



State of Connecticut
Department of Economic and
Community Development

Office of Housing Development and Finance

All Sponsors – HOME Program

Notice: 09-09

Distribution Date: April 24, 2009

Effective: April 27, 2009

SUBJECT: 2009 HOME INCOME AND RENT LIMITS

Below please find links to the recently HUD published HOME income and rent limits effective April 27th for calendar year 2009. Please update the information and use the 2009 HOME income and rent for all new applicants and re-certifications.

The new limits can be found at the following HUD web sites:

Rent Limits – Connecticut

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/rent/2009/ct.pdf>

Income Limits – Connecticut

<http://www.hud.gov/offices/cpd/affordablehousing/programs/home/limits/income/2009/ct.pdf>

If you have any questions, please call Scott McNulty, Economic & Community Development Agent at 860-270-8212.

U.S. DEPARTMENT OF HUD 03/2009
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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
----- 2009 ADJUSTED HOME INCOME LIMITS -----								
Bridgeport, CT HUD Metro FMR Area								
30% LIMITS	17800	20350	22900	25450	27500	29500	31550	33600
VERY LOW INCOME	29700	33900	38150	42400	45800	49200	52600	55950
60% LIMITS	35640	40680	45780	50880	54960	59040	63120	67140
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Danbury, CT HUD Metro FMR Area								
30% LIMITS	22500	25700	28950	32150	34700	37300	39850	42450
VERY LOW INCOME	37500	42850	48200	53550	57850	62100	66400	70700
60% LIMITS	45000	51420	57840	64260	69420	74520	79680	84840
LOW INCOME	49100	56100	63150	70150	75750	81350	87000	92600
Stanford-Norwalk, CT HUD Metro FMR Area								
30% LIMITS	25700	29350	33050	36700	39650	42550	45500	48450
VERY LOW INCOME	42600	48900	55050	61150	66050	70950	75850	80700
60% LIMITS	51360	58680	66060	73380	79260	85140	91020	96840
LOW INCOME	55600	63550	71500	79450	85800	92150	98500	104850
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area								
30% LIMITS	17900	20450	23000	25550	27600	29650	31700	33750
VERY LOW INCOME	29800	34050	38350	42650	45950	49350	52750	56150
60% LIMITS	35760	40860	45960	51060	55140	59220	63300	67380
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Southern Middlesex County, CT HUD Metro FMR Area								
30% LIMITS	20300	23200	26100	29000	31300	33650	35950	38300
VERY LOW INCOME	33850	38700	43500	48350	52200	56100	59950	63800
60% LIMITS	40620	46440	52200	58020	62640	67320	71940	76560
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Milford-Ansonia-Seymour, CT HUD Metro FMR Area								
30% LIMITS	18000	20550	23150	25700	27750	29800	31850	33900
VERY LOW INCOME	30000	34300	38550	42850	46300	49700	53150	56550
60% LIMITS	36000	41160	46260	51420	55560	59640	63780	67860
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
New Haven-Meriden, CT HUD Metro FMR Area								
30% LIMITS	16850	19300	21700	24100	26050	27950	29900	31800
VERY LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
60% LIMITS	33720	38520	43380	48180	52020	55860	59760	63600
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Waterbury, CT HUD Metro FMR Area								
30% LIMITS	16850	19300	21700	24100	26050	27950	29900	31800
VERY LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
60% LIMITS	33720	38520	43380	48180	52020	55860	59760	63600
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500

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PROGRAM	2009 ADJUSTED HOME INCOME LIMITS							
	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Norwich-New London, CT HUD Metro FMR Area								
30% LIMITS	16900	19300	21750	24150	26100	28000	29950	31900
VERY LOW INCOME	28200	32200	36250	40250	43450	46700	49900	53150
60% LIMITS	33640	38640	43500	48300	52140	56040	59880	63780
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Colchester-Lebanon, CT HUD Metro FMR Area								
30% LIMITS	19200	21900	24650	27400	29600	31800	34000	36150
VERY LOW INCOME	32000	36550	41150	45700	49350	53000	56650	60300
60% LIMITS	38400	43860	49380	54840	59220	63600	67980	72360
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Litchfield County, CT								
30% LIMITS	18200	20800	23400	26000	28100	30150	32250	34300
VERY LOW INCOME	30350	34700	39000	43350	46800	50300	53750	57200
60% LIMITS	36420	41640	46800	52020	56160	60360	64500	68640
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500
Windham County, CT								
30% LIMITS	16850	19300	21700	24100	26050	27950	29900	31800
VERY LOW INCOME	28100	32100	36150	40150	43350	46550	49800	53000
60% LIMITS	33720	38520	43380	48180	52020	55860	59760	63600
LOW INCOME	44800	51200	57600	64000	69100	74250	79350	84500

U.S. DEPARTMENT OF HUD 03/2009
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		2009 HOME PROGRAM RENTS					
PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bridgeport, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	742	795	953	1102	1230	1356	1484
HIGH HOME RENT LIMIT	788	1013	1214	1399	1540	1681	1823
For Information Only:							
FAIR MARKET RENT	788	1019	1214	1451	1762	2026	2291
50% RENT LIMIT	742	795	953	1102	1230	1356	1484
65% RENT LIMIT	944	1013	1218	1399	1540	1681	1823
Danbury, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	937	1004	1205	1392	1552	1713	1874
HIGH HOME RENT LIMIT	977	1180	1418	1630	1799	1966	2134
For Information Only:							
FAIR MARKET RENT	977	1186	1505	1801	2233	2568	2903
50% RENT LIMIT	937	1004	1205	1392	1552	1713	1874
65% RENT LIMIT	1100	1180	1418	1630	1799	1966	2134
Stamford-Norwalk, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	1070	1146	1376	1590	1773	1956	2140
HIGH HOME RENT LIMIT	1110	1191	1431	1644	1815	1984	2153
For Information Only:							
FAIR MARKET RENT	1119	1362	1703	2219	2681	3083	3485
50% RENT LIMIT	1070	1146	1376	1590	1773	1956	2140
65% RENT LIMIT	1110	1191	1431	1644	1815	1984	2153
Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	696	798	957	1106	1233	1361	1489
HIGH HOME RENT LIMIT	696	835	1021	1226	1521	1687	1830
For Information Only:							
FAIR MARKET RENT	696	835	1021	1226	1521	1749	1977
50% RENT LIMIT	745	798	957	1106	1233	1361	1489
65% RENT LIMIT	948	1017	1222	1404	1546	1687	1830
Southern Middlesex County, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	824	868	1087	1256	1402	1546	1692
HIGH HOME RENT LIMIT	824	868	1104	1416	1615	1857	2094
For Information Only:							
FAIR MARKET RENT	824	868	1104	1416	1615	1857	2100
50% RENT LIMIT	846	906	1087	1256	1402	1546	1692
65% RENT LIMIT	1080	1159	1392	1600	1765	1929	2094
Milford-Ansonia-Seymour, CT HUD Metro FMR Area							
LOW HOME RENT LIMIT	750	803	963	1114	1242	1371	1499
HIGH HOME RENT LIMIT	858	995	1113	1414	1556	1700	1844
For Information Only:							
FAIR MARKET RENT	858	995	1113	1417	1556	1789	2023
50% RENT LIMIT	750	803	963	1114	1242	1371	1499
65% RENT LIMIT	955	1024	1232	1414	1558	1700	1844

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		2009 HOME PROGRAM RENTS						
		EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
New Haven-Meriden, CT HUD Metro FMR Area								
	LOW HOME RENT LIMIT	702	752	903	1043	1163	1285	1405
	HIGH HOME RENT LIMIT	774	915	1101	1316	1430	1589	1721
	For Information Only:							
	FAIR MARKET RENT	774	915	1101	1316	1430	1645	1859
	50% RENT LIMIT	702	752	903	1043	1163	1285	1405
	65% RENT LIMIT	894	959	1153	1324	1456	1589	1721
Waterbury, CT HUD Metro FMR Area								
	LOW HOME RENT LIMIT	581	752	894	1043	1114	1281	1405
	HIGH HOME RENT LIMIT	581	752	894	1070	1114	1281	1448
	For Information Only:							
	FAIR MARKET RENT	581	752	894	1070	1114	1281	1448
	50% RENT LIMIT	702	752	903	1043	1163	1285	1405
	65% RENT LIMIT	894	959	1153	1324	1456	1589	1721
Norwich-New London, CT HUD Metro FMR Area								
	LOW HOME RENT LIMIT	699	755	906	1046	1167	1288	1408
	HIGH HOME RENT LIMIT	699	830	961	1175	1299	1494	1689
	For Information Only:							
	FAIR MARKET RENT	699	830	961	1175	1299	1494	1689
	50% RENT LIMIT	705	755	906	1046	1167	1288	1408
	65% RENT LIMIT	896	962	1136	1327	1461	1593	1726
Colchester-Lebanon, CT HUD Metro FMR Area								
	LOW HOME RENT LIMIT	700	821	1028	1188	1325	1461	1599
	HIGH HOME RENT LIMIT	700	821	1078	1289	1330	1530	1729
	For Information Only:							
	FAIR MARKET RENT	700	821	1078	1289	1330	1530	1729
	50% RENT LIMIT	800	856	1028	1188	1325	1461	1599
	65% RENT LIMIT	1020	1094	1314	1510	1665	1819	1973
Litchfield County, CT								
	LOW HOME RENT LIMIT	632	813	972	1126	1257	1386	1517
	HIGH HOME RENT LIMIT	632	823	972	1248	1404	1615	1825
	For Information Only:							
	FAIR MARKET RENT	632	823	972	1248	1404	1615	1825
	50% RENT LIMIT	758	813	975	1126	1257	1386	1517
	65% RENT LIMIT	966	1037	1246	1431	1576	1721	1866
Windham County, CT								
	LOW HOME RENT LIMIT	584	707	851	1043	1136	1285	1405
	HIGH HOME RENT LIMIT	584	707	851	1071	1136	1306	1477
	For Information Only:							
	FAIR MARKET RENT	584	707	851	1071	1136	1306	1477
	50% RENT LIMIT	702	752	903	1043	1163	1285	1405
	65% RENT LIMIT	894	959	1153	1324	1456	1589	1721