2026 AREA PROGRAM RENT LIMITS

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

Revised Date: 6/30/2026

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	$2,359	$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
Lawrence, MA-NH HMFA, NH Portion		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
Portsmouth-Rochester, NH HMFA		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
Western Rockingham Co., NH HMFA		FAIR MARKET RENT	$1,681	$1,692	$2,220	$3,069	$3,080	$3,542	$4,004
	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
Manchester, NH HMFA		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
Nashua, NH HMFA		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
Hillsborough Co., NH (part) HMFA		FAIR MARKET RENT	$1,286	$1,294	$1,698	$2,036	$2,842	$3,268	$3,695
	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
Non-Metro County FMR Areas									
Belknap County, NH		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
Carroll County, NH		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
Cheshire County, NH	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
Coos County, NH	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
Grafton County, NH	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	$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
Merrimack County, NH		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
Sullivan County, NH		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.