

COMPARISON OF AREA PROGRAM RENT LIMITS

Effective Dates

Year: 2024

Revised Date
4/2/2024

HOUSING VOUCHER AND TAX CREDIT RENTS: 4/1/2024
 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 | \$1,427 | \$1,530 | \$1,836 | \$2,121 | \$2,367 | \$2,611 | \$2,856 |
| | 60% RENT LIMIT | \$1,713 | \$1,836 | \$2,203 | \$2,546 | \$2,841 | \$3,133 | \$3,427 |
| | 65% RENT LIMIT | \$1,664 | \$1,784 | \$2,143 | \$2,467 | \$2,733 | \$2,997 | \$3,261 |
| | 80% RENT LIMIT | \$2,280 | \$2,442 | \$2,931 | \$3,386 | \$3,777 | \$4,168 | \$4,558 |
| | 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 |
| 50% RENT LIMIT | | \$1,172 | \$1,256 | \$1,507 | \$1,742 | \$1,943 | \$2,144 | \$2,345 |
| 60% RENT LIMIT | | \$1,407 | \$1,507 | \$1,809 | \$2,091 | \$2,332 | \$2,573 | \$2,814 |
| 65% RENT LIMIT | | \$1,366 | \$1,466 | \$1,761 | \$2,025 | \$2,240 | \$2,453 | \$2,666 |
| 80% RENT LIMIT | | \$1,712 | \$1,834 | \$2,201 | \$2,543 | \$2,836 | \$3,130 | \$3,423 |
| 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 |
| | 50% RENT LIMIT | \$1,148 | \$1,230 | \$1,476 | \$1,705 | \$1,902 | \$2,099 | \$2,296 |
| | 60% RENT LIMIT | \$1,378 | \$1,476 | \$1,771 | \$2,046 | \$2,283 | \$2,519 | \$2,755 |
| | 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 | \$1,712 | \$1,834 | \$2,201 | \$2,543 | \$2,836 | \$3,130 | \$3,423 |
| | 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 |
| 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 | \$1,257 | \$1,347 | \$1,617 | \$1,868 | \$2,083 | \$2,299 | \$2,514 |
| | 60% RENT LIMIT | \$1,509 | \$1,617 | \$1,941 | \$2,241 | \$2,500 | \$2,759 | \$3,017 |
| | 65% RENT LIMIT | \$1,503 | \$1,611 | \$1,936 | \$2,227 | \$2,465 | \$2,701 | \$2,937 |
| | 80% RENT LIMIT | \$1,712 | \$1,834 | \$2,201 | \$2,543 | \$2,836 | \$3,130 | \$3,423 |
| | 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 |
| 50% RENT LIMIT | | \$1,001 | \$1,073 | \$1,287 | \$1,487 | \$1,660 | \$1,831 | \$2,002 |
| 60% RENT LIMIT | | \$1,201 | \$1,287 | \$1,545 | \$1,785 | \$1,992 | \$2,197 | \$2,402 |
| 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 | | \$1,601 | \$1,715 | \$2,058 | \$2,379 | \$2,653 | \$2,928 | \$3,202 |
| 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 | \$1,176 | \$1,260 | \$1,512 | \$1,747 | \$1,950 | \$2,151 | \$2,352 |
| | 60% RENT LIMIT | \$1,411 | \$1,512 | \$1,815 | \$2,097 | \$2,340 | \$2,581 | \$2,822 |
| | 65% RENT LIMIT | \$1,455 | \$1,560 | \$1,874 | \$2,157 | \$2,386 | \$2,615 | \$2,843 |
| | 80% RENT LIMIT | \$1,712 | \$1,834 | \$2,201 | \$2,543 | \$2,836 | \$3,130 | \$3,423 |
| | 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 | | \$1,013 | \$1,086 | \$1,303 | \$1,505 | \$1,680 | \$1,853 | \$2,026 |
| 60% RENT LIMIT | | \$1,216 | \$1,303 | \$1,564 | \$1,806 | \$2,016 | \$2,223 | \$2,431 |
| 65% RENT LIMIT | | \$1,299 | \$1,393 | \$1,674 | \$1,925 | \$2,129 | \$2,330 | \$2,531 |
| 80% RENT LIMIT | | \$1,622 | \$1,738 | \$2,085 | \$2,409 | \$2,687 | \$2,965 | \$3,242 |
| 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 | \$940 | \$1,007 | \$1,208 | \$1,396 | \$1,557 | \$1,718 | \$1,879 |
| | 60% RENT LIMIT | \$1,128 | \$1,209 | \$1,450 | \$1,675 | \$1,869 | \$2,062 | \$2,255 |
| | 65% RENT LIMIT | \$1,126 | \$1,208 | \$1,452 | \$1,668 | \$1,841 | \$2,013 | \$2,185 |
| | 80% RENT LIMIT | \$1,503 | \$1,611 | \$1,933 | \$2,233 | \$2,491 | \$2,749 | \$3,006 |
| | 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 | | \$915 | \$980 | \$1,176 | \$1,358 | \$1,516 | \$1,672 | \$1,828 |
| 60% RENT LIMIT | | \$1,098 | \$1,176 | \$1,411 | \$1,630 | \$1,819 | \$2,007 | \$2,194 |
| 65% RENT LIMIT | | \$1,118 | \$1,199 | \$1,441 | \$1,656 | \$1,828 | \$1,998 | \$2,169 |
| 80% RENT LIMIT | | \$1,463 | \$1,568 | \$1,881 | \$2,173 | \$2,425 | \$2,676 | \$2,926 |
| 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 | \$915 | \$980 | \$1,176 | \$1,358 | \$1,516 | \$1,672 | \$1,828 |
| | 60% RENT LIMIT | \$1,098 | \$1,176 | \$1,411 | \$1,630 | \$1,819 | \$2,007 | \$2,194 |
| | 65% RENT LIMIT | \$1,118 | \$1,199 | \$1,441 | \$1,656 | \$1,828 | \$1,998 | \$2,169 |
| | 80% RENT LIMIT | \$1,463 | \$1,568 | \$1,881 | \$2,173 | \$2,425 | \$2,676 | \$2,926 |
| | 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 | | \$915 | \$980 | \$1,176 | \$1,358 | \$1,516 | \$1,672 | \$1,828 |
| 60% RENT LIMIT | | \$1,098 | \$1,176 | \$1,411 | \$1,630 | \$1,819 | \$2,007 | \$2,194 |
| 65% RENT LIMIT | | \$1,118 | \$1,199 | \$1,441 | \$1,656 | \$1,828 | \$1,998 | \$2,169 |
| 80% RENT LIMIT | | \$1,463 | \$1,568 | \$1,881 | \$2,173 | \$2,425 | \$2,676 | \$2,926 |
| 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 | \$947 | \$1,015 | \$1,217 | \$1,406 | \$1,570 | \$1,731 | \$1,893 |
| | 60% RENT LIMIT | \$1,137 | \$1,218 | \$1,461 | \$1,688 | \$1,884 | \$2,078 | \$2,272 |
| | 65% RENT LIMIT | \$1,118 | \$1,199 | \$1,441 | \$1,656 | \$1,828 | \$1,998 | \$2,169 |
| | 80% RENT LIMIT | \$1,515 | \$1,623 | \$1,947 | \$2,250 | \$2,510 | \$2,770 | \$3,029 |
| | 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 | | \$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 | | \$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 | | \$1,612 | \$1,727 | \$2,072 | \$2,395 | \$2,671 | \$2,948 | \$3,223 |
| 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 | \$915 | \$980 | \$1,176 | \$1,358 | \$1,516 | \$1,672 | \$1,828 |
| | 60% RENT LIMIT | \$1,098 | \$1,176 | \$1,411 | \$1,630 | \$1,819 | \$2,007 | \$2,194 |
| | 65% RENT LIMIT | \$1,118 | \$1,199 | \$1,441 | \$1,656 | \$1,828 | \$1,998 | \$2,169 |
| | 80% RENT LIMIT | \$1,463 | \$1,568 | \$1,881 | \$2,173 | \$2,425 | \$2,676 | \$2,926 |
| | 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.