

2026 AREA PROGRAM RENT LIMITS

Revised Date: 6/4/2026

Effective Dates  
 HOUSING VOUCHER AND TAX CREDIT RENTS: 5/1/2026  
 FAIR MARKET RENT: 10/1/2025  
 HOME RENTS: 6/1/2026  
 HOUSING TRUST FUND RENTS: 6/1/2026

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	
<b>HUD Metropolitan Fair Market Rent Areas</b>									
<b>Boston-Cambridge-Quincy, MA-NH HMFA NH Portion</b>	FAIR MARKET RENT	\$2,359	\$2,476	\$2,941	\$3,526	\$3,894	\$4,478	\$5,062	
	Housing Choice Voucher	80% RENT LIMIT	\$2,400	\$2,571	\$3,085	\$3,564	\$3,976	\$4,388	\$4,798
		50% RENT LIMIT	\$1,500	\$1,607	\$1,928	\$2,228	\$2,486	\$2,743	\$2,999
	HOME	65% RENT LIMIT	\$1,930	\$2,069	\$2,486	\$2,863	\$3,174	\$3,483	\$3,793
		60% RENT LIMIT	\$1,800	\$1,928	\$2,314	\$2,674	\$2,983	\$3,291	\$3,599
		50% HOME RENT LIMIT	\$1,500	\$1,607	\$1,928	\$2,228	\$2,486	\$2,743	\$2,999
		LOW HOME RENT	\$1,500	\$1,607	\$1,928	\$2,228	\$2,486	\$2,743	\$2,999
		HIGH HOME RENT	\$1,930	\$2,069	\$2,486	\$2,863	\$3,174	\$3,483	\$3,793
	HOUSING TRUST FUND	\$900	\$964	\$1,157	\$1,336	\$1,491	\$1,645	\$1,799	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,800	\$1,928	\$2,314	\$2,674	\$2,983	\$3,291	\$3,599
		50% RENT LIMIT	\$1,500	\$1,607	\$1,928	\$2,228	\$2,486	\$2,743	\$2,999
		80% RENT LIMIT MTSP AVERAGING	\$2,400	\$2,571	\$3,085	\$3,564	\$3,976	\$4,388	\$4,798
		70% RENT LIMIT MTSP AVERAGING	\$2,100	\$2,250	\$2,700	\$3,120	\$3,480	\$3,840	\$4,199
		40% RENT LIMIT MTSP AVERAGING	\$1,200	\$1,286	\$1,543	\$1,782	\$1,989	\$2,194	\$2,399
		30% RENT LIMIT MTSP AVERAGING	\$900	\$964	\$1,157	\$1,337	\$1,491	\$1,645	\$1,799
20% RENT LIMIT MTSP AVERAGING		\$600	\$643	\$771	\$891	\$994	\$1,097	\$1,199	
<b>Lawrence, MA-NH HMFA, NH Portion</b>	FAIR MARKET RENT	\$1,565	\$1,730	\$2,270	\$2,722	\$3,006	\$3,457	\$3,908	
	Housing Choice Voucher	80% RENT LIMIT	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
		50% RENT LIMIT	\$1,202	\$1,288	\$1,545	\$1,784	\$1,991	\$2,197	\$2,402
	HOME	65% RENT LIMIT	\$1,588	\$1,703	\$2,046	\$2,354	\$2,606	\$2,857	\$3,109
		60% RENT LIMIT	\$1,485	\$1,590	\$1,908	\$2,205	\$2,460	\$2,714	\$2,967
		50% HOME RENT LIMIT	\$1,237	\$1,325	\$1,590	\$1,837	\$2,050	\$2,261	\$2,472
		LOW HOME RENT	\$1,237	\$1,325	\$1,590	\$1,837	\$2,050	\$2,261	\$2,472
		HIGH HOME RENT	\$1,565	\$1,703	\$2,046	\$2,354	\$2,606	\$2,857	\$3,109
	HOUSING TRUST FUND	\$721	\$773	\$927	\$1,071	\$1,195	\$1,322	\$1,535	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,443	\$1,545	\$1,854	\$2,142	\$2,389	\$2,637	\$2,883
		50% RENT LIMIT	\$1,202	\$1,288	\$1,545	\$1,784	\$1,991	\$2,197	\$2,402
		80% RENT LIMIT MTSP AVERAGING	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
		70% RENT LIMIT MTSP AVERAGING	\$1,683	\$1,803	\$2,163	\$2,499	\$2,787	\$3,076	\$3,363
		40% RENT LIMIT MTSP AVERAGING	\$962	\$1,030	\$1,236	\$1,427	\$1,593	\$1,757	\$1,922
		30% RENT LIMIT MTSP AVERAGING	\$721	\$772	\$927	\$1,071	\$1,194	\$1,318	\$1,441
20% RENT LIMIT MTSP AVERAGING		\$481	\$515	\$618	\$713	\$796	\$878	\$961	
50% HERA Special Rent		\$1,237	\$1,325	\$1,590	\$1,837	\$2,050	\$2,261	\$2,472	
60% HERA Special Rent		\$1,485	\$1,590	\$1,908	\$2,205	\$2,460	\$2,714	\$2,967	
<b>Portsmouth-Rochester, NH HMFA</b>	FAIR MARKET RENT	\$1,601	\$1,677	\$2,194	\$2,693	\$2,941	\$3,382	\$3,823	
	Housing Choice Voucher	80% RENT LIMIT	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
		50% RENT LIMIT	\$1,233	\$1,321	\$1,586	\$1,831	\$2,043	\$2,255	\$2,465
	HOME	65% RENT LIMIT	\$1,584	\$1,698	\$2,039	\$2,348	\$2,600	\$2,850	\$3,100
		60% RENT LIMIT	\$1,480	\$1,586	\$1,903	\$2,198	\$2,452	\$2,706	\$2,958
		50% HOME RENT LIMIT	\$1,233	\$1,321	\$1,586	\$1,831	\$2,043	\$2,255	\$2,465
		LOW HOME RENT	\$1,233	\$1,321	\$1,586	\$1,831	\$2,043	\$2,255	\$2,465
		HIGH HOME RENT	\$1,584	\$1,677	\$2,039	\$2,348	\$2,600	\$2,850	\$3,100
	HOUSING TRUST FUND	\$740	\$792	\$951	\$1,098	\$1,226	\$1,352	\$1,535	
	Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,480	\$1,586	\$1,903	\$2,198	\$2,452	\$2,706	\$2,958
		50% RENT LIMIT	\$1,233	\$1,321	\$1,586	\$1,831	\$2,043	\$2,255	\$2,465
		80% RENT LIMIT MTSP AVERAGING	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
		70% RENT LIMIT MTSP AVERAGING	\$1,727	\$1,850	\$2,220	\$2,564	\$2,861	\$3,156	\$3,452
		40% RENT LIMIT MTSP AVERAGING	\$987	\$1,057	\$1,269	\$1,465	\$1,635	\$1,803	\$1,972
		30% RENT LIMIT MTSP AVERAGING	\$740	\$793	\$951	\$1,099	\$1,226	\$1,353	\$1,479
20% RENT LIMIT MTSP AVERAGING		\$493	\$528	\$634	\$732	\$817	\$901	\$986	

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Western Rockingham Co., NH</b>	FAIR MARKET RENT	\$1,681	\$1,692	\$2,220	\$3,069	\$3,080	\$3,542	\$4,004
<b>HMFA</b>	Housing Choice Voucher							
	80% RENT LIMIT	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
	50% RENT LIMIT	\$1,348	\$1,444	\$1,733	\$2,003	\$2,235	\$2,466	\$2,696
	HOME							
	65% RENT LIMIT	\$1,734	\$1,859	\$2,232	\$2,570	\$2,848	\$3,123	\$3,399
	60% RENT LIMIT	\$1,618	\$1,733	\$2,080	\$2,404	\$2,682	\$2,959	\$3,236
	50% HOME RENT LIMIT	\$1,348	\$1,445	\$1,733	\$2,003	\$2,235	\$2,466	\$2,696
	LOW HOME RENT	\$1,348	\$1,445	\$1,733	\$2,003	\$2,235	\$2,466	\$2,696
	HIGH HOME RENT	\$1,681	\$1,692	\$2,220	\$2,570	\$2,848	\$3,123	\$3,399
	HOUSING TRUST FUND	\$810	\$867	\$1,041	\$1,202	\$1,341	\$1,480	\$1,618
	Multifamily Tax Subsidy Projects							
	60% RENT LIMIT	\$1,618	\$1,733	\$2,080	\$2,404	\$2,682	\$2,959	\$3,236
	50% RENT LIMIT	\$1,348	\$1,444	\$1,733	\$2,003	\$2,235	\$2,466	\$2,696
	80% RENT LIMIT MTSP AVERAGING	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
	70% RENT LIMIT MTSP AVERAGING	\$1,888	\$2,022	\$2,427	\$2,805	\$3,129	\$3,452	\$3,775
	40% RENT LIMIT MTSP AVERAGING	\$1,079	\$1,156	\$1,387	\$1,602	\$1,788	\$1,972	\$2,157
	30% RENT LIMIT MTSP AVERAGING	\$809	\$866	\$1,040	\$1,202	\$1,341	\$1,479	\$1,618
	20% RENT LIMIT MTSP AVERAGING	\$539	\$578	\$693	\$801	\$894	\$986	\$1,078
<b>Manchester, NH HMFA</b>	FAIR MARKET RENT	\$1,404	\$1,552	\$2,037	\$2,442	\$2,697	\$3,102	\$3,506
	Housing Choice Voucher							
	80% RENT LIMIT	\$1,758	\$1,884	\$2,261	\$2,613	\$2,915	\$3,216	\$3,517
	50% RENT LIMIT	\$1,100	\$1,178	\$1,413	\$1,633	\$1,821	\$2,009	\$2,198
	HOME							
	65% RENT LIMIT	\$1,410	\$1,512	\$1,816	\$2,089	\$2,311	\$2,531	\$2,752
	60% RENT LIMIT	\$1,320	\$1,413	\$1,696	\$1,959	\$2,185	\$2,412	\$2,637
	50% HOME RENT LIMIT	\$1,100	\$1,178	\$1,413	\$1,633	\$1,821	\$2,010	\$2,198
	LOW HOME RENT	\$1,100	\$1,178	\$1,413	\$1,633	\$1,821	\$2,010	\$2,198
	HIGH HOME RENT	\$1,404	\$1,512	\$1,816	\$2,089	\$2,311	\$2,531	\$2,752
	HOUSING TRUST FUND	\$660	\$707	\$848	\$980	\$1,109	\$1,322	\$1,535
	Multifamily Tax Subsidy Projects							
	60% RENT LIMIT	\$1,320	\$1,413	\$1,696	\$1,959	\$2,185	\$2,412	\$2,637
	50% RENT LIMIT	\$1,100	\$1,178	\$1,413	\$1,633	\$1,821	\$2,009	\$2,198
	80% RENT LIMIT MTSP AVERAGING	\$1,758	\$1,884	\$2,261	\$2,613	\$2,915	\$3,216	\$3,517
	70% RENT LIMIT MTSP AVERAGING	\$1,540	\$1,649	\$1,979	\$2,286	\$2,549	\$2,813	\$3,077
	40% RENT LIMIT MTSP AVERAGING	\$880	\$942	\$1,131	\$1,306	\$1,457	\$1,607	\$1,758
	30% RENT LIMIT MTSP AVERAGING	\$660	\$706	\$848	\$979	\$1,092	\$1,206	\$1,318
	20% RENT LIMIT MTSP AVERAGING	\$440	\$471	\$565	\$653	\$728	\$803	\$879
	50% HERA Special Rent	\$1,106	\$1,185	\$1,422	\$1,643	\$1,833	\$2,023	\$2,212
	60% HERA Special Rent	\$1,327	\$1,422	\$1,707	\$1,972	\$2,200	\$2,427	\$2,654
<b>Nashua, NH HMFA</b>	FAIR MARKET RENT	\$1,467	\$1,673	\$2,127	\$2,822	\$3,001	\$3,451	\$3,901
	Housing Choice Voucher							
	80% RENT LIMIT	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
	50% RENT LIMIT	\$1,292	\$1,384	\$1,661	\$1,919	\$2,141	\$2,362	\$2,583
	HOME							
	65% RENT LIMIT	\$1,660	\$1,780	\$2,138	\$2,461	\$2,726	\$2,989	\$3,252
	60% RENT LIMIT	\$1,551	\$1,661	\$1,993	\$2,303	\$2,569	\$2,834	\$3,099
	50% HOME RENT LIMIT	\$1,292	\$1,384	\$1,661	\$1,919	\$2,141	\$2,362	\$2,583
	LOW HOME RENT	\$1,292	\$1,384	\$1,661	\$1,919	\$2,141	\$2,362	\$2,583
	HIGH HOME RENT	\$1,467	\$1,673	\$2,127	\$2,461	\$2,726	\$2,989	\$3,252
	HOUSING TRUST FUND	\$776	\$831	\$997	\$1,151	\$1,285	\$1,418	\$1,550
	Multifamily Tax Subsidy Projects							
	60% RENT LIMIT	\$1,551	\$1,661	\$1,993	\$2,303	\$2,569	\$2,834	\$3,099
	50% RENT LIMIT	\$1,292	\$1,384	\$1,661	\$1,919	\$2,141	\$2,362	\$2,583
	80% RENT LIMIT MTSP AVERAGING	\$1,870	\$2,003	\$2,403	\$2,776	\$3,097	\$3,418	\$3,738
	70% RENT LIMIT MTSP AVERAGING	\$1,809	\$1,938	\$2,325	\$2,687	\$2,997	\$3,307	\$3,616
	40% RENT LIMIT MTSP AVERAGING	\$1,034	\$1,107	\$1,329	\$1,535	\$1,713	\$1,889	\$2,066
	30% RENT LIMIT MTSP AVERAGING	\$775	\$830	\$996	\$1,151	\$1,284	\$1,417	\$1,549
	20% RENT LIMIT MTSP AVERAGING	\$517	\$553	\$664	\$767	\$856	\$944	\$1,033

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Hillsborough Co., NH (part)</b>	FAIR MARKET RENT	\$1,286	\$1,294	\$1,698	\$2,036	\$2,842	\$3,268	\$3,695
<b>HMFA</b>								
Housing Choice Voucher	80% RENT LIMIT	\$1,703	\$1,825	\$2,191	\$2,531	\$2,823	\$3,116	\$3,407
	50% RENT LIMIT	\$1,065	\$1,141	\$1,370	\$1,582	\$1,765	\$1,948	\$2,129
HOME	65% RENT LIMIT	\$1,365	\$1,464	\$1,758	\$2,023	\$2,238	\$2,450	\$2,663
	60% RENT LIMIT	\$1,275	\$1,365	\$1,638	\$1,892	\$2,112	\$2,330	\$2,547
	50% HOME RENT LIMIT	\$1,065	\$1,141	\$1,370	\$1,582	\$1,765	\$1,948	\$2,129
	LOW HOME RENT	\$1,065	\$1,141	\$1,370	\$1,582	\$1,765	\$1,948	\$2,129
	HIGH HOME RENT	\$1,286	\$1,294	\$1,698	\$2,023	\$2,238	\$2,450	\$2,663
	HOUSING TRUST FUND	\$638	\$684	\$821	\$949	\$1,109	\$1,322	\$1,535
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,278	\$1,369	\$1,644	\$1,898	\$2,118	\$2,337	\$2,555
	50% RENT LIMIT	\$1,065	\$1,141	\$1,370	\$1,582	\$1,765	\$1,948	\$2,129
	80% RENT LIMIT MTSP AVERAGING	\$1,703	\$1,825	\$2,191	\$2,531	\$2,823	\$3,116	\$3,407
	70% RENT LIMIT MTSP AVERAGING	\$1,491	\$1,597	\$1,918	\$2,215	\$2,471	\$2,727	\$2,981
	40% RENT LIMIT MTSP AVERAGING	\$852	\$912	\$1,096	\$1,266	\$1,412	\$1,558	\$1,703
	30% RENT LIMIT MTSP AVERAGING	\$639	\$684	\$822	\$949	\$1,059	\$1,168	\$1,277
	20% RENT LIMIT MTSP AVERAGING	\$426	\$456	\$548	\$633	\$706	\$779	\$851

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Non-Metro County FMR Areas</b>								
<b>Belknap County, NH</b>	FAIR MARKET RENT	\$1,241	\$1,425	\$1,800	\$2,219	\$2,676	\$3,077	\$3,479
Housing Choice Voucher	80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
HOME	65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$1,241	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	HOUSING TRUST FUND	\$618	\$662	\$795	\$918	\$1,109	\$1,322	\$1,535
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823
<b>Carroll County, NH</b>	FAIR MARKET RENT	\$1,190	\$1,343	\$1,709	\$2,353	\$2,834	\$3,259	\$3,684
Housing Choice Voucher	80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
HOME	65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$1,190	\$1,343	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	HOUSING TRUST FUND	\$618	\$662	\$795	\$918	\$1,109	\$1,322	\$1,535
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Cheshire County, NH</b>	FAIR MARKET RENT	\$1,328	\$1,468	\$1,926	\$2,518	\$2,550	\$2,933	\$3,315
Housing Choice Voucher	80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
HOME	65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	HOUSING TRUST FUND	\$618	\$662	\$795	\$918	\$1,109	\$1,322	\$1,535
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823
<b>Coos County, NH</b>	FAIR MARKET RENT	\$988	\$994	\$1,287	\$1,702	\$1,708	\$1,964	\$2,220
Housing Choice Voucher	80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
HOME	65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$988	\$994	\$1,287	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$988	\$994	\$1,287	\$1,702	\$1,708	\$1,964	\$2,220
	HOUSING TRUST FUND	\$618	\$662	\$795	\$918	\$1,109	\$1,322	\$1,535
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823
<b>Grafton County, NH</b>	FAIR MARKET RENT	\$1,445	\$1,455	\$1,909	\$2,590	\$2,630	\$3,025	\$3,419
Housing Choice Voucher	80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
HOME	65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	HOUSING TRUST FUND	\$581	\$622	\$746	\$872	\$1,078	\$1,285	\$1,491
Multifamily Tax Subsidy Projects	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823

AREA	PROGRAM	EFFIC.	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
<b>Merrimack County, NH</b>	FAIR MARKET RENT	\$1,361	\$1,504	\$1,974	\$2,604	\$2,614	\$3,006	\$3,398
	Housing Choice Voucher 80% RENT LIMIT	\$1,801	\$1,929	\$2,316	\$2,675	\$2,985	\$3,293	\$3,601
	50% RENT LIMIT	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865	\$2,058	\$2,250
	HOME 65% RENT LIMIT	\$1,444	\$1,548	\$1,859	\$2,140	\$2,368	\$2,594	\$2,820
	60% RENT LIMIT	\$1,351	\$1,447	\$1,737	\$2,006	\$2,238	\$2,469	\$2,700
	50% HOME RENT LIMIT	\$1,085	\$1,162	\$1,395	\$1,611	\$1,797	\$1,983	\$2,168
	LOW HOME RENT	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865	\$2,058	\$2,250
	HIGH HOME RENT	\$1,361	\$1,504	\$1,859	\$2,140	\$2,368	\$2,594	\$2,820
	HOUSING TRUST FUND	\$676	\$724	\$868	\$1,003	\$1,120	\$1,322	\$1,535
	Multifamily Tax Subsidy Projects 60% RENT LIMIT	\$1,351	\$1,447	\$1,737	\$2,006	\$2,238	\$2,469	\$2,700
	50% RENT LIMIT	\$1,126	\$1,206	\$1,447	\$1,671	\$1,865	\$2,058	\$2,250
	80% RENT LIMIT MTSP AVERAGING	\$1,801	\$1,929	\$2,316	\$2,675	\$2,985	\$3,293	\$3,601
	70% RENT LIMIT MTSP AVERAGING	\$1,576	\$1,688	\$2,026	\$2,340	\$2,611	\$2,881	\$3,150
	40% RENT LIMIT MTSP AVERAGING	\$901	\$964	\$1,158	\$1,337	\$1,492	\$1,646	\$1,800
	30% RENT LIMIT MTSP AVERAGING	\$675	\$723	\$868	\$1,003	\$1,119	\$1,234	\$1,350
	20% RENT LIMIT MTSP AVERAGING	\$450	\$482	\$579	\$668	\$746	\$823	\$900
	50% HERA Special Rent	\$1,127	\$1,208	\$1,450	\$1,674	\$1,868	\$2,061	\$2,254
	60% HERA Special Rent	\$1,353	\$1,449	\$1,740	\$2,009	\$2,242	\$2,474	\$2,704
<b>Sullivan County, NH</b>	FAIR MARKET RENT	\$1,216	\$1,332	\$1,747	\$2,418	\$2,694	\$3,098	\$3,502
	Housing Choice Voucher 80% RENT LIMIT	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HOME 65% RENT LIMIT	\$1,319	\$1,414	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% HOME RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	LOW HOME RENT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	HIGH HOME RENT	\$1,216	\$1,332	\$1,699	\$1,954	\$2,160	\$2,365	\$2,570
	HOUSING TRUST FUND	\$618	\$662	\$795	\$918	\$1,109	\$1,322	\$1,535
	Multifamily Tax Subsidy Projects 60% RENT LIMIT	\$1,236	\$1,323	\$1,588	\$1,835	\$2,047	\$2,259	\$2,469
	50% RENT LIMIT	\$1,030	\$1,103	\$1,323	\$1,529	\$1,706	\$1,882	\$2,058
	80% RENT LIMIT MTSP AVERAGING	\$1,647	\$1,764	\$2,117	\$2,446	\$2,730	\$3,011	\$3,293
	70% RENT LIMIT MTSP AVERAGING	\$1,442	\$1,544	\$1,853	\$2,141	\$2,388	\$2,635	\$2,881
	40% RENT LIMIT MTSP AVERAGING	\$824	\$882	\$1,059	\$1,223	\$1,365	\$1,505	\$1,646
	30% RENT LIMIT MTSP AVERAGING	\$618	\$661	\$794	\$917	\$1,023	\$1,129	\$1,234
	20% RENT LIMIT MTSP AVERAGING	\$412	\$441	\$529	\$611	\$682	\$752	\$823

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., 2026 FMR's are effective on 10/1/2025)

**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.