

COMPARISON OF AREA PROGRAM RENT LIMITS

Effective Dates

Year: 2025

Revised Date

4/30/2025

HOUSING VOUCHER AND TAX CREDIT RENTS: 4/1/2025

FAIR MARKET RENT: 10/1/2024

HOME RENTS: 6/1/2024

HOUSING TRUST FUND RENTS: 6/1/2024

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	\$2,163	\$2,288	\$2,711	\$3,266	\$3,594	\$4,133	\$4,672	
	Housing Choice Voucher	80% RENT LIMIT	\$2,316	\$2,481	\$2,977	\$3,439	\$3,837	\$4,234	\$4,630
		50% RENT LIMIT	\$1,447	\$1,551	\$1,861	\$2,150	\$2,398	\$2,646	\$2,894
	HOME	65% RENT LIMIT	\$1,855	\$1,989	\$2,388	\$2,751	\$3,049	\$3,346	\$3,643
		60% RENT LIMIT	\$1,713	\$1,836	\$2,203	\$2,546	\$2,841	\$3,133	\$3,427
		50% HOME RENT LIMIT	\$1,427	\$1,530	\$1,836	\$2,121	\$2,367	\$2,611	\$2,856
		LOW HOME RENT	\$1,427	\$1,530	\$1,836	\$2,121	\$2,367	\$2,611	\$2,856
		HIGH HOME RENT	\$1,855	\$1,989	\$2,388	\$2,751	\$3,049	\$3,346	\$3,643
	HOUSING TRUST FUND	\$857	\$918	\$1,102	\$1,273	\$1,420	\$1,566	\$1,713	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,737	\$1,861	\$2,233	\$2,580	\$2,878	\$3,176	\$3,473
		50% RENT LIMIT	\$1,447	\$1,551	\$1,861	\$2,150	\$2,398	\$2,646	\$2,894
		80% RENT LIMIT MTSP AVERAGING	\$2,316	\$2,481	\$2,977	\$3,439	\$3,837	\$4,234	\$4,630
		70% RENT LIMIT MTSP AVERAGING	\$2,026	\$2,171	\$2,605	\$3,010	\$3,358	\$3,705	\$4,052
		40% RENT LIMIT MTSP AVERAGING	\$1,158	\$1,241	\$1,489	\$1,720	\$1,919	\$2,117	\$2,315
		30% RENT LIMIT MTSP AVERAGING	\$868	\$930	\$1,116	\$1,290	\$1,439	\$1,588	\$1,736
20% RENT LIMIT MTSP AVERAGING		\$579	\$620	\$744	\$860	\$959	\$1,058	\$1,157	
Lawrence, MA-NH HMFA, NH Portion	FAIR MARKET RENT	\$1,346	\$1,498	\$1,963	\$2,365	\$2,603	\$2,993	\$3,384	
	Housing Choice Voucher	80% RENT LIMIT	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
		50% RENT LIMIT	\$1,237	\$1,325	\$1,590	\$1,837	\$2,050	\$2,261	\$2,472
	HOME	65% RENT LIMIT	\$1,505	\$1,614	\$1,938	\$2,231	\$2,469	\$2,706	\$2,943
		60% RENT LIMIT	\$1,407	\$1,507	\$1,809	\$2,091	\$2,332	\$2,573	\$2,814
		50% HOME RENT LIMIT	\$1,172	\$1,256	\$1,507	\$1,742	\$1,943	\$2,144	\$2,345
		LOW HOME RENT	\$1,172	\$1,256	\$1,507	\$1,742	\$1,943	\$2,144	\$2,345
		HIGH HOME RENT	\$1,299	\$1,483	\$1,917	\$2,231	\$2,469	\$2,706	\$2,943
	HOUSING TRUST FUND	\$703	\$754	\$905	\$1,045	\$1,166	\$1,286	\$1,436	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,485	\$1,590	\$1,908	\$2,205	\$2,460	\$2,714	\$2,967
		50% RENT LIMIT	\$1,237	\$1,325	\$1,590	\$1,837	\$2,050	\$2,261	\$2,472
		80% RENT LIMIT MTSP AVERAGING	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
		70% RENT LIMIT MTSP AVERAGING	\$1,732	\$1,855	\$2,226	\$2,572	\$2,870	\$3,166	\$3,461
		40% RENT LIMIT MTSP AVERAGING	\$990	\$1,060	\$1,272	\$1,469	\$1,640	\$1,809	\$1,978
		30% RENT LIMIT MTSP AVERAGING	\$742	\$795	\$954	\$1,102	\$1,230	\$1,357	\$1,483
20% RENT LIMIT MTSP AVERAGING		\$495	\$530	\$636	\$734	\$820	\$904	\$989	
Portsmouth-Rochester, NH HMFA	FAIR MARKET RENT	\$1,475	\$1,517	\$1,961	\$2,429	\$2,749	\$3,161	\$3,574	
	Housing Choice Voucher	80% RENT LIMIT	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
		50% RENT LIMIT	\$1,230	\$1,317	\$1,581	\$1,826	\$2,037	\$2,248	\$2,458
	HOME	65% RENT LIMIT	\$1,474	\$1,580	\$1,898	\$2,184	\$2,416	\$2,648	\$2,880
		60% RENT LIMIT	\$1,378	\$1,476	\$1,771	\$2,046	\$2,283	\$2,519	\$2,755
		50% HOME RENT LIMIT	\$1,148	\$1,230	\$1,476	\$1,705	\$1,902	\$2,099	\$2,296
		LOW HOME RENT	\$1,148	\$1,230	\$1,476	\$1,705	\$1,902	\$2,099	\$2,296
		HIGH HOME RENT	\$1,474	\$1,580	\$1,898	\$2,184	\$2,416	\$2,648	\$2,880
	HOUSING TRUST FUND	\$688	\$738	\$886	\$1,023	\$1,141	\$1,259	\$1,436	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,476	\$1,580	\$1,897	\$2,192	\$2,445	\$2,698	\$2,950
		50% RENT LIMIT	\$1,230	\$1,317	\$1,581	\$1,826	\$2,037	\$2,248	\$2,458
		80% RENT LIMIT MTSP AVERAGING	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
		70% RENT LIMIT MTSP AVERAGING	\$1,722	\$1,844	\$2,213	\$2,557	\$2,852	\$3,148	\$3,442
		40% RENT LIMIT MTSP AVERAGING	\$984	\$1,054	\$1,265	\$1,461	\$1,630	\$1,798	\$1,967
		30% RENT LIMIT MTSP AVERAGING	\$738	\$790	\$948	\$1,096	\$1,222	\$1,349	\$1,475
20% RENT LIMIT MTSP AVERAGING		\$492	\$527	\$632	\$730	\$815	\$899	\$983	

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Western Rockingham Co., NH HMFA	FAIR MARKET RENT	\$1,526	\$1,536	\$2,015	\$2,824	\$2,935	\$3,375	\$3,816
Housing Choice Voucher	80% RENT LIMIT	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
	50% RENT LIMIT	\$1,330	\$1,424	\$1,710	\$1,976	\$2,205	\$2,432	\$2,660
HOME	65% RENT LIMIT	\$1,615	\$1,732	\$2,081	\$2,395	\$2,651	\$2,907	\$3,163
	60% RENT LIMIT	\$1,509	\$1,617	\$1,941	\$2,241	\$2,500	\$2,759	\$3,017
	50% HOME RENT LIMIT	\$1,257	\$1,347	\$1,617	\$1,868	\$2,083	\$2,299	\$2,514
	LOW HOME RENT	\$1,257	\$1,347	\$1,617	\$1,868	\$2,083	\$2,299	\$2,514
	HIGH HOME RENT	\$1,378	\$1,387	\$1,823	\$2,395	\$2,651	\$2,907	\$3,163
	HOUSING TRUST FUND	\$755	\$808	\$970	\$1,120	\$1,250	\$1,379	\$1,508
Multifamily Tax Subsidy Projects	50% RENT LIMIT	\$1,596	\$1,709	\$2,052	\$2,371	\$2,646	\$2,918	\$3,191
	60% RENT LIMIT	\$1,330	\$1,424	\$1,710	\$1,976	\$2,205	\$2,432	\$2,660
	80% RENT LIMIT MTSP AVERAGING	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
	70% RENT LIMIT MTSP AVERAGING	\$1,862	\$1,994	\$2,394	\$2,766	\$3,087	\$3,405	\$3,724
	40% RENT LIMIT MTSP AVERAGING	\$1,064	\$1,140	\$1,368	\$1,580	\$1,764	\$1,945	\$2,128
	30% RENT LIMIT MTSP AVERAGING	\$798	\$854	\$1,026	\$1,185	\$1,323	\$1,459	\$1,595
	20% RENT LIMIT MTSP AVERAGING	\$532	\$570	\$684	\$790	\$882	\$972	\$1,064
Manchester, NH HMFA	FAIR MARKET RENT	\$1,336	\$1,485	\$1,948	\$2,347	\$2,583	\$2,970	\$3,358
Housing Choice Voucher	80% RENT LIMIT	\$1,720	\$1,842	\$2,211	\$2,555	\$2,850	\$3,144	\$3,438
	50% RENT LIMIT	\$1,075	\$1,151	\$1,382	\$1,596	\$1,781	\$1,964	\$2,149
HOME	65% RENT LIMIT	\$1,281	\$1,374	\$1,652	\$1,899	\$2,099	\$2,297	\$2,496
	60% RENT LIMIT	\$1,201	\$1,287	\$1,545	\$1,785	\$1,992	\$2,197	\$2,402
	50% HOME RENT LIMIT	\$1,001	\$1,073	\$1,287	\$1,487	\$1,660	\$1,831	\$2,002
	LOW HOME RENT	\$1,001	\$1,073	\$1,287	\$1,487	\$1,660	\$1,831	\$2,002
	HIGH HOME RENT	\$1,200	\$1,348	\$1,652	\$1,899	\$2,099	\$2,297	\$2,496
	HOUSING TRUST FUND	\$601	\$643	\$772	\$891	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,290	\$1,382	\$1,659	\$1,916	\$2,137	\$2,358	\$2,578
	50% RENT LIMIT	\$1,075	\$1,151	\$1,382	\$1,596	\$1,781	\$1,964	\$2,149
	80% RENT LIMIT MTSP AVERAGING	\$1,720	\$1,842	\$2,211	\$2,555	\$2,850	\$3,144	\$3,438
	70% RENT LIMIT MTSP AVERAGING	\$1,505	\$1,612	\$1,935	\$2,235	\$2,493	\$2,750	\$3,008
	40% RENT LIMIT MTSP AVERAGING	\$860	\$921	\$1,106	\$1,277	\$1,425	\$1,571	\$1,719
	30% RENT LIMIT MTSP AVERAGING	\$645	\$691	\$829	\$958	\$1,068	\$1,179	\$1,289
	20% RENT LIMIT MTSP AVERAGING	\$430	\$460	\$553	\$638	\$712	\$785	\$859
	50% HERA Special Rent	\$1,082	\$1,700	\$1,391	\$1,606	\$1,792	\$1,978	\$2,163
	60% HERA Special Rent	\$1,299	\$2,040	\$1,669	\$1,928	\$2,151	\$2,373	\$2,595
Nashua, NH HMFA	FAIR MARKET RENT	\$1,458	\$1,621	\$2,126	\$2,824	\$2,999	\$3,449	\$3,899
Housing Choice Voucher	80% RENT LIMIT	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
	50% RENT LIMIT	\$1,283	\$1,376	\$1,651	\$1,908	\$2,128	\$2,348	\$2,569
HOME	65% RENT LIMIT	\$1,509	\$1,618	\$1,944	\$2,237	\$2,476	\$2,714	\$2,951
	60% RENT LIMIT	\$1,411	\$1,512	\$1,815	\$2,097	\$2,340	\$2,581	\$2,822
	50% HOME RENT LIMIT	\$1,176	\$1,260	\$1,512	\$1,747	\$1,950	\$2,151	\$2,352
	LOW HOME RENT	\$1,176	\$1,260	\$1,512	\$1,747	\$1,950	\$2,151	\$2,352
	HIGH HOME RENT	\$1,326	\$1,489	\$1,944	\$2,237	\$2,476	\$2,714	\$2,951
	HOUSING TRUST FUND	\$706	\$756	\$907	\$1,048	\$1,168	\$1,290	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,540	\$1,651	\$1,981	\$2,290	\$2,554	\$2,818	\$3,082
	50% RENT LIMIT	\$1,283	\$1,376	\$1,651	\$1,908	\$2,128	\$2,348	\$2,569
	80% RENT LIMIT MTSP AVERAGING	\$1,823	\$1,954	\$2,345	\$2,709	\$3,022	\$3,334	\$3,647
	70% RENT LIMIT MTSP AVERAGING	\$1,797	\$1,926	\$2,311	\$2,672	\$2,980	\$3,288	\$3,596
	40% RENT LIMIT MTSP AVERAGING	\$1,027	\$1,101	\$1,321	\$1,526	\$1,703	\$1,878	\$2,055
	30% RENT LIMIT MTSP AVERAGING	\$770	\$825	\$990	\$1,145	\$1,277	\$1,409	\$1,541
	20% RENT LIMIT MTSP AVERAGING	\$513	\$550	\$660	\$763	\$851	\$939	\$1,027

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Hillsborough Co., NH (part) HMFA	FAIR MARKET RENT	\$1,184	\$1,192	\$1,564	\$1,917	\$2,405	\$2,766	\$3,127
Housing Choice Voucher	80% RENT LIMIT	\$1,698	\$1,819	\$2,183	\$2,523	\$2,815	\$3,106	\$3,396
	50% RENT LIMIT	\$1,062	\$1,138	\$1,365	\$1,577	\$1,760	\$1,941	\$2,122
HOME	65% RENT LIMIT	\$1,299	\$1,393	\$1,674	\$1,925	\$2,129	\$2,330	\$2,531
	60% RENT LIMIT	\$1,216	\$1,303	\$1,564	\$1,806	\$2,016	\$2,223	\$2,431
	50% HOME RENT LIMIT	\$1,015	\$1,087	\$1,305	\$1,506	\$1,681	\$1,855	\$2,028
	LOW HOME RENT	\$1,015	\$1,087	\$1,305	\$1,506	\$1,681	\$1,855	\$2,028
	HIGH HOME RENT	\$1,105	\$1,113	\$1,462	\$1,862	\$2,121	\$2,330	\$2,531
	HOUSING TRUST FUND	\$608	\$651	\$782	\$903	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,275	\$1,365	\$1,638	\$1,892	\$2,112	\$2,330	\$2,547
	50% RENT LIMIT	\$1,062	\$1,138	\$1,365	\$1,577	\$1,760	\$1,941	\$2,122
	80% RENT LIMIT MTSP AVERAGING	\$1,698	\$1,819	\$2,183	\$2,523	\$2,815	\$3,106	\$3,396
	70% RENT LIMIT MTSP AVERAGING	\$1,487	\$1,593	\$1,911	\$2,208	\$2,464	\$2,718	\$2,971
	40% RENT LIMIT MTSP AVERAGING	\$850	\$910	\$1,092	\$1,262	\$1,408	\$1,553	\$1,698
	30% RENT LIMIT MTSP AVERAGING	\$637	\$682	\$819	\$946	\$1,056	\$1,165	\$1,273
	20% RENT LIMIT MTSP AVERAGING	\$425	\$455	\$546	\$631	\$704	\$776	\$849

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Non-Metro County FMR Areas								
Belknap County, NH	FAIR MARKET RENT	\$1,019	\$1,182	\$1,479	\$1,864	\$2,221	\$2,554	\$2,887
Housing Choice Voucher	80% RENT LIMIT	\$1,642	\$1,759	\$2,111	\$2,439	\$2,721	\$3,002	\$3,283
	50% RENT LIMIT	\$1,026	\$1,100	\$1,320	\$1,524	\$1,701	\$1,876	\$2,052
HOME	65% RENT LIMIT	\$1,203	\$1,289	\$1,549	\$1,781	\$1,968	\$2,152	\$2,337
	60% RENT LIMIT	\$1,128	\$1,209	\$1,450	\$1,675	\$1,869	\$2,062	\$2,255
	65% RENT LIMIT	\$1,203	\$1,289	\$1,549	\$1,781	\$1,968	\$2,152	\$2,337
	80% RENT LIMIT	\$1,503	\$1,611	\$1,933	\$2,233	\$2,491	\$2,749	\$3,006
	50% HOME RENT LIMIT	\$940	\$1,007	\$1,208	\$1,396	\$1,557	\$1,718	\$1,879
	LOW HOME RENT	\$906	\$1,007	\$1,208	\$1,396	\$1,557	\$1,718	\$1,879
	HIGH HOME RENT	\$906	\$1,058	\$1,329	\$1,710	\$1,968	\$2,152	\$2,337
	HOUSING TRUST FUND	\$563	\$604	\$725	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,231	\$1,320	\$1,584	\$1,829	\$2,041	\$2,251	\$2,463
	50% RENT LIMIT	\$1,026	\$1,100	\$1,320	\$1,524	\$1,701	\$1,876	\$2,052
	80% RENT LIMIT MTSP AVERAGING	\$1,642	\$1,759	\$2,111	\$2,439	\$2,721	\$3,002	\$3,283
	70% RENT LIMIT MTSP AVERAGING	\$1,436	\$1,539	\$1,848	\$2,135	\$2,381	\$2,626	\$2,873
	40% RENT LIMIT MTSP AVERAGING	\$821	\$879	\$1,056	\$1,220	\$1,361	\$1,500	\$1,642
	30% RENT LIMIT MTSP AVERAGING	\$615	\$660	\$792	\$914	\$1,020	\$1,125	\$1,231
	20% RENT LIMIT MTSP AVERAGING	\$410	\$439	\$528	\$610	\$680	\$750	\$821
Carroll County, NH	FAIR MARKET RENT	\$973	\$1,127	\$1,395	\$1,876	\$2,328	\$2,677	\$3,026
Housing Choice Voucher	80% RENT LIMIT	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
HOME	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	60% RENT LIMIT	\$1,098	\$1,176	\$1,411	\$1,630	\$1,819	\$2,007	\$2,194
	50% HOME RENT LIMIT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	LOW HOME RENT	\$866	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	HIGH HOME RENT	\$866	\$1,009	\$1,241	\$1,664	\$1,914	\$2,093	\$2,272
	HOUSING TRUST FUND	\$548	\$588	\$706	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923	\$2,122	\$2,320
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
	80% RENT LIMIT MTSP AVERAGING	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	70% RENT LIMIT MTSP AVERAGING	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
	40% RENT LIMIT MTSP AVERAGING	\$774	\$828	\$995	\$1,149	\$1,282	\$1,414	\$1,546
	30% RENT LIMIT MTSP AVERAGING	\$580	\$621	\$746	\$862	\$961	\$1,061	\$1,160
	20% RENT LIMIT MTSP AVERAGING	\$387	\$414	\$497	\$574	\$641	\$707	\$773

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Cheshire County, NH	FAIR MARKET RENT	\$1,061	\$1,180	\$1,548	\$2,013	\$2,052	\$2,360	\$2,668
Housing Choice Voucher	80% RENT LIMIT	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
HOME	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	60% RENT LIMIT	\$1,098	\$1,176	\$1,411	\$1,630	\$1,819	\$2,007	\$2,194
	50% HOME RENT LIMIT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	LOW HOME RENT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	HIGH HOME RENT	\$945	\$1,061	\$1,394	\$1,733	\$1,888	\$2,093	\$2,272
	HOUSING TRUST FUND	\$548	\$588	\$706	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923	\$2,122	\$2,320
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
	80% RENT LIMIT MTSP AVERAGING	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	70% RENT LIMIT MTSP AVERAGING	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
	40% RENT LIMIT MTSP AVERAGING	\$774	\$828	\$995	\$1,149	\$1,282	\$1,414	\$1,546
	30% RENT LIMIT MTSP AVERAGING	\$580	\$621	\$746	\$862	\$961	\$1,061	\$1,160
	20% RENT LIMIT MTSP AVERAGING	\$387	\$414	\$497	\$574	\$641	\$707	\$773
Coos County, NH	FAIR MARKET RENT	\$812	\$817	\$1,072	\$1,416	\$1,421	\$1,634	\$1,847
Housing Choice Voucher	80% RENT LIMIT	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
HOME	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	60% RENT LIMIT	\$1,098	\$1,176	\$1,411	\$1,630	\$1,819	\$2,007	\$2,194
	50% HOME RENT LIMIT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	LOW HOME RENT	\$654	\$748	\$960	\$1,275	\$1,280	\$1,472	\$1,664
	HIGH HOME RENT	\$654	\$748	\$960	\$1,275	\$1,280	\$1,472	\$1,664
	HOUSING TRUST FUND	\$548	\$588	\$706	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923	\$2,122	\$2,320
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
	80% RENT LIMIT MTSP AVERAGING	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	70% RENT LIMIT MTSP AVERAGING	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
	40% RENT LIMIT MTSP AVERAGING	\$774	\$828	\$995	\$1,149	\$1,282	\$1,414	\$1,546
	30% RENT LIMIT MTSP AVERAGING	\$580	\$621	\$746	\$862	\$961	\$1,061	\$1,160
	20% RENT LIMIT MTSP AVERAGING	\$387	\$414	\$497	\$574	\$641	\$707	\$773
Grafton County, NH	FAIR MARKET RENT	\$1,104	\$1,156	\$1,516	\$2,019	\$2,109	\$2,425	\$2,742
Housing Choice Voucher	80% RENT LIMIT	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
HOME	65% RENT LIMIT	\$1,211	\$1,299	\$1,562	\$1,795	\$1,984	\$2,170	\$2,356
	60% RENT LIMIT	\$1,137	\$1,218	\$1,461	\$1,688	\$1,884	\$2,078	\$2,272
	50% HOME RENT LIMIT	\$947	\$1,015	\$1,217	\$1,406	\$1,570	\$1,731	\$1,893
	LOW HOME RENT	\$891	\$1,001	\$1,217	\$1,406	\$1,570	\$1,731	\$1,893
	HIGH HOME RENT	\$891	\$1,001	\$1,315	\$1,708	\$1,940	\$2,170	\$2,356
	HOUSING TRUST FUND	\$568	\$609	\$731	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923	\$2,122	\$2,320
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
	80% RENT LIMIT MTSP AVERAGING	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	70% RENT LIMIT MTSP AVERAGING	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
	40% RENT LIMIT MTSP AVERAGING	\$774	\$828	\$995	\$1,149	\$1,282	\$1,414	\$1,546
	30% RENT LIMIT MTSP AVERAGING	\$580	\$621	\$746	\$862	\$961	\$1,061	\$1,160
	20% RENT LIMIT MTSP AVERAGING	\$387	\$414	\$497	\$574	\$641	\$707	\$773

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Merrimack County, NH	FAIR MARKET RENT	\$1,120	\$1,230	\$1,614	\$2,132	\$2,140	\$2,461	\$2,782
Housing Choice Voucher	80% RENT LIMIT	\$1,735	\$1,858	\$2,230	\$2,576	\$2,875	\$3,171	\$3,468
	50% RENT LIMIT	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983	\$2,168
HOME	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
	50% HOME RENT LIMIT	\$1,007	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842	\$2,014
	LOW HOME RENT	\$972	\$1,079	\$1,295	\$1,496	\$1,670	\$1,842	\$2,014
	HIGH HOME RENT	\$972	\$1,086	\$1,427	\$1,877	\$1,900	\$2,185	\$2,470
	HOUSING TRUST FUND	\$605	\$648	\$777	\$898	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,302	\$1,394	\$1,674	\$1,933	\$2,157	\$2,379	\$2,601
	50% RENT LIMIT	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983	\$2,168
	80% RENT LIMIT MTSP AVERAGING	\$1,735	\$1,858	\$2,230	\$2,576	\$2,875	\$3,171	\$3,468
	70% RENT LIMIT MTSP AVERAGING	\$1,519	\$1,627	\$1,953	\$2,255	\$2,516	\$2,776	\$3,035
	40% RENT LIMIT MTSP AVERAGING	\$868	\$929	\$1,116	\$1,289	\$1,438	\$1,586	\$1,734
	30% RENT LIMIT MTSP AVERAGING	\$651	\$697	\$837	\$966	\$1,078	\$1,189	\$1,300
	20% RENT LIMIT MTSP AVERAGING	\$434	\$464	\$558	\$644	\$719	\$793	\$867
	50% HERA Special Rent	\$1,086	\$1,706	\$1,396	\$1,613	\$1,800	\$1,986	\$2,171
	60% HERA Special Rent	\$1,303	\$2,048	\$1,675	\$1,936	\$2,160	\$2,383	\$2,606
Sullivan County, NH	FAIR MARKET RENT	\$980	\$1,084	\$1,422	\$1,902	\$2,068	\$2,378	\$2,688
Housing Choice Voucher	80% RENT LIMIT	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
HOME	65% RENT LIMIT	\$1,170	\$1,255	\$1,508	\$1,733	\$1,914	\$2,093	\$2,272
	60% RENT LIMIT	\$1,098	\$1,176	\$1,411	\$1,630	\$1,819	\$2,007	\$2,194
	50% HOME RENT LIMIT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	LOW HOME RENT	\$915	\$980	\$1,176	\$1,358	\$1,516	\$1,672	\$1,828
	HIGH HOME RENT	\$947	\$987	\$1,297	\$1,623	\$1,849	\$2,093	\$2,272
	HOUSING TRUST FUND	\$548	\$588	\$706	\$847	\$1,049	\$1,250	\$1,436
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,161	\$1,243	\$1,492	\$1,724	\$1,923	\$2,122	\$2,320
	50% RENT LIMIT	\$967	\$1,036	\$1,243	\$1,436	\$1,602	\$1,768	\$1,933
	80% RENT LIMIT MTSP AVERAGING	\$1,547	\$1,658	\$1,990	\$2,298	\$2,563	\$2,829	\$3,093
	70% RENT LIMIT MTSP AVERAGING	\$1,354	\$1,450	\$1,741	\$2,011	\$2,243	\$2,476	\$2,707
	40% RENT LIMIT MTSP AVERAGING	\$774	\$828	\$995	\$1,149	\$1,282	\$1,414	\$1,546
	30% RENT LIMIT MTSP AVERAGING	\$580	\$621	\$746	\$862	\$961	\$1,061	\$1,160
	20% RENT LIMIT MTSP AVERAGING	\$387	\$414	\$497	\$574	\$641	\$707	\$773

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.

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.