

COMPARISON OF AREA PROGRAM RENT LIMITS

Effective Dates

Year: 2022

Revised Date

HOUSING VOUCHER AND TAX CREDIT RENTS: 4/18/2022
 FAIR MARKET RENT: 10/1/2021
 HOME RENTS: 6/1/2021
 HOUSING TRUST FUND RENTS: 7/1/2021

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	\$1,658	\$1,826	\$2,205	\$2,726	\$2,990	\$3,439	\$3,887
	50% RENT LIMIT	\$1,227	\$1,315	\$1,577	\$1,823	\$2,033	\$2,243	\$2,453
	60% RENT LIMIT	\$1,473	\$1,578	\$1,893	\$2,187	\$2,440	\$2,692	\$2,944
	65% RENT LIMIT	\$1,509	\$1,618	\$1,943	\$2,236	\$2,475	\$2,712	\$2,950
	80% RENT LIMIT	\$1,957	\$2,097	\$2,517	\$2,908	\$3,243	\$3,579	\$3,914
	50% HOME RENT LIMIT	\$1,175	\$1,258	\$1,510	\$1,745	\$1,946	\$2,148	\$2,348
	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	\$1,040	\$1,219	\$1,565	\$1,935	\$2,122	\$2,440	\$2,759
	50% RENT LIMIT	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842	\$2,014
	60% RENT LIMIT	\$1,209	\$1,295	\$1,554	\$1,796	\$2,004	\$2,211	\$2,417
	50% HERA Special Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	60% HERA Special Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	65% RENT LIMIT	\$1,150	\$1,234	\$1,483	\$1,704	\$1,881	\$2,057	\$2,234
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$901	\$965	\$1,158	\$1,338	\$1,492	\$1,646	\$1,800
	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	\$977	\$1,092	\$1,399	\$1,871	\$2,295	\$2,639	\$2,984
	50% RENT LIMIT	\$1,018	\$1,091	\$1,310	\$1,513	\$1,688	\$1,863	\$2,037
	60% RENT LIMIT	\$1,222	\$1,310	\$1,572	\$1,816	\$2,026	\$2,235	\$2,444
	65% RENT LIMIT	\$1,194	\$1,280	\$1,538	\$1,768	\$1,953	\$2,136	\$2,320
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$933	\$1,000	\$1,200	\$1,386	\$1,546	\$1,706	\$1,865
	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	\$1,238	\$1,244	\$1,637	\$2,325	\$2,620	\$3,013	\$3,406
	50% RENT LIMIT	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833	\$2,023	\$2,212
	60% RENT LIMIT	\$1,327	\$1,422	\$1,707	\$1,972	\$2,200	\$2,427	\$2,654
	65% RENT LIMIT	\$1,310	\$1,405	\$1,688	\$1,942	\$2,148	\$2,351	\$2,554
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$1,006	\$1,078	\$1,293	\$1,495	\$1,667	\$1,840	\$2,012
	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	\$972	\$1,105	\$1,413	\$1,747	\$1,932	\$2,222	\$2,512
	50% RENT LIMIT	\$875	\$937	\$1,125	\$1,298	\$1,448	\$1,598	\$1,748
	60% RENT LIMIT	\$1,050	\$1,125	\$1,350	\$1,558	\$1,738	\$1,918	\$2,097
	50% HERA Special Rent	\$890	\$953	\$1,145	\$1,322	\$1,475	\$1,628	\$1,779
	60% HERA Special Rent	\$1,068	\$1,144	\$1,374	\$1,587	\$1,770	\$1,953	\$2,135
	65% RENT LIMIT	\$996	\$1,069	\$1,284	\$1,475	\$1,626	\$1,776	\$1,926
	80% RENT LIMIT	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
	50% HOME RENT LIMIT	\$782	\$838	\$1,005	\$1,161	\$1,295	\$1,429	\$1,562
	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	\$1,082	\$1,237	\$1,628	\$2,087	\$2,208	\$2,539	\$2,870
	50% RENT LIMIT	\$1,071	\$1,148	\$1,377	\$1,591	\$1,775	\$1,958	\$2,142
	60% RENT LIMIT	\$1,285	\$1,377	\$1,653	\$1,909	\$2,130	\$2,350	\$2,570
	65% RENT LIMIT	\$1,244	\$1,334	\$1,602	\$1,842	\$2,035	\$2,227	\$2,419
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$971	\$1,040	\$1,248	\$1,443	\$1,610	\$1,776	\$1,942
	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	\$971	\$983	\$1,293	\$1,642	\$1,976	\$2,272
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		\$1,095	\$1,175	\$1,412	\$1,622	\$1,790	\$1,957	\$2,124
80% RENT LIMIT		\$1,533	\$1,643	\$1,971	\$2,278	\$2,541	\$2,803	\$3,066
50% HOME RENT LIMIT		\$857	\$918	\$1,102	\$1,274	\$1,421	\$1,568	\$1,715
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	\$793	\$884	\$1,128	\$1,550	\$1,556	\$1,789	\$2,023
	50% RENT LIMIT	\$832	\$891	\$1,070	\$1,236	\$1,380	\$1,522	\$1,664
	60% RENT LIMIT	\$999	\$1,070	\$1,284	\$1,484	\$1,656	\$1,827	\$1,997
	65% RENT LIMIT	\$965	\$1,035	\$1,244	\$1,429	\$1,574	\$1,718	\$1,863
	80% RENT LIMIT	\$1,332	\$1,427	\$1,712	\$1,978	\$2,207	\$2,436	\$2,663
	50% HOME RENT LIMIT	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	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	\$713	\$871	\$1,073	\$1,429	\$1,787	\$2,055
50% RENT LIMIT		\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
60% RENT LIMIT		\$993	\$1,063	\$1,276	\$1,474	\$1,645	\$1,815	\$1,984
65% RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
80% RENT LIMIT		\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
50% HOME RENT LIMIT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
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	\$816	\$862	\$1,122	\$1,594	\$1,805	\$2,076
	50% RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	60% RENT LIMIT	\$993	\$1,063	\$1,276	\$1,474	\$1,645	\$1,815	\$1,984
	65% RENT LIMIT	\$965	\$1,035	\$1,244	\$1,429	\$1,574	\$1,718	\$1,863
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$757	\$811	\$973	\$1,125	\$1,255	\$1,384	\$1,513
	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	\$591	\$740	\$862	\$1,100	\$1,331	\$1,531
50% RENT LIMIT		\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
60% RENT LIMIT		\$993	\$1,063	\$1,276	\$1,474	\$1,645	\$1,815	\$1,984
65% RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835
80% RENT LIMIT		\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
50% HOME RENT LIMIT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492
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	\$772	\$893	\$1,162	\$1,478	\$1,963	\$2,257
	50% RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	60% RENT LIMIT	\$993	\$1,063	\$1,276	\$1,474	\$1,645	\$1,815	\$1,984
	65% RENT LIMIT	\$1,034	\$1,109	\$1,333	\$1,532	\$1,689	\$1,845	\$2,001
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$811	\$868	\$1,042	\$1,204	\$1,343	\$1,482	\$1,620
	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	\$857	\$941	\$1,237	\$1,596	\$1,677	\$1,929	\$2,180	
	50% RENT LIMIT	\$916	\$981	\$1,178	\$1,361	\$1,518	\$1,676	\$1,832	
	60% RENT LIMIT	\$1,099	\$1,178	\$1,414	\$1,633	\$1,822	\$2,011	\$2,198	
	50% HERA Special Rent	\$927	\$993	\$1,192	\$1,378	\$1,537	\$1,696	\$1,855	
	60% HERA Special Rent	\$1,113	\$1,192	\$1,431	\$1,653	\$1,845	\$2,036	\$2,226	
	65% RENT LIMIT	\$1,045	\$1,121	\$1,348	\$1,549	\$1,708	\$1,866	\$2,024	
	80% RENT LIMIT	\$1,466	\$1,570	\$1,885	\$2,177	\$2,428	\$2,680	\$2,931	
	50% HOME RENT LIMIT	\$820	\$878	\$1,053	\$1,216	\$1,357	\$1,498	\$1,638	
	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	\$807	\$871	\$1,146	\$1,417	\$1,735	\$1,995	\$2,256
		50% RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
60% RENT LIMIT		\$993	\$1,063	\$1,276	\$1,474	\$1,645	\$1,815	\$1,984	
65% RENT LIMIT		\$951	\$1,021	\$1,227	\$1,408	\$1,551	\$1,693	\$1,835	
80% RENT LIMIT		\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646	
50% HOME RENT LIMIT		\$747	\$800	\$960	\$1,109	\$1,237	\$1,365	\$1,492	
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 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.

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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.