

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: 6/15/2022
 HOUSING TRUST FUND RENTS: 6/15/2022

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	\$1,570	\$1,684	\$2,023	\$2,329	\$2,578	\$2,826	\$3,074
	80% RENT LIMIT	\$1,957	\$2,097	\$2,517	\$2,908	\$3,243	\$3,579	\$3,914
	50% HOME RENT LIMIT	\$1,227	\$1,315	\$1,577	\$1,823	\$2,033	\$2,243	\$2,453
	LOW HOME RENT	\$1,227	\$1,315	\$1,577	\$1,823	\$2,033	\$2,243	\$2,453
	HIGH HOME RENT	\$1,570	\$1,684	\$2,023	\$2,329	\$2,578	\$2,826	\$3,074
	HOUSING TRUST FUND	\$736	\$788	\$946	\$1,093	\$1,220	\$1,346	\$1,471
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
	65% RENT LIMIT	\$1,290	\$1,383	\$1,662	\$1,911	\$2,113	\$2,312	\$2,512
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842	\$2,014
	LOW HOME RENT	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842	\$2,014
	HIGH HOME RENT	\$1,040	\$1,219	\$1,565	\$1,911	\$2,113	\$2,312	\$2,512
	HOUSING TRUST FUND	\$605	\$648	\$777	\$898	\$1,002	\$1,106	\$1,283
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	\$1,305	\$1,399	\$1,681	\$1,934	\$2,138	\$2,340	\$2,542
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$1,018	\$1,091	\$1,310	\$1,513	\$1,688	\$1,863	\$2,037
	LOW HOME RENT	\$977	\$1,091	\$1,310	\$1,513	\$1,688	\$1,863	\$2,037
	HIGH HOME RENT	\$977	\$1,092	\$1,399	\$1,871	\$2,138	\$2,340	\$2,542
	HOUSING TRUST FUND	\$663	\$711	\$853	\$985	\$1,100	\$1,213	\$1,326
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	\$1,419	\$1,521	\$1,827	\$2,102	\$2,325	\$2,547	\$2,769
	80% RENT LIMIT	\$1,565	\$1,676	\$2,012	\$2,325	\$2,593	\$2,861	\$3,129
	50% HOME RENT LIMIT	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833	\$2,023	\$2,212
	LOW HOME RENT	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833	\$2,023	\$2,212
	HIGH HOME RENT	\$1,238	\$1,244	\$1,637	\$2,102	\$2,325	\$2,547	\$2,769
	HOUSING TRUST FUND	\$611	\$655	\$786	\$907	\$1,012	\$1,117	\$1,283
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	\$1,118	\$1,199	\$1,441	\$1,655	\$1,826	\$1,997	\$2,167
	80% RENT LIMIT	\$1,398	\$1,498	\$1,798	\$2,077	\$2,317	\$2,557	\$2,796
	50% HOME RENT LIMIT	\$875	\$937	\$1,125	\$1,298	\$1,448	\$1,598	\$1,748
	LOW HOME RENT	\$875	\$937	\$1,125	\$1,298	\$1,448	\$1,598	\$1,748
	HIGH HOME RENT	\$972	\$1,105	\$1,413	\$1,655	\$1,826	\$1,997	\$2,167
	HOUSING TRUST FUND	\$525	\$562	\$675	\$778	\$929	\$1,106	\$1,283

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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	\$2,272	\$2,569
	50% RENT LIMIT	\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
	60% RENT LIMIT	\$1,285	\$1,470	\$1,653	\$1,836	\$1,983	\$2,130	\$2,277
	65% RENT LIMIT	\$1,373	\$1,472	\$1,768	\$2,035	\$2,250	\$2,464	\$2,678
	80% RENT LIMIT	\$1,533	\$1,643	\$1,971	\$2,278	\$2,541	\$2,803	\$3,066
	50% HOME RENT LIMIT	\$1,071	\$1,148	\$1,377	\$1,591	\$1,775	\$1,958	\$2,142
	LOW HOME RENT	\$1,071	\$1,148	\$1,377	\$1,591	\$1,775	\$1,958	\$2,142
	HIGH HOME RENT	\$1,082	\$1,237	\$1,628	\$2,035	\$2,208	\$2,464	\$2,678
	HOUSING TRUST FUND	\$642	\$688	\$826	\$954	\$1,065	\$1,175	\$1,284
	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		\$1,226	\$1,316	\$1,581	\$1,817	\$2,008	\$2,197	\$2,386
80% RENT LIMIT		\$1,533	\$1,643	\$1,971	\$2,278	\$2,541	\$2,803	\$3,066
50% HOME RENT LIMIT		\$958	\$1,026	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
LOW HOME RENT		\$958	\$983	\$1,232	\$1,423	\$1,588	\$1,752	\$1,916
HIGH HOME RENT		\$971	\$983	\$1,293	\$1,642	\$1,976	\$2,197	\$2,386
HOUSING TRUST FUND		\$575	\$616	\$740	\$854	\$953	\$1,106	\$1,283
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	\$1,063	\$1,139	\$1,369	\$1,573	\$1,735	\$1,896	\$2,057
	80% RENT LIMIT	\$1,332	\$1,427	\$1,712	\$1,978	\$2,207	\$2,436	\$2,663
	50% HOME RENT LIMIT	\$832	\$891	\$1,070	\$1,236	\$1,380	\$1,522	\$1,664
	LOW HOME RENT	\$793	\$884	\$1,070	\$1,236	\$1,380	\$1,522	\$1,664
	HIGH HOME RENT	\$793	\$884	\$1,128	\$1,550	\$1,556	\$1,789	\$2,023
	HOUSING TRUST FUND	\$500	\$535	\$642	\$752	\$929	\$1,106	\$1,283
Carroll County, NH	FAIR MARKET RENT	\$713	\$871	\$1,073	\$1,429	\$1,787	\$2,055	\$2,323
	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	\$1,056	\$1,133	\$1,362	\$1,564	\$1,725	\$1,885	\$2,045
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	LOW HOME RENT	\$713	\$871	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	HIGH HOME RENT	\$713	\$871	\$1,073	\$1,429	\$1,725	\$1,885	\$2,045
	HOUSING TRUST FUND	\$496	\$531	\$638	\$752	\$929	\$1,106	\$1,283
Cheshire County, NH	FAIR MARKET RENT	\$816	\$862	\$1,122	\$1,594	\$1,805	\$2,076	\$2,347
	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	\$1,056	\$1,133	\$1,362	\$1,564	\$1,725	\$1,885	\$2,045
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	LOW HOME RENT	\$816	\$862	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	HIGH HOME RENT	\$816	\$862	\$1,122	\$1,564	\$1,725	\$1,885	\$2,045
	HOUSING TRUST FUND	\$496	\$531	\$638	\$752	\$929	\$1,106	\$1,283
Coos County, NH	FAIR MARKET RENT	\$591	\$740	\$862	\$1,100	\$1,331	\$1,531	\$1,730
	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	\$1,056	\$1,133	\$1,362	\$1,564	\$1,725	\$1,885	\$2,045
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	LOW HOME RENT	\$591	\$740	\$862	\$1,100	\$1,331	\$1,512	\$1,653
	HIGH HOME RENT	\$591	\$740	\$862	\$1,100	\$1,331	\$1,531	\$1,730
	HOUSING TRUST FUND	\$496	\$531	\$638	\$752	\$929	\$1,106	\$1,283
Grafton County, NH	FAIR MARKET RENT	\$772	\$893	\$1,162	\$1,478	\$1,963	\$2,257	\$2,552
	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	\$1,056	\$1,133	\$1,362	\$1,564	\$1,725	\$1,885	\$2,045
	80% RENT LIMIT	\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
	50% HOME RENT LIMIT	\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	LOW HOME RENT	\$772	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
	HIGH HOME RENT	\$772	\$893	\$1,162	\$1,478	\$1,725	\$1,885	\$2,045
	HOUSING TRUST FUND	\$496	\$531	\$638	\$752	\$929	\$1,106	\$1,283

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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	\$1,171	\$1,256	\$1,509	\$1,735	\$1,916	\$2,096	\$2,276
	80% RENT LIMIT	\$1,466	\$1,570	\$1,885	\$2,177	\$2,428	\$2,680	\$2,931
	50% HOME RENT LIMIT	\$916	\$981	\$1,178	\$1,361	\$1,518	\$1,676	\$1,832
	LOW HOME RENT	\$857	\$941	\$1,178	\$1,361	\$1,518	\$1,676	\$1,832
	HIGH HOME RENT	\$857	\$941	\$1,237	\$1,596	\$1,677	\$1,929	\$2,180
	HOUSING TRUST FUND	\$550	\$589	\$707	\$816	\$929	\$1,106	\$1,283
	Sullivan County, NH	FAIR MARKET RENT	\$807	\$871	\$1,146	\$1,417	\$1,735	\$1,995
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		\$1,056	\$1,133	\$1,362	\$1,564	\$1,725	\$1,885	\$2,045
80% RENT LIMIT		\$1,323	\$1,418	\$1,701	\$1,965	\$2,192	\$2,419	\$2,646
50% HOME RENT LIMIT		\$827	\$886	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
LOW HOME RENT		\$807	\$871	\$1,063	\$1,228	\$1,371	\$1,512	\$1,653
HIGH HOME RENT		\$807	\$871	\$1,146	\$1,417	\$1,725	\$1,885	\$2,045
HOUSING TRUST FUND		\$496	\$531	\$638	\$752	\$929	\$1,106	\$1,283

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.