

2019 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

**(Effective 04/24/2019)
Must be in use no later than 6/8/2019**

Sources:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp19/area-definitions.pdf>

AND

<https://www.huduser.gov/portal/datasets/mtsp/mtsp19/HERA-Income-Limits-Report.pdf>

2019 INCOME LIMIT AREA DEFINITIONS: Connecticut Metropolitan & Non-Metropolitan Areas

Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp19/area-definitions.PDF>

FY 2019 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA

09 CONNECTICUT

| -----METROPOLITAN AREA----- | -----Components of FMR AREA within STATE----- |
|---|---|
| <p>Bridgeport-Stamford-Norwalk, CT MSA - 14 SA: Bridgeport, CT HMFA - METRO14860MM1160 001-Fairfield County, CT</p> <p>SA: Danbury, CT HMFA - METRO14860MM1930 001-Fairfield County, CT</p> <p>SA: Stamford-Norwalk, CT HMFA - METRO14860MM8040 001-Fairfield County, CT</p> <p>Hartford-West Hartford-East Hartford, CT SA: Hartford-West Hartford-East Hartford, CT HMFA - METRO25540M25540 003-Hartford County, CT</p> <p>007-Middlesex County, CT</p> <p>013-Tolland County, CT</p> <p>SA: Southern Middlesex County, CT HMFA - METRO25540MM5480 007-Middlesex County, CT</p> <p>New Haven-Milford, CT MSA - 35300 SA: Milford-Ansonia-Seymour, CT HMFA - METRO35300MM1160 009-New Haven County, CT</p> <p>SA: New Haven-Meriden, CT HMFA - METRO35300MM5480 009-New Haven County, CT</p> <p>SA: Waterbury, CT HMFA - METRO35300MM8880 009-New Haven County, CT</p> <p>Norwich-New London, CT MSA - 35980 SA: Colchester-Lebanon, CT HMFA - METRO35980MM3280 011-New London County, CT</p> | <p>Bridgeport town, Easton town, Fairfield town, Monroe town, Shelton town, Stratford town, Trumbull town</p> <p>Bethel town, Brookfield town, Danbury town, New Fairfield town, Newtown town, Redding town, Ridgefield town, Sherman town</p> <p>Darien town, Greenwich town, New Canaan town, Norwalk town, Stamford town, Weston town, Westport town, Wilton town</p> <p>Avon town, Berlin town, Bloomfield town, Bristol town, Burlington town, Canton town, East Granby town, East Hartford town, East Windsor town, Enfield town, Farmington town, Glastonbury town, Granby town, Hartford town, Hartland town, Manchester town, Marlborough town, New Britain town, Newington town, Plainville town, Rocky Hill town, Simsbury town, Southington town, South Windsor town, Suffield town, West Hartford town, Wethersfield town, Windsor town, Windsor Locks town Chester town, Cromwell town, Durham town, East Haddam town, East Hampton town, Haddam town, Middlefield town, Middletown town, Portland town Andover town, Bolton town, Columbia town, Coventry town, Ellington town, Hebron town, Mansfield town, Somers town, Stafford town, Tolland town, Union town, Vernon town, Willington town</p> <p>Clinton town, Deep River town, Essex town, Killingworth town, Old Saybrook town, Westbrook town</p> <p>Ansonia town, Beacon Falls town, Derby town, Milford town, Oxford town, Seymour town</p> <p>Bethany town, Branford town, Cheshire town, East Haven town, Guilford town, Hamden town, Madison town, Meriden town, New Haven town, North Branford town, North Haven town, Orange town, Wallingford town, West Haven town, Woodbridge town</p> <p>Middlebury town, Naugatuck town, Prospect town, Southbury town, Waterbury town, Wolcott town</p> <p>Colchester town, Lebanon town</p> |

FY 2019 LIST OF COUNTIES (AND NEW ENGLAND TOWNS) IDENTIFIED BY STATE AND METROPOLITAN AREA

09 CONNECTICUT continued

-----METROPOLITAN AREA-----

-----Components of FMR AREA within STATE-----

SA: Norwich-New London, CT HMFA - METRO35980M35980
011-New London County, CT

Bozrah town, East Lyme town, Franklin town, Griswold town,
Groton town, Ledyard town, Lisbon town, Lyme town,
Montville town, New London town, North Stonington town,
Norwich town, Old Lyme town, Preston town, Salem town,
Sprague town, Stonington town, Voluntown town, Waterford town

Worcester, MA-CT - 49340

SA: Windham County, CT HMFA - METRO49340N09015
015-Windham County, CT

Ashford town, Brooklyn town, Canterbury town, Chaplin town,
Eastford town, Hampton town, Killingly town, Plainfield town,
Pomfret town, Putnam town, Scotland town, Sterling town,
Thompson town, Windham town, Woodstock town

-----NONMETROPOLITAN COUNTIES-----

-----Towns within nonmetropolitan counties-----

005-Litchfield County.....

Barkhamsted town, Bethlehem town, Bridgewater town, Canaan town,
Colebrook town, Cornwall town, Goshen town, Harwinton town,
Kent town, Litchfield town, Morris town, New Hartford town,
New Milford town, Norfolk town, North Canaan town,
Plymouth town, Roxbury town, Salisbury town, Sharon town,
Thomaston town, Torrington town, Warren town, Washington town,
Watertown town, Winchester town, Woodbury town

Notes to Schedule of Maximum Affordable Rent and Gross Income Limits

1. Maximum monthly rent is computed by multiplying the HUD maximum income adjusted for family size by 30% (maximum imputed housing expense allowance) then dividing by 12 (months). All decimal points round down.
2. Maximum monthly rent includes utilities except for household phone, internet and cable. Maximum rent must be reduced by an approved utility allowance for tenants that pay all or some utilities not provided by owner.
3. Maximum rents for LIHTC developments are determined by bedroom size for all developments after 1989 and pre-1990 developments receiving the irrevocable Rent Change Election of 1994. For developments before 1990, number of unit occupants must be used.
4. Per HUD methodology, the 4 person Low Income (80% of AMI) is limited to the U.S. median family income level unless justified by high housing costs. For 2019 the U.S. median family income is \$75,500.
5. Please be aware that all income limits used for the LIHTC program must be from the Multifamily Tax Subsidy Project (MTSP) Income Limits published by HUD. Section 8 properties will continue to use the Section 8 Income Limits.
6. For LIHTC properties – please note that HUD has added a Hold Harmless Policy which is impacting this year’s income limits. Therefore, there are now areas that are impacted by the HUD Hold Harmless Policy in addition to areas that were previously impacted by the Housing & Economic Recovery Act of 2008 (HERA).
7. Applying the New Income Limits to LIHTC Properties:

HERA SPECIAL INCOME LIMITS AND HELD HARMLESS INCOME LIMITS:

In addition to a 2019 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits or Held Harmless (HH) to FY2018. The HERA Special and HH Income Limits **MUST** be used by developments in those affected areas that were Placed In Service (PIS) prior to an applicable date or during a particular set of dates. The areas with HUD’s special instructions are as follows:

- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Danbury HMFA – PIS on or before April 23, 2019 (HH to FY2018)

If the development was or will be placed in service on or after a date listed above:

- Use the current MTSP limits
- The development may **NOT** use the HERA Special limits or the HH Income Limits
- If the income limits decreased from the limits in effect at the time of carryover allocation, the development must use the current income limits for determining tenant eligibility. However, rents can be calculated in accordance with the gross rent floor.

NOTE: The income limits are applied on a DEVELOPMENT-WIDE basis, depending on how the development is defined based on the multiple building election on the 8609s. If question 8b on the 8609s indicated that a building was part of a multiple-building development, all of the buildings in that multiple-building development will use the income limit based on the date the first building was placed in service. If question 8b on the 8609s indicated the building was NOT part of a multiple building development (in other words, it was set up as though each building is its own development), each building will use the income limit based on the date that particular building was placed in service.

Metropolitan & Non-Metropolitan Area Median Income

Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp19/HERA-Income-Limits-Report.PDF>

| STATE:CONNECTICUT | | -----I N C O M E L I M I T S----- | | | | | | | |
|---|-------------------|-----------------------------------|----------|----------|----------|----------|----------|----------|----------|
| | PROGRAM | 1 PERSON | 2 PERSON | 3 PERSON | 4 PERSON | 5 PERSON | 6 PERSON | 7 PERSON | 8 PERSON |
| Bridgeport, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 102600 | VERY LOW INCOME | 35950 | 41050 | 46200 | 51300 | 55450 | 59550 | 63650 | 67750 |
| | 60% INCOME LIMIT | 43140 | 49260 | 55440 | 61560 | 66540 | 71460 | 76380 | 81300 |
| Colchester-Lebanon, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 112400 | VERY LOW INCOME | 39350 | 45000 | 50600 | 56200 | 60700 | 65200 | 69700 | 74200 |
| | 60% INCOME LIMIT | 47220 | 54000 | 60720 | 67440 | 72840 | 78240 | 83640 | 89040 |
| Danbury, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 113300 | VERY LOW INCOME | 39700 | 45350 | 51000 | 56650 | 61200 | 65750 | 70250 | 74800 |
| | 60% INCOME LIMIT | 47640 | 54420 | 61200 | 67980 | 73440 | 78900 | 84300 | 89760 |
| Hartford-West Hartford-East Hartford, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 97900 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| Milford-Ansonia-Seymour, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 104900 | VERY LOW INCOME | 36750 | 42000 | 47250 | 52450 | 56650 | 60850 | 65050 | 69250 |
| | 60% INCOME LIMIT | 44100 | 50400 | 56700 | 62940 | 67980 | 73020 | 78060 | 83100 |
| | HERA Special 50%* | 36750 | 42000 | 47250 | 52500 | 56700 | 60900 | 65100 | 69300 |
| | HERA Special 60%* | 44100 | 50400 | 56700 | 63000 | 68040 | 73080 | 78120 | 83160 |
| New Haven-Meriden, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 92800 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| Norwich-New London, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 94500 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| Southern Middlesex County, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 110900 | VERY LOW INCOME | 38850 | 44400 | 49950 | 55450 | 59900 | 64350 | 68800 | 73200 |
| | 60% INCOME LIMIT | 46620 | 53280 | 59940 | 66540 | 71880 | 77220 | 82560 | 87840 |
| Stamford-Norwalk, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 144300 | VERY LOW INCOME | 50550 | 57750 | 64950 | 72150 | 77950 | 83700 | 89500 | 95250 |
| | 60% INCOME LIMIT | 60660 | 69300 | 77940 | 86580 | 93540 | 100440 | 107400 | 114300 |
| Waterbury, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 76300 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| Windham County, CT HMFA | | | | | | | | | |
| FY 2019 MFI: 82300 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| Litchfield County, CT | | | | | | | | | |
| FY 2019 MFI: 100900 | VERY LOW INCOME | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| | 60% INCOME LIMIT | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |

* Income Limit 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 Current Year Median (FY2019) over the FY2008 median.
 HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

Multifamily Tax Subsidy Project

Income Limits

EFFECTIVE DATE: 4/24/2019 (Until Superseded)

This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.

MAXIMUM INCOME BY HOUSEHOLD/MAXIMUM RENTS LIMITS

| BRIDGEPORT HMFA | | | | | | | | | |
|--|--|----------|-----------|-----------|-----------|-----------|----------|----------|----------|
| For use by ALL developments in this Federal Statistical Area | | | | | | | | | |
| INCOME LIMITS | | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| 20% of Median | | 14380 | 16420 | 18480 | 20520 | 22180 | 23820 | 25460 | 27100 |
| 25% of Median | | 17975 | 20525 | 23100 | 25650 | 27725 | 29775 | 31825 | 33875 |
| 30% of Median | | 21570 | 24630 | 27720 | 30780 | 33270 | 35730 | 38190 | 40650 |
| 40% of Median | | 28760 | 32840 | 36960 | 41040 | 44360 | 47640 | 50920 | 54200 |
| 50% of Median | | 35950 | 41050 | 46200 | 51300 | 55450 | 59550 | 63650 | 67750 |
| 60% of Median | | 43140 | 49260 | 55440 | 61560 | 66540 | 71460 | 76380 | 81300 |
| 70% of Median | | 50330 | 57470 | 64680 | 71820 | 77630 | 83370 | 89110 | 94850 |
| 80% of Median | | 57520 | 65680 | 73920 | 82080 | 88720 | 95280 | 101840 | 108400 |
| RENT LIMITS | | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom | | | |
| 20% of Median | | 359 | 385 | 462 | 533 | 595 | | | |
| 25% of Median | | 449 | 481 | 577 | 667 | 744 | | | |
| 30% of Median | | 539 | 577 | 693 | 800 | 893 | | | |
| 40% of Median | | 719 | 770 | 924 | 1067 | 1191 | | | |
| 50% of Median | | 898 | 962 | 1155 | 1334 | 1488 | | | |
| 60% of Median | | 1078 | 1155 | 1386 | 1601 | 1786 | | | |
| 70% of Median | | 1258 | 1347 | 1617 | 1868 | 2084 | | | |
| 80% of Median | | 1438 | 1540 | 1848 | 2135 | 2382 | | | |

| SOUTHERN MIDDLESEX HMFA | | | | | | | | | |
|--|--|----------|-----------|-----------|-----------|-----------|----------|----------|----------|
| For use by ALL developments in this Federal Statistical Area | | | | | | | | | |
| INCOME LIMITS | | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| 20% of Median | | 15540 | 17760 | 19980 | 22180 | 23960 | 25740 | 27520 | 29280 |
| 25% of Median | | 19425 | 22200 | 24975 | 27725 | 29950 | 32175 | 34400 | 36600 |
| 30% of Median | | 23310 | 26640 | 29970 | 33270 | 35940 | 38610 | 41280 | 43920 |
| 40% of Median | | 31080 | 35520 | 39960 | 44360 | 47920 | 51480 | 55040 | 58560 |
| 50% of Median | | 38850 | 44400 | 49950 | 55450 | 59900 | 64350 | 68800 | 73200 |
| 60% of Median | | 46620 | 53280 | 59940 | 66540 | 71880 | 77220 | 82560 | 87840 |
| 70% of Median | | 54390 | 62160 | 69930 | 77630 | 83860 | 90090 | 96320 | 102480 |
| 80% of Median | | 62160 | 71040 | 79920 | 88720 | 95840 | 102960 | 110080 | 117120 |
| RENT LIMITS | | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom | | | |
| 20% of Median | | 388 | 416 | 499 | 576 | 643 | | | |
| 25% of Median | | 485 | 520 | 624 | 720 | 804 | | | |
| 30% of Median | | 582 | 624 | 749 | 865 | 965 | | | |
| 40% of Median | | 777 | 832 | 999 | 1153 | 1287 | | | |
| 50% of Median | | 971 | 1040 | 1248 | 1441 | 1608 | | | |
| 60% of Median | | 1165 | 1248 | 1498 | 1730 | 1930 | | | |
| 70% of Median | | 1359 | 1456 | 1748 | 2018 | 2252 | | | |
| 80% of Median | | 1554 | 1665 | 1998 | 2307 | 2574 | | | |

| DANBURY HMFA | | | | | | | | | |
|---|--|----------|-----------|-----------|-----------|-----------|----------|----------|----------|
| For use by developments Placed in Service ON OR BEFORE April 23, 2019 (HH to FY2018) | | | | | | | | | |
| INCOME LIMITS | | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| 20% of Median | | 16300 | 18620 | 20940 | 23260 | 25140 | 27000 | 28860 | 30720 |
| 25% of Median | | 20375 | 23275 | 26175 | 29075 | 31425 | 33750 | 36075 | 38400 |
| 30% of Median | | 24450 | 27930 | 31410 | 34890 | 37710 | 40500 | 43290 | 46080 |
| 40% of Median | | 32600 | 37240 | 41880 | 46520 | 50280 | 54000 | 57720 | 61440 |
| 50% of Median | | 40750 | 46550 | 52350 | 58150 | 62850 | 67500 | 72150 | 76800 |
| 60% of Median | | 48900 | 55860 | 62820 | 69780 | 75420 | 81000 | 86580 | 92160 |
| 70% of Median | | 57050 | 65170 | 73290 | 81410 | 87990 | 94500 | 101010 | 107520 |
| 80% of Median | | 65200 | 74480 | 83760 | 93040 | 100560 | 108000 | 115440 | 122880 |
| RENT LIMITS | | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom | | | |
| 20% of Median | | 407 | 436 | 523 | 605 | 675 | | | |
| 25% of Median | | 509 | 545 | 654 | 756 | 843 | | | |
| 30% of Median | | 611 | 654 | 785 | 907 | 1012 | | | |
| 40% of Median | | 815 | 873 | 1047 | 1210 | 1350 | | | |
| 50% of Median | | 1018 | 1091 | 1308 | 1512 | 1687 | | | |
| 60% of Median | | 1222 | 1309 | 1570 | 1815 | 2025 | | | |
| 70% of Median | | 1426 | 1527 | 1832 | 2117 | 2362 | | | |
| 80% of Median | | 1630 | 1746 | 2094 | 2420 | 2700 | | | |

| DANBURY HMFA | | | | | | | | | |
|---|--|----------|-----------|-----------|-----------|-----------|----------|----------|----------|
| For use by developments Placed in Service ON OR AFTER April 24, 2019 | | | | | | | | | |
| INCOME LIMITS | | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
| 20% of Median | | 15880 | 18140 | 20400 | 22660 | 24480 | 26300 | 28100 | 29920 |
| 25% of Median | | 19850 | 22675 | 25500 | 28325 | 30600 | 32875 | 35125 | 37400 |
| 30% of Median | | 23820 | 27210 | 30600 | 33990 | 36720 | 39450 | 42150 | 44880 |
| 40% of Median | | 31760 | 36280 | 40800 | 45320 | 48960 | 52600 | 56200 | 59840 |
| 50% of Median | | 39700 | 45350 | 51000 | 56650 | 61200 | 65750 | 70250 | 74800 |
| 60% of Median | | 47640 | 54420 | 61200 | 67980 | 73440 | 78900 | 84300 | 89760 |
| 70% of Median | | 55580 | 63490 | 71400 | 79310 | 85680 | 92050 | 98350 | 104720 |
| 80% of Median | | 63520 | 72560 | 81600 | 90640 | 97920 | 105200 | 112400 | 119680 |
| RENT LIMITS | | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom | | | |
| 20% of Median | | 397 | 425 | 510 | 589 | 657 | | | |
| 25% of Median | | 496 | 531 | 637 | 736 | 821 | | | |
| 30% of Median | | 595 | 637 | 765 | 883 | 986 | | | |
| 40% of Median | | 794 | 850 | 1020 | 1178 | 1315 | | | |
| 50% of Median | | 992 | 1063 | 1275 | 1473 | 1643 | | | |
| 60% of Median | | 1191 | 1275 | 1530 | 1767 | 1972 | | | |
| 70% of Median | | 1389 | 1488 | 1785 | 2062 | 2301 | | | |
| 80% of Median | | 1588 | 1701 | 2040 | 2357 | 2630 | | | |

STAMFORD-NORWALK HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 20220 | 23100 | 25980 | 28860 | 31180 | 33480 | 35800 | 38100 |
| 25% of Median | 25275 | 28875 | 32475 | 36075 | 38975 | 41850 | 44750 | 47625 |
| 30% of Median | 30330 | 34650 | 38970 | 43290 | 46770 | 50220 | 53700 | 57150 |
| 40% of Median | 40440 | 46200 | 51960 | 57720 | 62360 | 66960 | 71600 | 76200 |
| 50% of Median | 50550 | 57750 | 64950 | 72150 | 77950 | 83700 | 89500 | 95250 |
| 60% of Median | 60660 | 69300 | 77940 | 86580 | 93540 | 100440 | 107400 | 114300 |
| 70% of Median | 70770 | 80850 | 90930 | 101010 | 109130 | 117180 | 125300 | 133350 |
| 80% of Median | 80880 | 92400 | 103920 | 115440 | 124720 | 133920 | 143200 | 152400 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 505 | 541 | 649 | 750 | 837 |
| 25% of Median | 631 | 676 | 811 | 938 | 1046 |
| 30% of Median | 758 | 812 | 974 | 1125 | 1255 |
| 40% of Median | 1011 | 1083 | 1299 | 1501 | 1674 |
| 50% of Median | 1263 | 1353 | 1623 | 1876 | 2092 |
| 60% of Median | 1516 | 1624 | 1948 | 2251 | 2511 |
| 70% of Median | 1769 | 1895 | 2273 | 2626 | 2929 |
| 80% of Median | 2022 | 2166 | 2598 | 3002 | 3348 |

HARTFORD – W. HARTFORD – E. HARTFORD HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR BEFORE December 31, 2008 (HERA)

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14700 | 16800 | 18900 | 21000 | 22680 | 24360 | 26040 | 27720 |
| 25% of Median | 18375 | 21000 | 23625 | 26250 | 28350 | 30450 | 32550 | 34650 |
| 30% of Median | 22050 | 25200 | 28350 | 31500 | 34020 | 36540 | 39060 | 41580 |
| 40% of Median | 29400 | 33600 | 37800 | 42000 | 45360 | 48720 | 52080 | 55440 |
| 50% of Median | 36750 | 42000 | 47250 | 52500 | 56700 | 60900 | 65100 | 69300 |
| 60% of Median | 44100 | 50400 | 56700 | 63000 | 68040 | 73080 | 78120 | 83160 |
| 70% of Median | 51450 | 58800 | 66150 | 73500 | 79380 | 85260 | 91140 | 97020 |
| 80% of Median | 58800 | 67200 | 75600 | 84000 | 90720 | 97440 | 104160 | 110880 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|--------------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 367 | 393 | 472 | 546 | 609 |
| 25% of Median | 459 | 492 | 590 | 682 | 761 |
| 30% of Median | 551 | 590 | 708 | 819 | 913 |
| 40% of Median | 735 | 787 | 945 | 1092 | 1218 |
| 50% of Median | 918 | 984 | 1181 | 1365 | 1522 |
| 60% of Median | 1102 | 1181 | 1417 | 1638 | 1827 |
| 70% of Median | 1286 | 1378 | 1653 | 1911 | 2131 |
| 80% of Median | 1470 | 1575 | 1890 | 2184 | 2436 |

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR AFTER January 1, 2009

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14700 | 16800 | 18900 | 20980 | 22660 | 24340 | 26020 | 27700 |
| 25% of Median | 18375 | 21000 | 23625 | 26225 | 28325 | 30425 | 32525 | 34625 |
| 30% of Median | 22050 | 25200 | 28350 | 31470 | 33990 | 36510 | 39030 | 41550 |
| 40% of Median | 29400 | 33600 | 37800 | 41960 | 45320 | 48680 | 52040 | 55400 |
| 50% of Median | 36750 | 42000 | 47250 | 52450 | 56650 | 60850 | 65050 | 69250 |
| 60% of Median | 44100 | 50400 | 56700 | 62940 | 67980 | 73020 | 78060 | 83100 |
| 70% of Median | 51450 | 58800 | 66150 | 73430 | 79310 | 85190 | 91070 | 96950 |
| 80% of Median | 58800 | 67200 | 75600 | 83920 | 90640 | 97360 | 104080 | 110800 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|--------------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 367 | 393 | 472 | 545 | 608 |
| 25% of Median | 459 | 492 | 590 | 681 | 760 |
| 30% of Median | 551 | 590 | 708 | 818 | 912 |
| 40% of Median | 735 | 787 | 945 | 1091 | 1217 |
| 50% of Median | 918 | 984 | 1181 | 1363 | 1521 |
| 60% of Median | 1102 | 1181 | 1417 | 1636 | 1825 |
| 70% of Median | 1286 | 1378 | 1653 | 1909 | 2129 |
| 80% of Median | 1470 | 1575 | 1890 | 2182 | 2434 |

NEW HAVEN-MERIDEN HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |

WATERBURY HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |

COLCHESTER-LEBANON HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 15740 | 18000 | 20240 | 22480 | 24280 | 26080 | 27880 | 29680 |
| 25% of Median | 19675 | 22500 | 25300 | 28100 | 30350 | 32600 | 34850 | 37100 |
| 30% of Median | 23610 | 27000 | 30360 | 33720 | 36420 | 39120 | 41820 | 44520 |
| 40% of Median | 31480 | 36000 | 40480 | 44960 | 48560 | 52160 | 55760 | 59360 |
| 50% of Median | 39350 | 45000 | 50600 | 56200 | 60700 | 65200 | 69700 | 74200 |
| 60% of Median | 47220 | 54000 | 60720 | 67440 | 72840 | 78240 | 83640 | 89040 |
| 70% of Median | 55090 | 63000 | 70840 | 78680 | 84980 | 91280 | 97580 | 103880 |
| 80% of Median | 62960 | 72000 | 80960 | 89920 | 97120 | 104320 | 111520 | 118720 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 393 | 421 | 506 | 584 | 652 |
| 25% of Median | 491 | 527 | 632 | 730 | 815 |
| 30% of Median | 590 | 632 | 759 | 876 | 978 |
| 40% of Median | 787 | 843 | 1012 | 1169 | 1304 |
| 50% of Median | 983 | 1054 | 1265 | 1461 | 1630 |
| 60% of Median | 1180 | 1265 | 1518 | 1753 | 1956 |
| 70% of Median | 1377 | 1476 | 1771 | 2045 | 2282 |
| 80% of Median | 1574 | 1687 | 2024 | 2338 | 2608 |

NORWICH-NEW LONDON HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |

LITCHFIELD COUNTY

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |

WINDHAM COUNTY HMFA

For use by ALL developments in this Federal Statistical Area

| INCOME LIMITS | 1 person | 2 person | 3 person | 4 person | 5 person | 6 person | 7 person | 8 person |
|---------------|----------|----------|----------|----------|----------|----------|----------|----------|
| 20% of Median | 14140 | 16160 | 18180 | 20180 | 21800 | 23420 | 25040 | 26640 |
| 25% of Median | 17675 | 20200 | 22725 | 25225 | 27250 | 29275 | 31300 | 33300 |
| 30% of Median | 21210 | 24240 | 27270 | 30270 | 32700 | 35130 | 37560 | 39960 |
| 40% of Median | 28280 | 32320 | 36360 | 40360 | 43600 | 46840 | 50080 | 53280 |
| 50% of Median | 35350 | 40400 | 45450 | 50450 | 54500 | 58550 | 62600 | 66600 |
| 60% of Median | 42420 | 48480 | 54540 | 60540 | 65400 | 70260 | 75120 | 79920 |
| 70% of Median | 49490 | 56560 | 63630 | 70630 | 76300 | 81970 | 87640 | 93240 |
| 80% of Median | 56560 | 64640 | 72720 | 80720 | 87200 | 93680 | 100160 | 106560 |

| RENT LIMITS | Studio | 1 bedroom | 2 bedroom | 3 bedroom | 4 bedroom |
|---------------|--------|-----------|-----------|-----------|-----------|
| 20% of Median | 353 | 378 | 454 | 524 | 585 |
| 25% of Median | 441 | 473 | 568 | 655 | 731 |
| 30% of Median | 530 | 568 | 681 | 787 | 878 |
| 40% of Median | 707 | 757 | 909 | 1049 | 1171 |
| 50% of Median | 883 | 946 | 1136 | 1311 | 1463 |
| 60% of Median | 1060 | 1136 | 1363 | 1574 | 1756 |
| 70% of Median | 1237 | 1325 | 1590 | 1836 | 2049 |
| 80% of Median | 1414 | 1515 | 1818 | 2099 | 2342 |