$1,845	\$2,001
	HOUSING TRUST FUND	\$462	\$495	\$595	\$719	\$889	\$1,059	\$1,227

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
Merrimack County, NH	FAIR MARKET RENT	\$840	\$916	\$1,186	\$1,536	\$1,639	\$1,885	\$2,131	
	50% RENT LIMIT	\$820	\$878	\$1,053	\$1,216	\$1,357	\$1,498	\$1,638	
	60% RENT LIMIT	\$984	\$1,053	\$1,264	\$1,460	\$1,629	\$1,797	\$1,965	
	50% HERA Special Rent	\$847	\$908	\$1,090	\$1,258	\$1,403	\$1,549	\$1,694	
	60% HERA Special Rent	\$1,017	\$1,089	\$1,308	\$1,510	\$1,684	\$1,859	\$2,032	
	65% RENT LIMIT	\$1,003	\$1,059	\$1,311	\$1,592	\$1,872	\$2,097	\$2,098	
	80% RENT LIMIT	\$1,311	\$1,405	\$1,686	\$1,947	\$2,172	\$2,397	\$2,621	
	50% HOME RENT LIMIT	\$1,045	\$1,121	\$1,348	\$1,549	\$1,708	\$1,866	\$2,024	
	LOW HOME RENT	\$820	\$878	\$1,053	\$1,216	\$1,357	\$1,498	\$1,638	
	HIGH HOME RENT	\$840	\$916	\$1,186	\$1,536	\$1,639	\$1,866	\$2,024	
	HOUSING TRUST FUND	\$492	\$527	\$632	\$730	\$889	\$1,059	\$1,227	
	Sullivan County, NH	FAIR MARKET RENT	\$773	\$819	\$1,070	\$1,331	\$1,700	\$1,955	\$2,210
		50% RENT LIMIT	\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
60% RENT LIMIT		\$897	\$960	\$1,152	\$1,331	\$1,485	\$1,638	\$1,791	
65% RENT LIMIT		\$1,003	\$1,059	\$1,195	\$1,450	\$1,706	\$1,911	\$1,911	
80% RENT LIMIT		\$1,195	\$1,280	\$1,536	\$1,775	\$1,980	\$2,184	\$2,388	
50% HOME RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835	
LOW HOME RENT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492	
HIGH HOME RENT		\$773	\$819	\$1,070	\$1,331	\$1,551	\$1,693	\$1,835	
HOUSING TRUST FUND		\$448	\$480	\$576	\$719	\$889	\$1,059	\$1,227	

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.. 2021 FMR's are effective on 10/1/2020)

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.

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Housing Trust Fund Rents: The Housing Trust Fund Interim Rule at § 93.250 states that in any fiscal year in which the total amount available for allocation of HTF funds is less than \$1 billion, the grantee must use 100 percent of its HTF grant for the benefit of extremely low income families or families with incomes at or below the poverty line (whichever is greater). An extremely low income family is defined as a low income family whose annual income does not exceed 30 percent of the median family income of a geographic area. In any fiscal year in which the total amount available for allocation of HTF funds is greater than \$1 billion, the grantee must use at least 75 percent of its grant for the benefit of extremely low income families or families with incomes at or below the poverty line. Any HTF funds not used for the greater of extremely low income families or families with incomes at or below the poverty line must be used for very low income families.

In years in which the amount available for allocation is below \$1 billion, the HTF rent limits reports published by HUD will only display the rent limit for extremely low income tenants, as described above, and will not include a rent limit for very low income tenants.