

COMPARISON OF AREA PROGRAM RENT LIMITS

Effective Dates

Year: 2024

Revised Date
9/8/2023

HOUSING VOUCHER AND TAX CREDIT RENTS: 5/15/2023
 FAIR MARKET RENT: 10/1/2023
 HOME RENTS: 6/15/2023
 HOUSING TRUST FUND RENTS: 6/15/2023

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	\$2,212	\$2,377	\$2,827	\$3,418	\$3,765	\$4,330	\$4,895	
	50% RENT LIMIT	\$1,298	\$1,391	\$1,670	\$1,929	\$2,152	\$2,375	\$2,597	
	60% RENT LIMIT	\$1,558	\$1,670	\$2,004	\$2,315	\$2,583	\$2,850	\$3,116	
	50% HERA Special Rent	\$1,307	\$1,400	\$1,680	\$1,941	\$2,165	\$2,389	\$2,612	
	60% HERA Special Rent	\$1,307	\$1,400	\$1,680	\$1,941	\$2,165	\$2,389	\$2,612	
	65% RENT LIMIT	\$1,664	\$1,784	\$2,143	\$2,467	\$2,733	\$2,997	\$3,261	
	80% RENT LIMIT	\$2,073	\$2,221	\$2,666	\$3,080	\$3,436	\$3,791	\$4,145	
	50% HOME RENT LIMIT	\$1,298	\$1,391	\$1,670	\$1,929	\$2,152	\$2,375	\$2,597	
	LOW HOME RENT	\$1,298	\$1,391	\$1,670	\$1,929	\$2,152	\$2,375	\$2,597	
	HIGH HOME RENT	\$1,664	\$1,784	\$2,143	\$2,467	\$2,733	\$2,997	\$3,261	
	HOUSING TRUST FUND	\$778	\$834	\$1,001	\$1,157	\$1,291	\$1,424	\$1,557	
Lawrence, MA-NH HMFA NH Portion	FAIR MARKET RENT	\$1,299	\$1,483	\$1,917	\$2,329	\$2,553	\$2,936	\$3,319	
	50% RENT LIMIT	\$1,067	\$1,143	\$1,372	\$1,585	\$1,768	\$1,951	\$2,133	
	60% RENT LIMIT	\$1,281	\$1,372	\$1,647	\$1,902	\$2,122	\$2,341	\$2,559	
	65% RENT LIMIT	\$1,366	\$1,466	\$1,761	\$2,025	\$2,240	\$2,453	\$2,666	
	80% RENT LIMIT	\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029	\$3,312	
	50% HOME RENT LIMIT	\$1,067	\$1,143	\$1,372	\$1,585	\$1,768	\$1,951	\$2,133	
	LOW HOME RENT	\$1,067	\$1,143	\$1,372	\$1,585	\$1,768	\$1,951	\$2,133	
	HIGH HOME RENT	\$1,188	\$1,377	\$1,761	\$2,025	\$2,240	\$2,453	\$2,666	
	HOUSING TRUST FUND	\$640	\$685	\$822	\$950	\$1,060	\$1,199	\$1,382	
	Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$1,481	\$1,582	\$2,003	\$2,557	\$2,999	\$3,449	\$3,899
		50% RENT LIMIT	\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$1,971	\$2,156
60% RENT LIMIT		\$1,294	\$1,386	\$1,663	\$1,922	\$2,145	\$2,366	\$2,587	
50% HERA Special Rent		\$1,190	\$1,275	\$1,530	\$1,768	\$1,972	\$2,176	\$2,380	
60% HERA Special Rent		\$1,428	\$1,530	\$1,836	\$2,121	\$2,367	\$2,612	\$2,856	
65% RENT LIMIT		\$1,383	\$1,483	\$1,781	\$2,049	\$2,266	\$2,482	\$2,698	
80% RENT LIMIT		\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029	\$3,312	
50% HOME RENT LIMIT		\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$1,971	\$2,156	
LOW HOME RENT		\$1,078	\$1,155	\$1,386	\$1,601	\$1,787	\$1,971	\$2,156	
HIGH HOME RENT		\$1,112	\$1,232	\$1,563	\$2,034	\$2,266	\$2,482	\$2,698	
HOUSING TRUST FUND		\$703	\$753	\$903	\$1,044	\$1,165	\$1,285	\$1,405	
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$1,378	\$1,387	\$1,823	\$2,569	\$2,710	\$3,117	\$3,523	
	50% RENT LIMIT	\$1,171	\$1,255	\$1,506	\$1,740	\$1,941	\$2,141	\$2,341	
	60% RENT LIMIT	\$1,405	\$1,506	\$1,807	\$2,088	\$2,329	\$2,570	\$2,809	
	65% RENT LIMIT	\$1,503	\$1,611	\$1,936	\$2,227	\$2,465	\$2,701	\$2,937	
	80% RENT LIMIT	\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029	\$3,312	
	50% HOME RENT LIMIT	\$1,171	\$1,255	\$1,506	\$1,740	\$1,941	\$2,141	\$2,341	
	LOW HOME RENT	\$1,171	\$1,255	\$1,506	\$1,740	\$1,941	\$2,141	\$2,341	
	HIGH HOME RENT	\$1,343	\$1,352	\$1,780	\$2,227	\$2,465	\$2,701	\$2,937	
	HOUSING TRUST FUND	\$703	\$753	\$903	\$1,044	\$1,165	\$1,285	\$1,405	
	Manchester, NH HMFA	FAIR MARKET RENT	\$1,200	\$1,348	\$1,771	\$2,141	\$2,361	\$2,715	\$3,069
		50% RENT LIMIT	\$926	\$992	\$1,191	\$1,375	\$1,535	\$1,693	\$1,851
60% RENT LIMIT		\$1,111	\$1,191	\$1,429	\$1,650	\$1,842	\$2,031	\$2,221	
50% HERA Special Rent		\$1,012	\$1,085	\$1,302	\$1,504	\$1,678	\$1,851	\$2,024	
60% HERA Special Rent		\$1,215	\$1,302	\$1,563	\$1,805	\$2,014	\$2,222	\$2,429	
65% RENT LIMIT		\$1,184	\$1,269	\$1,526	\$1,754	\$1,936	\$2,118	\$2,300	
80% RENT LIMIT		\$1,481	\$1,586	\$1,903	\$2,200	\$2,453	\$2,708	\$2,961	
50% HOME RENT LIMIT		\$926	\$992	\$1,191	\$1,375	\$1,535	\$1,693	\$1,851	
LOW HOME RENT		\$926	\$992	\$1,191	\$1,375	\$1,535	\$1,693	\$1,851	
HIGH HOME RENT		\$1,126	\$1,264	\$1,526	\$1,754	\$1,936	\$2,118	\$2,300	
HOUSING TRUST FUND		\$556	\$595	\$715	\$825	\$1,007	\$1,199	\$1,382	

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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	\$1,326	\$1,489	\$1,956	\$2,528	\$2,737	\$3,148	\$3,558
	50% RENT LIMIT	\$1,135	\$1,215	\$1,458	\$1,685	\$1,880	\$2,074	\$2,268
	60% RENT LIMIT	\$1,362	\$1,458	\$1,750	\$2,022	\$2,256	\$2,489	\$2,721
	65% RENT LIMIT	\$1,455	\$1,560	\$1,874	\$2,157	\$2,386	\$2,615	\$2,843
	80% RENT LIMIT	\$1,657	\$1,775	\$2,130	\$2,461	\$2,745	\$3,029	\$3,312
	50% HOME RENT LIMIT	\$1,135	\$1,215	\$1,458	\$1,685	\$1,880	\$2,074	\$2,268
	LOW HOME RENT	\$1,135	\$1,215	\$1,458	\$1,685	\$1,880	\$2,074	\$2,268
	HIGH HOME RENT	\$1,201	\$1,364	\$1,796	\$2,157	\$2,386	\$2,615	\$2,843
	HOUSING TRUST FUND	\$681	\$730	\$876	\$1,011	\$1,128	\$1,245	\$1,382
	Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$1,105	\$1,113	\$1,462	\$1,862	\$2,121	\$2,439
50% RENT LIMIT		\$1,015	\$1,087	\$1,305	\$1,506	\$1,681	\$1,855	\$2,028
60% RENT LIMIT		\$1,218	\$1,305	\$1,566	\$1,808	\$2,017	\$2,226	\$2,433
65% RENT LIMIT		\$1,299	\$1,393	\$1,674	\$1,925	\$2,129	\$2,330	\$2,531
80% RENT LIMIT		\$1,622	\$1,738	\$2,086	\$2,410	\$2,688	\$2,966	\$3,244
50% HOME RENT LIMIT		\$1,015	\$1,087	\$1,305	\$1,506	\$1,681	\$1,855	\$2,028
LOW HOME RENT		\$1,015	\$1,068	\$1,305	\$1,506	\$1,681	\$1,855	\$2,028
HIGH HOME RENT		\$1,061	\$1,068	\$1,406	\$1,793	\$2,098	\$2,330	\$2,531
HOUSING TRUST FUND		\$608	\$651	\$782	\$903	\$1,008	\$1,199	\$1,382

Non-Metro County FMR Areas

Belknap County, NH	FAIR MARKET RENT	\$906	\$1,058	\$1,329	\$1,710	\$2,019	\$2,322	\$2,625
	50% RENT LIMIT	\$881	\$944	\$1,133	\$1,309	\$1,461	\$1,611	\$1,762
	60% RENT LIMIT	\$1,057	\$1,133	\$1,360	\$1,571	\$1,753	\$1,934	\$2,114
	65% RENT LIMIT	\$1,126	\$1,208	\$1,452	\$1,668	\$1,841	\$2,013	\$2,185
	80% RENT LIMIT	\$1,410	\$1,510	\$1,812	\$2,094	\$2,336	\$2,578	\$2,819
	50% HOME RENT LIMIT	\$881	\$944	\$1,133	\$1,309	\$1,461	\$1,611	\$1,762
	LOW HOME RENT	\$881	\$944	\$1,133	\$1,309	\$1,461	\$1,611	\$1,762
	HIGH HOME RENT	\$926	\$1,015	\$1,292	\$1,668	\$1,841	\$2,013	\$2,185
	HOUSING TRUST FUND	\$528	\$566	\$680	\$814	\$1,007	\$1,199	\$1,382
	Carroll County, NH	FAIR MARKET RENT	\$866	\$1,009	\$1,241	\$1,664	\$2,097	\$2,412
50% RENT LIMIT		\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
60% RENT LIMIT		\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
65% RENT LIMIT		\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
80% RENT LIMIT		\$1,400	\$1,500	\$1,800	\$2,080	\$2,320	\$2,560	\$2,800
50% HOME RENT LIMIT		\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
LOW HOME RENT		\$802	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
HIGH HOME RENT		\$802	\$983	\$1,199	\$1,590	\$1,828	\$1,998	\$2,169
HOUSING TRUST FUND		\$525	\$562	\$675	\$814	\$1,007	\$1,199	\$1,382
Cheshire County, NH		FAIR MARKET RENT	\$945	\$1,061	\$1,394	\$1,833	\$1,888	\$2,171
	50% RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	60% RENT LIMIT	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
	80% RENT LIMIT	\$1,400	\$1,500	\$1,800	\$2,080	\$2,320	\$2,560	\$2,800
	50% HOME RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	LOW HOME RENT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	HIGH HOME RENT	\$946	\$1,011	\$1,331	\$1,656	\$1,828	\$1,998	\$2,169
	HOUSING TRUST FUND	\$525	\$562	\$675	\$814	\$1,007	\$1,199	\$1,382
	Coos County, NH	FAIR MARKET RENT	\$654	\$748	\$960	\$1,275	\$1,280	\$1,472
50% RENT LIMIT		\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
60% RENT LIMIT		\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
65% RENT LIMIT		\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
80% RENT LIMIT		\$1,400	\$1,500	\$1,800	\$2,080	\$2,320	\$2,560	\$2,800
50% HOME RENT LIMIT		\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
LOW HOME RENT		\$647	\$779	\$950	\$1,244	\$1,367	\$1,572	\$1,750
HIGH HOME RENT		\$647	\$779	\$950	\$1,244	\$1,367	\$1,572	\$1,777
HOUSING TRUST FUND		\$525	\$562	\$675	\$814	\$1,007	\$1,199	\$1,382

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AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Grafton County, NH	FAIR MARKET RENT	\$891	\$1,001	\$1,315	\$1,708	\$1,940	\$2,231	\$2,522
	50% RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	60% RENT LIMIT	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
	80% RENT LIMIT	\$1,400	\$1,500	\$1,800	\$2,080	\$2,320	\$2,560	\$2,800
	50% HOME RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	LOW HOME RENT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	HIGH HOME RENT	\$898	\$1,020	\$1,343	\$1,656	\$1,828	\$1,998	\$2,169
	HOUSING TRUST FUND	\$525	\$562	\$675	\$814	\$1,007	\$1,199	\$1,382
	Merrimack County, NH	FAIR MARKET RENT	\$972	\$1,086	\$1,427	\$1,877	\$1,900	\$2,185
50% RENT LIMIT		\$970	\$1,039	\$1,247	\$1,440	\$1,607	\$1,773	\$1,939
60% RENT LIMIT		\$1,164	\$1,247	\$1,497	\$1,728	\$1,929	\$2,127	\$2,326
50% HERA Special Rent		\$1,017	\$1,090	\$1,307	\$1,510	\$1,685	\$1,859	\$2,033
60% HERA Special Rent		\$1,221	\$1,308	\$1,569	\$1,812	\$2,022	\$2,231	\$2,440
65% RENT LIMIT		\$1,240	\$1,330	\$1,598	\$1,839	\$2,031	\$2,222	\$2,414
80% RENT LIMIT		\$1,552	\$1,663	\$1,995	\$2,305	\$2,571	\$2,837	\$3,102
50% HOME RENT LIMIT		\$970	\$1,039	\$1,247	\$1,440	\$1,607	\$1,773	\$1,939
LOW HOME RENT		\$963	\$1,039	\$1,247	\$1,440	\$1,607	\$1,773	\$1,939
HIGH HOME RENT		\$963	\$1,072	\$1,411	\$1,839	\$1,895	\$2,179	\$2,414
HOUSING TRUST FUND	\$582	\$623	\$748	\$865	\$1,007	\$1,199	\$1,382	
Sullivan County, NH	FAIR MARKET RENT	\$947	\$987	\$1,297	\$1,623	\$1,849	\$2,126	\$2,404
	50% RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	60% RENT LIMIT	\$1,050	\$1,125	\$1,350	\$1,560	\$1,740	\$1,920	\$2,100
	65% RENT LIMIT	\$1,118	\$1,199	\$1,441	\$1,656	\$1,828	\$1,998	\$2,169
	80% RENT LIMIT	\$1,400	\$1,500	\$1,800	\$2,080	\$2,320	\$2,560	\$2,800
	50% HOME RENT LIMIT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	LOW HOME RENT	\$875	\$937	\$1,125	\$1,300	\$1,450	\$1,600	\$1,750
	HIGH HOME RENT	\$913	\$960	\$1,264	\$1,570	\$1,804	\$1,998	\$2,169
	HOUSING TRUST FUND	\$525	\$562	\$675	\$814	\$1,007	\$1,199	\$1,382

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.

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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.

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.