

To: Lynn Koroser-Crane, Interim Asset Management Administrator

LKC

June 16, 2010

From: George Rapp, Senior Asset Manager

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Subject: **Attached 2010 Rent & Income Limits for Section 8 and Low-Income Housing Tax Credit (LIHTC) Programs**

The 2010 LIHTC income limits are effective May 14, 2010 and must be implemented no later than June 28, 2010.

MULTIFAMILY TAX SUBSIDY PROJECTS

The Housing and Economic Recovery Act (HERA) of 2008 made statutory changes to how income limits are calculated for LIHTC and bond-financed properties. HERA protected owners from rent decreases in 2009, and established a new system for owners to hold their income limits and rents harmless beginning in 2010.

A Multifamily Tax Subsidy Project (MTSP) is a project financed through the LIHTC and/or tax exempt bond programs. For MTSPs, HUD issues two sets of income limits:

- One set of income limits for HUD hold-harmless impacted projects, otherwise referred to as Impacted MTSPs; and
- One set of income limits for non-Impacted MTSPs.

An Impacted MTSP is any project with income limits determined in 2007 or 2008 under HUD's hold-harmless policy. A project qualifies as an Impacted MTSP only if it was placed in service before the end of 2008.

A single building project qualifies as an Impacted MTSP if the owner placed the building in service before the end of 2008.

A multi-building project qualifies as an Impacted MTSP if the owner placed its first building in service before the end of 2008. Remember that a multi-building project is defined on Line 8b of each building's 8609 form. A building is part of an Impacted MTSP only if it is included in a project that had at least one building in service before the end of 2008.

For an acquisition/rehab project, the owner places its acquisition credits in service on the date of acquisition and places the rehab credits in service for each building when completing its rehabilitation activities. A project qualifies as an Impacted MTSP if its acquisition credits were in service before 2009.

Going forward, the income limits for each non-Impacted project will not decline and will be held harmless at the highest level attained during its qualifying period. As long as the income limits for a county or metro area do not decline, all non-Impacted projects in the area will use the same income limits. However, once an area experiences a decrease in HUD's income limits, it will

see LIHTC projects using various income limits and rent structures. HUD will publish historical data on income limits, but each owner should maintain a file documenting their project's income limits and rents since placing it in service.

Applying the New Income Limits to Specific Properties

If the project was placed in service prior to 1/1/2009:

- Use the greater of the HERA Special limit (if there is one for the county), the 2010 MTSP or 2009 MTSP limits.
- Most LIHTC projects were placed in service before 1/1/2009 and are eligible to use this option.

If the project was placed in service on or after 1/1/2009, but before 5/14/2010:

- Use the higher of the 2009 or 2010 MTSP limits.
- The project may **NOT** use the HERA Special limits.

If the project was or will be placed in service on or after 5/14/2010:

- Use the current MTSP limits.
 - The project may **NOT** use the HERA Special limits.
 - If the income limits decreased from the limits in effect at the time of carryover allocation, the project 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 PROJECT-WIDE basis, depending on how the project 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 project, all of the buildings in that multiple-building project 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 project (in other words, it was set up as though each building is its own project), each building will use the income limit based on the date that particular building was placed in service.
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2010 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 05/14/2010)

Sources: http://www.huduser.org/datasets/il/il10/incomelimits_section8.pdf OR
http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

METROPOLITAN STATISTICAL AREAS

BRIDGEPORT – STAMFORD – NORWALK MSA

SA: BRIDGEPORT HMFA

Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull

SA: DANBURY HMFA

Bethel, Brookfield, Danbury, New Fairfield, Newtown, Redding, Ridgefield, Sherman

SA: STAMFORD – NORWALK HMFA

Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport, Wilton

HARTFORD - WEST HARTFORD – EAST HARTFORD MSA

CBSA: HARTFORD – WEST HARTFORD – EAST HARTFORD HMFA

Andover, Avon, Berlin, Bloomfield, Bolton, Bristol, Burlington, Canton, Chester, Columbia, Coventry, Cromwell, Durham, East Granby, East Haddam, East Hampton, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Haddam, Hartford, Hartland, Hebron, Manchester, Mansfield, Marlborough, Middlefield, Middletown, New Britain, Newington, Plainville, Portland, Rocky Hill, Simsbury, Somers, Southington, South Windsor, Stafford, Suffield, Tolland, Union, Vernon, West Hartford, Wethersfield, Willington, Windsor, Windsor Locks

SA: SOUTHERN MIDDLESEX COUNTY HMFA

Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook

NEW HAVEN – MILFORD MSA

SA: MILFORD – ANSONIA – SEYMOUR HMFA

Ansonia, Beacon Falls, Derby, Milford, Oxford, Seymour

SA: NEW HAVEN – MERIDEN HMFA

Bethany, Branford, Cheshire, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge

SA: WATERBURY HMFA

Middlebury, Naugatuck, Prospect, Southbury, Waterbury, Wolcott

NORWICH – NEW LONDON MSA

SA: COLCHESTER – LEBANON HMFA

Colchester, Lebanon

CBSA: NORWICH – NEW LONDON HMFA

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

NON-METROPOLITAN COUNTIES

LITCHFIELD COUNTY

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

WINDHAM COUNTY

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

Notes to Schedule of Maximum Affordable Rent and Gross Income Limits

1. Regardless of financing source, all Low Income Housing Tax Credit (LIHTC) developments must use Tax Exempt options A or B on attached "Schedules".
2. 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.
3. 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.
4. 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.
5. 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 2010 the U.S. median family income is \$64,400.
6. Please visit http://www.huduser.org/portal/datasets/il/il10/area_definitions.pdf or http://www.huduser.org/portal/datasets/mtsp/mtsp10/area_definitions.pdf for further explanation relative to the determination of income and rent limits.
7. 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.
8. 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 the areas that were previously impacted by the Housing & Economic Recovery Act of 2008 (HERA).
9. Applying the New Income Limits to LIHTC Properties:

If the development was placed in service prior to 1/1/2009:

- Use the greater of the HERA Special limit (if there is one for the county), the 2010 MTSP or 2009 MTSP limits
- Most LIHTC developments were placed in service before 1/1/2009 and are eligible to use this option

If the development was placed in service on or after 1/1/2009, but before 5/14/2010:

- Use the higher of the 2009 or 2010 MTSP limits
- The development may **NOT** use the HERA Special limits

If the development was or will be placed in service on or after 5/14/2010:

- Use the current MTSP limits
- The development may **NOT** use the HERA Special 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.

HUD Section 8 Program Income Limits

SOURCE: http://www.huduser.org/datasets/il/il10/incomelimits_section8.pdf

STATE: CONNECTICUT

		----- I N C O M E L I M I T S -----								
		MEDIAN FAMILY INCOME	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EFFECTIVE: 5-14-2010 (Until Superseded)										
HMFA	: Bridgeport, CT	86600								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	18200	20800	23400	26000	28100	30200	32250	34350
	INCOME: 86600	VERY LOW-INCOME	30350	34650	39000	43300	46800	50250	53700	57200
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Danbury, CT	107600								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	22650	25850	29100	32300	34900	37500	40100	42650
	INCOME: 107600	VERY LOW-INCOME	37700	43050	48450	53800	58150	62450	66750	71050
		LOW-INCOME	51600	58950	66300	73650	79550	85450	91350	97250
HMFA	: Stamford-Norwalk, CT	125700								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	26400	30200	33950	37700	40750	43750	46750	49800
	INCOME: 125700	VERY LOW-INCOME	44000	50300	56600	62850	67900	72950	77950	83000
		LOW-INCOME	58400	66750	75100	83400	90100	96750	103450	110100
HMFA	: Hartford-W.Hartford-E.Hartford, CT	84700								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	17800	20350	22900	25400	27450	29500	31500	33550
	INCOME: 84700	VERY LOW-INCOME	29650	33900	38150	42350	45750	49150	52550	55950
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Southern Middlesex County, CT	96800								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	20350	23250	26150	29050	31400	33700	36050	38350
	INCOME: 96800	VERY LOW-INCOME	33900	38750	43600	48400	52300	56150	60050	63900
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Milford-Ansonia-Seymour, CT	87400								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	18350	21000	23600	26200	28300	30400	32500	34600
	INCOME: 87400	VERY LOW-INCOME	30600	35000	39350	43700	47200	50700	54200	57700
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: New Haven-Meriden, CT	80900								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	17000	19400	21850	24250	26200	28150	30100	32050
	INCOME: 80900	VERY LOW-INCOME	28350	32400	36450	40450	43700	46950	50200	53400
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Waterbury, CT	68400								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	16950	19400	21800	24200	26150	28100	30050	31950
	INCOME: 68400	VERY LOW-INCOME	28250	32300	36350	40350	43600	46850	50050	53300
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Colchester-Lebanon, CT	94100								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	19800	22600	25450	28250	30550	32800	35050	37300
	INCOME: 94100	VERY LOW-INCOME	32950	37650	42350	47050	50850	54600	58350	62150
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
HMFA	: Norwich-New London, CT	81200								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	17050	19500	21950	24350	26300	28250	30200	32150
	INCOME: 81200	VERY LOW-INCOME	28450	32500	36550	40600	43850	47100	50350	53600
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
COUNTY	: LITCHFIELD COUNTY	86000								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	18100	20650	23250	25800	27900	29950	32000	34100
	INCOME: 86000	VERY LOW-INCOME	30100	34400	38700	43000	46450	49900	53350	56800
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050
COUNTY	: WINDHAM COUNTY	68200								
	FY 2010 MEDIAN FAMILY	30% of MEDIAN	16950	19400	21800	24200	26150	28100	30050	31950
	INCOME: 68200	VERY LOW-INCOME	28250	32300	36350	40350	43600	46850	50050	53300
		LOW-INCOME	45100	51550	58000	64400	69600	74750	79900	85050

MULTIFAMILY TAX SUBSIDY PROJECT (MTSP) INCOME LIMITS

Metropolitan & Non-Metropolitan Area Median Income

Sources: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

LOCATION	AMI	1	2	3	4	5	6	7	8	Effective Date
Bridgeport HMFA	\$ 86,600									
50% Very Low Income	\$ 30,350	\$ 34,650	\$ 39,000	\$ 43,300	\$ 46,800	\$ 50,250	\$ 53,700	\$ 57,200		5/14/2010
60% Income Limit	\$ 36,420	\$ 41,580	\$ 46,800	\$ 51,960	\$ 56,160	\$ 60,300	\$ 64,440	\$ 68,640		
Danbury HMFA	\$ 107,600									
50% Very Low Income	\$ 37,700	\$ 43,050	\$ 48,450	\$ 53,800	\$ 58,150	\$ 62,450	\$ 66,750	\$ 71,050		5/14/2010
60% Low Income	\$ 45,240	\$ 51,660	\$ 58,140	\$ 64,560	\$ 69,780	\$ 74,940	\$ 80,100	\$ 85,260		
Stamford-Norwalk HMFA	\$ 125,700									
50% Very Low Income	\$ 44,000	\$ 50,300	\$ 56,600	\$ 62,850	\$ 67,900	\$ 72,950	\$ 77,950	\$ 83,000		5/14/2010
60% Low Income	\$ 52,800	\$ 60,360	\$ 67,920	\$ 75,420	\$ 81,480	\$ 87,540	\$ 93,540	\$ 99,600		
Hartford-W.Hartford-E. Hartford HMFA	\$ 84,700									
50% Very Low Income	\$ 29,650	\$ 33,900	\$ 38,150	\$ 42,350	\$ 45,750	\$ 49,150	\$ 52,550	\$ 55,950		5/14/2010
60% Low Income	\$ 35,580	\$ 40,680	\$ 45,780	\$ 50,820	\$ 54,900	\$ 58,980	\$ 63,060	\$ 67,140		
Held Harmless to 2009 Income Limits 50%*	\$ 85,100	\$ 29,800	\$ 34,050	\$ 38,300	\$ 42,550	\$ 45,950	\$ 49,350	\$ 52,750	\$ 56,150	5/14/2010
Held Harmless to 2009 Income Limits 60%*	\$ 35,760	\$ 40,860	\$ 45,960	\$ 51,060	\$ 55,140	\$ 59,220	\$ 63,300	\$ 67,380		
Southern Middlesex County HMFA	\$ 96,800									
50% Very Low Income	\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900		5/14/2010
60% Low Income	\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680		
Milford-Ansonia-Seymour HMFA	\$ 87,400									
50% Very Low Income	\$ 30,600	\$ 35,000	\$ 39,350	\$ 43,700	\$ 47,200	\$ 50,700	\$ 54,200	\$ 57,700		5/14/2010
60% Low Income	\$ 36,720	\$ 42,000	\$ 47,220	\$ 52,440	\$ 56,640	\$ 60,840	\$ 65,040	\$ 69,240		
HERA Special 50%*	\$ 87,400	\$ 30,650	\$ 35,000	\$ 39,400	\$ 43,750	\$ 47,250	\$ 50,750	\$ 54,250	\$ 57,750	5/14/2010
HERA Special 60%*	\$ 36,780	\$ 42,000	\$ 47,280	\$ 52,500	\$ 56,700	\$ 60,900	\$ 65,100	\$ 69,300		
New Haven-Meriden HMFA	\$ 80,900									
50% Very Low Income	\$ 28,350	\$ 32,400	\$ 36,450	\$ 40,450	\$ 43,700	\$ 46,950	\$ 50,200	\$ 53,400		5/14/2010
60% Low Income	\$ 34,020	\$ 38,880	\$ 43,740	\$ 48,540	\$ 52,440	\$ 56,340	\$ 60,240	\$ 64,080		
Waterbury HMFA	\$ 68,400									
50% Very Low Income	\$ 28,250	\$ 32,300	\$ 36,350	\$ 40,350	\$ 43,600	\$ 46,850	\$ 50,050	\$ 53,300		5/14/2010
60% Low Income	\$ 33,900	\$ 38,760	\$ 43,620	\$ 48,420	\$ 52,320	\$ 56,220	\$ 60,060	\$ 63,960		
HERA Special 50%*	\$ 68,400	\$ 28,900	\$ 33,050	\$ 37,150	\$ 41,300	\$ 44,600	\$ 47,900	\$ 51,200	\$ 54,500	5/14/2010
HERA Special 60%*	\$ 34,680	\$ 39,660	\$ 44,580	\$ 49,560	\$ 53,520	\$ 57,480	\$ 61,440	\$ 65,400		
Colchester-Lebanon HMFA	\$ 94,100									
50% Very Low Income	\$ 32,950	\$ 37,650	\$ 42,350	\$ 47,050	\$ 50,850	\$ 54,600	\$ 58,350	\$ 62,150		5/14/2010
60% Low Income	\$ 39,540	\$ 45,180	\$ 50,820	\$ 56,460	\$ 61,020	\$ 65,520	\$ 70,020	\$ 74,580		
Norwich-New London HMFA	\$ 81,200									
50% Very Low Income	\$ 28,450	\$ 32,500	\$ 36,550	\$ 40,600	\$ 43,850	\$ 47,100	\$ 50,350	\$ 53,600		5/14/2010
60% Low Income	\$ 34,140	\$ 39,000	\$ 43,860	\$ 48,720	\$ 52,620	\$ 56,520	\$ 60,420	\$ 64,320		
Litchfield County	\$ 86,000									
50% Very Low Income	\$ 30,100	\$ 34,400	\$ 38,700	\$ 43,000	\$ 46,450	\$ 49,900	\$ 53,350	\$ 56,800		5/14/2010
60% Low Income	\$ 36,120	\$ 41,280	\$ 46,440	\$ 51,600	\$ 55,740	\$ 59,880	\$ 64,020	\$ 68,160		
HERA Special 50%*	\$ 86,700	\$ 30,350	\$ 34,700	\$ 39,000	\$ 43,350	\$ 46,800	\$ 50,300	\$ 53,750	\$ 57,200	5/14/2010
HERA Special 60%*	\$ 36,420	\$ 41,640	\$ 46,800	\$ 52,020	\$ 56,160	\$ 60,360	\$ 64,500	\$ 68,640		
Windham County	\$ 68,200									
50% Very Low Income	\$ 28,250	\$ 32,300	\$ 36,350	\$ 40,350	\$ 43,600	\$ 46,850	\$ 50,050	\$ 53,300		5/14/2010
60% Low Income	\$ 33,900	\$ 38,760	\$ 43,620	\$ 48,420	\$ 52,320	\$ 56,220	\$ 60,060	\$ 63,960		

*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 FY2010 Median over the FY2008 median.
 HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Bridgeport HMFA** Effective Date: **5/14/2010**
 Area Median Income: **\$86,600** (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	86,600
80% of Median Income	69,280
150% of Median Income	129,900
Qualified Rent	\$1,732

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	30,350	\$758
1BR	1.5	32,500	\$812
	2.0	34,650	\$866
2BR	3.0	39,000	\$975
	4.0	43,300	\$1,082
3BR	4.5	45,050	\$1,126
	5.0	46,800	\$1,170
4BR	6.0	50,250	\$1,256
	7.0	53,700	\$1,342

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	36,420	\$910
1BR	1.5	39,000	\$975
	2.0	41,580	\$1,039
2BR	3.0	46,800	\$1,170
	4.0	51,960	\$1,299
3BR	4.5	54,060	\$1,351
	5.0	56,160	\$1,404
4BR	6.0	60,300	\$1,507
	7.0	64,440	\$1,611

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	15,175	\$379
1BR	1.5	16,250	\$406
	2.0	17,325	\$433
2BR	3.0	19,500	\$487
	4.0	21,650	\$541
3BR	4.5	22,525	\$563
	5.0	23,400	\$585
4BR	6.0	25,125	\$628
	7.0	26,850	\$671

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Stamford-Norwalk HMFA**
 Area Median Income: **\$125,700**

Effective Date: **5/14/2010**
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	125,700
80% of Median Income	100,560
150% of Median Income	188,550
Qualified Rent	\$2,514

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	44,000	\$1,100
1BR	1.5	47,150	\$1,178
	2.0	50,300	\$1,257
2BR	3.0	56,600	\$1,415
	4.0	62,850	\$1,571
3BR	4.5	65,375	\$1,634
	5.0	67,900	\$1,697
4BR	6.0	72,950	\$1,823
	7.0	77,950	\$1,948

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	52,800	\$1,320
1BR	1.5	56,580	\$1,414
	2.0	60,360	\$1,509
2BR	3.0	67,920	\$1,698
	4.0	75,420	\$1,885
3BR	4.5	78,450	\$1,961
	5.0	81,480	\$2,037
4BR	6.0	87,540	\$2,188
	7.0	93,540	\$2,338

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	22,000	\$550
1BR	1.5	23,575	\$589
	2.0	25,150	\$628
2BR	3.0	28,300	\$707
	4.0	31,425	\$785
3BR	4.5	32,688	\$817
	5.0	33,950	\$848
4BR	6.0	36,475	\$911
	7.0	38,975	\$974

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA Effective Date: 5/14/2010
 Area Median Income: \$84,700 (Until Superseded)

For use by developments that Placed in Service PRIOR to May 14, 2010 (Held Harmless to 2009 Income Limits)

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	85,100
80% of Median Income	68,080
150% of Median Income	127,650
Qualified Rent	\$1,702

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	29,800	\$745
1BR	1.5	31,925	\$798
	2.0	34,050	\$851
2BR	3.0	38,300	\$957
	4.0	42,550	\$1,063
3BR	4.5	44,250	\$1,106
	5.0	45,950	\$1,148
4BR	6.0	49,350	\$1,233
	7.0	52,750	\$1,318

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	35,760	\$894
1BR	1.5	38,310	\$957
	2.0	40,860	\$1,021
2BR	3.0	45,960	\$1,149
	4.0	51,060	\$1,276
3BR	4.5	53,100	\$1,327
	5.0	55,140	\$1,378
4BR	6.0	59,220	\$1,480
	7.0	63,300	\$1,582

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,900	\$372
1BR	1.5	15,963	\$399
	2.0	17,025	\$425
2BR	3.0	19,150	\$478
	4.0	21,275	\$531
3BR	4.5	22,125	\$553
	5.0	22,975	\$574
4BR	6.0	24,675	\$616
	7.0	26,375	\$659

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA Effective Date: 5/14/2010
 Area Median Income: \$84,700 (Until Superseded)

For use by those developments Placed in Service AFTER May 13, 2010

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	84,700
80% of Median Income	67,760
150% of Median Income	127,050
Qualified Rent	\$1,694

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	29,650	\$741
1BR	1.5	31,775	\$794
2BR	2.0	33,900	\$847
3BR	3.0	38,150	\$953
4BR	4.0	42,350	\$1,058
5BR	4.5	44,050	\$1,101
6BR	5.0	45,750	\$1,143
7BR	6.0	49,150	\$1,228
8BR	7.0	52,550	\$1,313

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	35,580	\$889
1BR	1.5	38,130	\$953
2BR	2.0	40,680	\$1,017
3BR	3.0	45,780	\$1,144
4BR	4.0	50,820	\$1,270
5BR	4.5	52,860	\$1,321
6BR	5.0	54,900	\$1,372
7BR	6.0	58,980	\$1,474
8BR	7.0	63,060	\$1,576

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,825	\$370
1BR	1.5	15,888	\$397
2BR	2.0	16,950	\$423
3BR	3.0	19,075	\$476
4BR	4.0	21,175	\$529
5BR	4.5	22,025	\$550
6BR	5.0	22,875	\$571
7BR	6.0	24,575	\$614
8BR	7.0	26,275	\$656

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Southern Middlesex County HMFA
 Area Median Income: \$96,800

Effective Date: 5/14/2010
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	96,800
80% of Median Income	77,440
150% of Median Income	145,200
Qualified Rent	\$1,936

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	33,900	\$847
1BR	1.5	36,325	\$908
	2.0	38,750	\$968
2BR	3.0	43,600	\$1,090
	4.0	48,400	\$1,210
3BR	4.5	50,350	\$1,258
	5.0	52,300	\$1,307
4BR	6.0	56,150	\$1,403
	7.0	60,050	\$1,501

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	40,680	\$1,017
1BR	1.5	43,590	\$1,089
	2.0	46,500	\$1,162
2BR	3.0	52,320	\$1,308
	4.0	58,080	\$1,452
3BR	4.5	60,420	\$1,510
	5.0	62,760	\$1,569
4BR	6.0	67,380	\$1,684
	7.0	72,060	\$1,801

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	16,950	\$423
1BR	1.5	18,163	\$454
	2.0	19,375	\$484
2BR	3.0	21,800	\$545
	4.0	24,200	\$605
3BR	4.5	25,175	\$629
	5.0	26,150	\$653
4BR	6.0	28,075	\$701
	7.0	30,025	\$750

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$87,400

Effective Date: 5/14/2010
 (Until Superseded)

For use by developments that Placed in Service PRIOR to Jan. 1, 2009 (impacted area under HERA)

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	87,400
80% of Median Income	69,920
150% of Median Income	131,100
Qualified Rent	\$1,748

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	30,650	\$766
1BR	1.5	32,825	\$820
	2.0	35,000	\$875
2BR	3.0	39,400	\$985
	4.0	43,750	\$1,093
3BR	4.5	45,500	\$1,137
	5.0	47,250	\$1,181
4BR	6.0	50,750	\$1,268
	7.0	54,250	\$1,356

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	36,780	\$919
1BR	1.5	39,390	\$984
	2.0	42,000	\$1,050
2BR	3.0	47,280	\$1,182
	4.0	52,500	\$1,312
3BR	4.5	54,600	\$1,365
	5.0	56,700	\$1,417
4BR	6.0	60,900	\$1,522
	7.0	65,100	\$1,627

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	15,325	\$383
1BR	1.5	16,413	\$410
	2.0	17,500	\$437
2BR	3.0	19,700	\$492
	4.0	21,875	\$546
3BR	4.5	22,750	\$568
	5.0	23,625	\$590
4BR	6.0	25,375	\$634
	7.0	27,125	\$678

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$87,400

Effective Date: 5/14/2010
 (Until Superseded)

For use by those developments Placed in Service AFTER December 31, 2008

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	87,400
80% of Median Income	69,920
150% of Median Income	131,100
Qualified Rent	\$1,748

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	30,600	\$765
1BR	1.5	32,800	\$820
2BR	2.0	35,000	\$875
3BR	3.0	39,350	\$983
4BR	4.0	43,700	\$1,092
5BR	4.5	45,450	\$1,136
6BR	5.0	47,200	\$1,180
7BR	6.0	50,700	\$1,267
8BR	7.0	54,200	\$1,355

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	36,720	\$918
1BR	1.5	39,360	\$984
2BR	2.0	42,000	\$1,050
3BR	3.0	47,220	\$1,180
4BR	4.0	52,440	\$1,311
5BR	4.5	54,540	\$1,363
6BR	5.0	56,640	\$1,416
7BR	6.0	60,840	\$1,521
8BR	7.0	65,040	\$1,626

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	15,300	\$382
1BR	1.5	16,400	\$410
2BR	2.0	17,500	\$437
3BR	3.0	19,675	\$491
4BR	4.0	21,850	\$546
5BR	4.5	22,725	\$568
6BR	5.0	23,600	\$590
7BR	6.0	25,350	\$633
8BR	7.0	27,100	\$677

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: New Haven-Meriden HMFA Effective Date: 5/14/2010
 Area Median Income: \$80,900 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	80,900
80% of Median Income	64,720
150% of Median Income	121,350
Qualified Rent	\$1,618

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	28,350	\$708
1BR	1.5	30,375	\$759
2BR	2.0	32,400	\$810
3BR	3.0	36,450	\$911
4BR	4.0	40,450	\$1,011
5BR	4.5	42,075	\$1,051
6BR	5.0	43,700	\$1,092
7BR	6.0	46,950	\$1,173
8BR	7.0	50,200	\$1,255

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	34,020	\$850
1BR	1.5	36,450	\$911
2BR	2.0	38,880	\$972
3BR	3.0	43,740	\$1,093
4BR	4.0	48,540	\$1,213
5BR	4.5	50,490	\$1,262
6BR	5.0	52,440	\$1,311
7BR	6.0	56,340	\$1,408
8BR	7.0	60,240	\$1,506

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,175	\$354
1BR	1.5	15,188	\$379
2BR	2.0	16,200	\$405
3BR	3.0	18,225	\$455
4BR	4.0	20,225	\$505
5BR	4.5	21,038	\$525
6BR	5.0	21,850	\$546
7BR	6.0	23,475	\$586
8BR	7.0	25,100	\$627

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Waterbury HMFA
Area Median Income: \$68,400

Effective Date: 5/14/2010
(Until Superseded)

For use by developments that Placed in Service PRIOR to Jan. 1, 2009 (impacted area under HERA)

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	68,400
80% of Median Income	54,720
150% of Median Income	102,600
Qualified Rent	\$1,368

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	28,900	\$722
1BR	1.5	30,975	\$774
	2.0	33,050	\$826
2BR	3.0	37,150	\$928
	4.0	41,300	\$1,032
3BR	4.5	42,950	\$1,073
	5.0	44,600	\$1,115
4BR	6.0	47,900	\$1,197
	7.0	51,200	\$1,280

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	34,680	\$867
1BR	1.5	37,170	\$929
	2.0	39,660	\$991
2BR	3.0	44,580	\$1,114
	4.0	49,560	\$1,239
3BR	4.5	51,540	\$1,288
	5.0	53,520	\$1,338
4BR	6.0	57,480	\$1,437
	7.0	61,440	\$1,536

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,450	\$361
1BR	1.5	15,488	\$387
	2.0	16,525	\$413
2BR	3.0	18,575	\$464
	4.0	20,650	\$516
3BR	4.5	21,475	\$536
	5.0	22,300	\$557
4BR	6.0	23,950	\$598
	7.0	25,600	\$640

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Waterbury HMFA Effective Date: 5/14/2010
 Area Median Income: \$68,400 (Until Superseded)

For use by those developments Placed in Service AFTER December 31, 2008

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	68,400
80% of Median Income	54,720
150% of Median Income	102,600
Qualified Rent	\$1,368

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	28,250	\$706
1BR	1.5	30,275	\$756
2BR	2.0	32,300	\$807
3BR	3.0	36,350	\$908
4BR	4.0	40,350	\$1,008
5BR	4.5	41,975	\$1,049
6BR	5.0	43,600	\$1,090
7BR	6.0	46,850	\$1,171
8BR	7.0	50,050	\$1,251

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	33,900	\$847
1BR	1.5	36,330	\$908
2BR	2.0	38,760	\$969
3BR	3.0	43,620	\$1,090
4BR	4.0	48,420	\$1,210
5BR	4.5	50,370	\$1,259
6BR	5.0	52,320	\$1,308
7BR	6.0	56,220	\$1,405
8BR	7.0	60,060	\$1,501

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,125	\$353
1BR	1.5	15,138	\$378
2BR	2.0	16,150	\$403
3BR	3.0	18,175	\$454
4BR	4.0	20,175	\$504
5BR	4.5	20,988	\$524
6BR	5.0	21,800	\$545
7BR	6.0	23,425	\$585
8BR	7.0	25,025	\$625

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Colchester-Lebanon HMFA
 Area Median Income: \$94,100

Effective Date: 5/14/2010
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	94,100
80% of Median Income	75,280
150% of Median Income	141,150
Qualified Rent	\$1,882

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	32,950	\$823
1BR	1.5	35,300	\$882
	2.0	37,650	\$941
2BR	3.0	42,350	\$1,058
	4.0	47,050	\$1,176
3BR	4.5	48,950	\$1,223
	5.0	50,850	\$1,271
4BR	6.0	54,600	\$1,365
	7.0	58,350	\$1,458

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	39,540	\$988
1BR	1.5	42,360	\$1,059
	2.0	45,180	\$1,129
2BR	3.0	50,820	\$1,270
	4.0	56,460	\$1,411
3BR	4.5	58,740	\$1,468
	5.0	61,020	\$1,525
4BR	6.0	65,520	\$1,638
	7.0	70,020	\$1,750

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	16,475	\$411
1BR	1.5	17,650	\$441
	2.0	18,825	\$470
2BR	3.0	21,175	\$529
	4.0	23,525	\$588
3BR	4.5	24,475	\$611
	5.0	25,425	\$635
4BR	6.0	27,300	\$682
	7.0	29,175	\$729

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Norwich-New London HMFA**
 Area Median Income: **\$81,200**

Effective Date: **5/14/2010**
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	81,200
80% of Median Income	64,960
150% of Median Income	121,800
Qualified Rent	\$1,624

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	28,450	\$711
1BR	1.5	30,475	\$761
	2.0	32,500	\$812
2BR	3.0	36,550	\$913
	4.0	40,600	\$1,015
3BR	4.5	42,225	\$1,055
	5.0	43,850	\$1,096
4BR	6.0	47,100	\$1,177
	7.0	50,350	\$1,258

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	34,140	\$853
1BR	1.5	36,570	\$914
	2.0	39,000	\$975
2BR	3.0	43,860	\$1,096
	4.0	48,720	\$1,218
3BR	4.5	50,670	\$1,266
	5.0	52,620	\$1,315
4BR	6.0	56,520	\$1,413
	7.0	60,420	\$1,510

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,225	\$355
1BR	1.5	15,238	\$380
	2.0	16,250	\$406
2BR	3.0	18,275	\$456
	4.0	20,300	\$507
3BR	4.5	21,113	\$527
	5.0	21,925	\$548
4BR	6.0	23,550	\$588
	7.0	25,175	\$629

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Litchfield County
 Area Median Income: \$86,000

Effective Date: 5/14/2010
 (Until Superseded)

For use by developments that Placed in Service PRIOR to May 14, 2010 (impacted area under HERA)

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	86,700
80% of Median Income	69,360
150% of Median Income	130,050
Qualified Rent	\$1,734

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	30,350	\$758
1BR	1.5	32,525	\$813
	2.0	34,700	\$867
2BR	3.0	39,000	\$975
	4.0	43,350	\$1,083
3BR	4.5	45,075	\$1,126
	5.0	46,800	\$1,170
4BR	6.0	50,300	\$1,257
	7.0	53,750	\$1,343

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	36,420	\$910
1BR	1.5	39,030	\$975
	2.0	41,640	\$1,041
2BR	3.0	46,800	\$1,170
	4.0	52,020	\$1,300
3BR	4.5	54,090	\$1,352
	5.0	56,160	\$1,404
4BR	6.0	60,360	\$1,509
	7.0	64,500	\$1,612

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	15,175	\$379
1BR	1.5	16,263	\$406
	2.0	17,350	\$433
2BR	3.0	19,500	\$487
	4.0	21,675	\$541
3BR	4.5	22,538	\$563
	5.0	23,400	\$585
4BR	6.0	25,150	\$628
	7.0	26,875	\$671

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Litchfield County Effective Date: 5/14/2010
 Area Median Income: \$86,000 (Until Superseded)

For use by those developments Placed in Service AFTER May 13, 2010

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	86,000
80% of Median Income	68,800
150% of Median Income	129,000
Qualified Rent	\$1,720

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	30,100	\$752
1BR	1.5	32,250	\$806
2BR	2.0	34,400	\$860
3BR	3.0	38,700	\$967
4BR	4.0	43,000	\$1,075
	4.5	44,725	\$1,118
	5.0	46,450	\$1,161
	6.0	49,900	\$1,247
	7.0	53,350	\$1,333

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	36,120	\$903
1BR	1.5	38,700	\$967
2BR	2.0	41,280	\$1,032
3BR	3.0	46,440	\$1,161
4BR	4.0	51,600	\$1,290
	4.5	53,670	\$1,341
	5.0	55,740	\$1,393
	6.0	59,880	\$1,497
	7.0	64,020	\$1,600

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	15,050	\$376
1BR	1.5	16,125	\$403
2BR	2.0	17,200	\$430
3BR	3.0	19,350	\$483
4BR	4.0	21,500	\$537
	4.5	22,363	\$559
	5.0	23,225	\$580
	6.0	24,950	\$623
	7.0	26,675	\$666

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp10/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Windham County
 Area Median Income: \$68,200

Effective Date: 5/14/2010
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	68,200
80% of Median Income	54,560
150% of Median Income	102,300
Qualified Rent	\$1,364

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	28,250	\$706
1BR	1.5	30,275	\$756
	2.0	32,300	\$807
2BR	3.0	36,350	\$908
	4.0	40,350	\$1,008
3BR	4.5	41,975	\$1,049
	5.0	43,600	\$1,090
4BR	6.0	46,850	\$1,171
	7.0	50,050	\$1,251

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	33,900	\$847
1BR	1.5	36,330	\$908
	2.0	38,760	\$969
2BR	3.0	43,620	\$1,090
	4.0	48,420	\$1,210
3BR	4.5	50,370	\$1,259
	5.0	52,320	\$1,308
4BR	6.0	56,220	\$1,405
	7.0	60,060	\$1,501

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	14,125	\$353
1BR	1.5	15,138	\$378
	2.0	16,150	\$403
2BR	3.0	18,175	\$454
	4.0	20,175	\$504
3BR	4.5	20,988	\$524
	5.0	21,800	\$545
4BR	6.0	23,425	\$585
	7.0	25,025	\$625