

**MULTIFAMILY TAX SUBSIDY PROJECT (MTSP) INCOME LIMITS**

**Metropolitan & Non-Metropolitan Area Median Income**

Source: [http://www.huduser.org/portal/datasets/mstsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mstsp11/HERA_Income_Limits_Report_v2.PDF)

LOCATION	AMI	1	2	3	4	5	6	7	8	Effective Date
Bridgport HMFA	\$ 86,000									
50% Very Low Income	\$ 30,350	\$ 34,650	\$ 39,000	\$ 43,300	\$ 46,800	\$ 50,250	\$ 53,700	\$ 57,200	\$ 60,300	5/31/2011
60% Low Income	\$ 36,420	\$ 41,580	\$ 46,800	\$ 51,960	\$ 56,160	\$ 60,300	\$ 64,440	\$ 68,640		
For PIS on or after 5.31.11 50% Very Low Income	\$ 30,100	\$ 34,400	\$ 38,700	\$ 43,000	\$ 46,450	\$ 49,900	\$ 53,350	\$ 56,800	\$ 59,890	5/31/2011
For PIS on or after 5.31.11 60% Very Low Income	\$ 36,120	\$ 41,280	\$ 46,440	\$ 51,600	\$ 55,740	\$ 59,890	\$ 64,020	\$ 68,160		
Danbury HMFA	\$ 108,900									
50% Very Low Income	\$ 38,150	\$ 43,600	\$ 49,050	\$ 54,450	\$ 58,850	\$ 63,200	\$ 67,550	\$ 71,900	\$ 75,840	5/31/2011
60% Low Income	\$ 45,780	\$ 52,320	\$ 58,860	\$ 65,340	\$ 70,620	\$ 75,840	\$ 81,060	\$ 86,280		
Stamford-Norwalk HMFA	\$ 126,600									
50% Very Low Income	\$ 44,350	\$ 50,650	\$ 57,000	\$ 63,300	\$ 68,400	\$ 73,450	\$ 78,500	\$ 83,600	\$ 88,140	5/31/2011
60% Low Income	\$ 53,220	\$ 60,780	\$ 68,400	\$ 75,960	\$ 82,080	\$ 88,140	\$ 94,200	\$ 100,320		
Hartford-W/Hartford-E, Hartford HMFA	\$ 86,500									
50% Very Low Income	\$ 30,300	\$ 34,600	\$ 38,950	\$ 43,250	\$ 46,750	\$ 50,200	\$ 53,650	\$ 57,100	\$ 60,100	5/31/2011
60% Low Income	\$ 36,360	\$ 41,520	\$ 46,740	\$ 51,900	\$ 56,100	\$ 60,240	\$ 64,380	\$ 68,520		
Southern Middlesex County HMFA	\$ 97,900									
50% Very Low Income	\$ 34,100	\$ 38,950	\$ 43,800	\$ 48,650	\$ 52,550	\$ 56,450	\$ 60,350	\$ 64,250	\$ 67,740	5/31/2011
60% Low Income	\$ 40,920	\$ 46,740	\$ 52,560	\$ 58,380	\$ 63,080	\$ 67,740	\$ 72,420	\$ 77,100		
Milford-Ansonia-Seymour HMFA	\$ 91,000									
50% Very Low Income	\$ 31,850	\$ 36,400	\$ 40,950	\$ 45,500	\$ 49,150	\$ 52,800	\$ 56,450	\$ 60,100	\$ 63,360	5/31/2011
60% Low Income	\$ 38,220	\$ 43,680	\$ 49,140	\$ 54,600	\$ 59,980	\$ 63,360	\$ 67,740	\$ 72,120		
FY2011 HERA Special 50%*	\$ 31,900	\$ 36,450	\$ 41,000	\$ 45,550	\$ 49,200	\$ 52,850	\$ 56,500	\$ 60,150	\$ 63,420	5/31/2011
FY2011 HERA Special 60%*	\$ 38,280	\$ 43,740	\$ 49,200	\$ 54,660	\$ 59,040	\$ 63,420	\$ 67,800	\$ 72,180		
New Haven-Meriden HMFA	\$ 83,700									
50% Very Low Income	\$ 29,300	\$ 33,500	\$ 37,700	\$ 41,850	\$ 45,200	\$ 48,550	\$ 51,900	\$ 55,250	\$ 58,280	5/31/2011
60% Low Income	\$ 35,160	\$ 40,200	\$ 45,240	\$ 50,220	\$ 54,240	\$ 58,260	\$ 62,280	\$ 66,300		
Waterbury HMFA	\$ 67,200									
50% Very Low Income	\$ 28,700	\$ 32,800	\$ 36,900	\$ 41,000	\$ 44,300	\$ 47,600	\$ 50,850	\$ 54,150	\$ 57,120	5/31/2011
60% Low Income	\$ 34,440	\$ 39,360	\$ 44,280	\$ 49,200	\$ 53,160	\$ 57,120	\$ 61,020	\$ 64,960		
FY2011 HERA Special 50%*	\$ 28,850	\$ 33,050	\$ 37,200	\$ 41,300	\$ 44,650	\$ 47,950	\$ 51,250	\$ 54,550	\$ 57,540	5/31/2011
FY2011 HERA Special 60%*	\$ 34,740	\$ 39,660	\$ 44,540	\$ 49,560	\$ 53,580	\$ 57,540	\$ 61,500	\$ 65,460		
Colchester-Lebanon HMFA	\$ 98,700									
50% Very Low Income	\$ 34,450	\$ 39,500	\$ 44,450	\$ 49,350	\$ 53,300	\$ 57,250	\$ 61,200	\$ 65,150	\$ 68,700	5/31/2011
60% Low Income	\$ 41,460	\$ 47,400	\$ 53,340	\$ 59,220	\$ 63,960	\$ 68,700	\$ 73,440	\$ 78,180		
Nonwich-New London HMFA	\$ 83,200									
50% Very Low Income	\$ 29,150	\$ 33,300	\$ 37,450	\$ 41,600	\$ 44,950	\$ 48,300	\$ 51,600	\$ 54,950	\$ 57,960	5/31/2011
60% Low Income	\$ 34,980	\$ 39,960	\$ 44,940	\$ 49,920	\$ 53,940	\$ 57,960	\$ 61,920	\$ 65,940		
Litchfield County	\$ 86,700									
50% Very Low Income	\$ 31,050	\$ 35,500	\$ 39,950	\$ 44,350	\$ 47,900	\$ 51,450	\$ 55,000	\$ 58,550	\$ 61,740	5/31/2011
60% Low Income	\$ 37,260	\$ 42,600	\$ 47,940	\$ 53,220	\$ 57,480	\$ 61,740	\$ 66,000	\$ 70,260		
Windham County	\$ 70,900									
50% Very Low Income	\$ 28,700	\$ 32,800	\$ 36,900	\$ 41,000	\$ 44,300	\$ 47,600	\$ 50,850	\$ 54,150	\$ 57,120	5/31/2011
60% Low Income	\$ 34,440	\$ 39,360	\$ 44,280	\$ 49,200	\$ 53,160	\$ 57,120	\$ 61,020	\$ 64,960		
FY2011 HERA Special 50%*	\$ 28,850	\$ 33,000	\$ 37,100	\$ 41,200	\$ 44,500	\$ 47,800	\$ 51,100	\$ 54,400	\$ 57,360	5/31/2011
FY2011 HERA Special 60%*	\$ 34,620	\$ 39,600	\$ 44,520	\$ 49,440	\$ 53,400	\$ 57,360	\$ 61,320	\$ 65,280		

\*Based on paragraph (a)(E)(i) of section 3009 of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289), projects that used income limits based on the FY2009 publication should use the higher of the FY2009 or FY2011 income limits.

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Bridgeport HMFA      Effective Date: 5/31/2011  
 Area Median Income: \$86,000      (Until Superseded)

**For use by developments that Placed in Service ON OR BEFORE May 30, 2011 (impacted area under HERA)**

### 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	30,350	\$758
1BR	1.5	32,500	\$812
2BR	2.0	34,650	\$866
3BR	3.0	39,000	\$975
4BR	4.0	43,300	\$1,082
5BR	4.5	45,050	\$1,126
6BR	5.0	46,800	\$1,170
7BR	6.0	50,250	\$1,256
8BR	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
2BR	2.0	41,580	\$1,039
3BR	3.0	46,800	\$1,170
4BR	4.0	51,960	\$1,299
5BR	4.5	54,060	\$1,351
6BR	5.0	56,160	\$1,404
7BR	6.0	60,300	\$1,507
8BR	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
2BR	2.0	17,325	\$433
3BR	3.0	19,500	\$487
4BR	4.0	21,650	\$541
5BR	4.5	22,525	\$563
6BR	5.0	23,400	\$585
7BR	6.0	25,125	\$628
8BR	7.0	26,850	\$671

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Bridgeport HMFA  
 Area Median Income: \$86,000

Effective Date: 5/31/2011  
 (Until Superseded)

**For use by those developments Placed in Service ON OR AFTER May 31, 2011**

### 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
5BR	4.5	44,725	\$1,118
6BR	5.0	46,450	\$1,161
7BR	6.0	49,900	\$1,247
8BR	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
5BR	4.5	53,670	\$1,341
6BR	5.0	55,740	\$1,393
7BR	6.0	59,880	\$1,497
8BR	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
5BR	4.5	22,363	\$559
6BR	5.0	23,225	\$580
7BR	6.0	24,950	\$623
8BR	7.0	26,675	\$666

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Danbury HMFA      Effective Date: 5/31/2011  
 Area Median Income: \$108,900      (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	108,900
80% of Median Income	87,120
150% of Median Income	163,350
Qualified Rent	\$2,178

### 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	38,150	\$953
1BR	1.5	40,875	\$1,021
2.0	2.0	43,600	\$1,090
2BR	3.0	49,050	\$1,226
3.0	4.0	54,450	\$1,361
3BR	4.5	56,650	\$1,416
4.0	5.0	58,850	\$1,471
4BR	6.0	63,200	\$1,580
7.0	7.0	67,550	\$1,688

### 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	45,780	\$1,144
1BR	1.5	49,050	\$1,226
2.0	2.0	52,320	\$1,308
2BR	3.0	58,860	\$1,471
3.0	4.0	65,340	\$1,633
3BR	4.5	67,980	\$1,699
4.0	5.0	70,620	\$1,765
4BR	6.0	75,840	\$1,896
7.0	7.0	81,060	\$2,026

### 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	19,075	\$476
1BR	1.5	20,438	\$510
2.0	2.0	21,800	\$545
2BR	3.0	24,525	\$613
3.0	4.0	27,225	\$680
3BR	4.5	28,325	\$708
4.0	5.0	29,425	\$735
4BR	6.0	31,600	\$790
7.0	7.0	33,775	\$844

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Stamford-Norwalk HMFA  
 Area Median Income: \$126,600

Effective Date: 5/31/2011  
 (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	126,600
80% of Median Income	101,280
150% of Median Income	189,900
Qualified Rent	\$2,532

### 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	44,350	\$1,108
1BR	1.5	47,500	\$1,187
2BR	2.0	50,650	\$1,266
3BR	3.0	57,000	\$1,425
4BR	4.0	63,300	\$1,582
5BR	4.5	65,850	\$1,646
6BR	5.0	68,400	\$1,710
7BR	6.0	73,450	\$1,836
8BR	7.0	78,500	\$1,962

### 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	53,220	\$1,330
1BR	1.5	57,000	\$1,425
2BR	2.0	60,780	\$1,519
3BR	3.0	68,400	\$1,710
4BR	4.0	75,960	\$1,899
5BR	4.5	79,020	\$1,975
6BR	5.0	82,080	\$2,052
7BR	6.0	88,140	\$2,203
8BR	7.0	94,200	\$2,355

### 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	22,175	\$554
1BR	1.5	23,750	\$593
2BR	2.0	25,325	\$633
3BR	3.0	28,500	\$712
4BR	4.0	31,650	\$791
5BR	4.5	32,925	\$823
6BR	5.0	34,200	\$855
7BR	6.0	36,725	\$918
8BR	7.0	39,250	\$981

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA      Effective Date: 5/31/2011  
 Area Median Income: \$86,500      (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	86,500
80% of Median Income	69,200
150% of Median Income	129,750
Qualified Rent	\$1,730

### 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	30,300	\$757
1BR	1.5	32,450	\$811
2BR	2.0	34,600	\$865
3BR	3.0	38,950	\$973
4BR	4.0	43,250	\$1,081
5BR	4.5	45,000	\$1,125
6BR	5.0	46,750	\$1,168
7BR	6.0	50,200	\$1,255
8BR	7.0	53,650	\$1,341

### 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	36,360	\$909
1BR	1.5	38,940	\$973
2BR	2.0	41,520	\$1,038
3BR	3.0	46,740	\$1,168
4BR	4.0	51,900	\$1,297
5BR	4.5	54,000	\$1,350
6BR	5.0	56,100	\$1,402
7BR	6.0	60,240	\$1,506
8BR	7.0	64,380	\$1,609

### 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	15,150	\$378
1BR	1.5	16,225	\$405
2BR	2.0	17,300	\$432
3BR	3.0	19,475	\$486
4BR	4.0	21,625	\$540
5BR	4.5	22,500	\$562
6BR	5.0	23,375	\$584
7BR	6.0	25,100	\$627
8BR	7.0	26,825	\$670

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Southern Middlesex County HMFA  
 Area Median Income: \$97,300

Effective Date: 5/31/2011  
 (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	97,300
80% of Median Income	77,840
150% of Median Income	145,950
Qualified Rent	\$1,946

### 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	34,100	\$852
1BR	1.5	36,525	\$913
2.0	2.0	38,950	\$973
2BR	3.0	43,800	\$1,095
3.0	4.0	48,650	\$1,216
3BR	4.5	50,600	\$1,265
4.0	5.0	52,550	\$1,313
4BR	6.0	56,450	\$1,411
7.0	7.0	60,350	\$1,508

### 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	40,920	\$1,023
1BR	1.5	43,830	\$1,095
2.0	2.0	46,740	\$1,168
2BR	3.0	52,560	\$1,314
3.0	4.0	58,380	\$1,459
3BR	4.5	60,720	\$1,518
4.0	5.0	63,060	\$1,576
4BR	6.0	67,740	\$1,693
7.0	7.0	72,420	\$1,810

### 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	17,050	\$426
1BR	1.5	18,263	\$456
2.0	2.0	19,475	\$486
2BR	3.0	21,900	\$547
3.0	4.0	24,325	\$608
3BR	4.5	25,300	\$632
4.0	5.0	26,275	\$656
4BR	6.0	28,225	\$705
7.0	7.0	30,175	\$754

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$91,000

Effective Date: 5/31/2011  
 (Until Superseded)

**For use by developments that Placed in Service ON OR BEFORE Dec. 31, 2008 (impacted area under HERA)**

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

Median Income	91,000
80% of Median Income	72,800
150% of Median Income	136,500
Qualified Rent	\$1,820

### 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	31,900	\$797
1BR	1.5	34,175	\$854
2BR	2.0	36,450	\$911
3BR	3.0	41,000	\$1,025
4BR	4.0	45,550	\$1,138
5BR	4.5	47,375	\$1,184
6BR	5.0	49,200	\$1,230
7BR	6.0	52,850	\$1,321
8BR	7.0	56,500	\$1,412

### 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	38,280	\$957
1BR	1.5	41,010	\$1,025
2BR	2.0	43,740	\$1,093
3BR	3.0	49,200	\$1,230
4BR	4.0	54,660	\$1,366
5BR	4.5	56,850	\$1,421
6BR	5.0	59,040	\$1,476
7BR	6.0	63,420	\$1,585
8BR	7.0	67,800	\$1,695

### 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	15,950	\$398
1BR	1.5	17,088	\$427
2BR	2.0	18,225	\$455
3BR	3.0	20,500	\$512
4BR	4.0	22,775	\$569
5BR	4.5	23,688	\$592
6BR	5.0	24,600	\$615
7BR	6.0	26,425	\$660
8BR	7.0	28,250	\$706

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$91,000

Effective Date: 5/31/2011  
 (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	91,000
80% of Median Income	72,800
150% of Median Income	136,500
Qualified Rent	\$1,820

### 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	31,850	\$796
1BR	1.5	34,125	\$853
2BR	2.0	36,400	\$910
3BR	3.0	40,950	\$1,023
4BR	4.0	45,500	\$1,137
5BR	4.5	47,325	\$1,183
6BR	5.0	49,150	\$1,228
7BR	6.0	52,800	\$1,320
8BR	7.0	56,450	\$1,411

### 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	38,220	\$955
1BR	1.5	40,950	\$1,023
2BR	2.0	43,680	\$1,092
3BR	3.0	49,140	\$1,228
4BR	4.0	54,600	\$1,365
5BR	4.5	56,790	\$1,419
6BR	5.0	58,980	\$1,474
7BR	6.0	63,360	\$1,584
8BR	7.0	67,740	\$1,693

### 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	15,925	\$398
1BR	1.5	17,063	\$426
2BR	2.0	18,200	\$455
3BR	3.0	20,475	\$511
4BR	4.0	22,750	\$568
5BR	4.5	23,663	\$591
6BR	5.0	24,575	\$614
7BR	6.0	26,400	\$660
8BR	7.0	28,225	\$705

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: New Haven-Meriden HMFA      Effective Date: 5/31/2011  
 Area Median Income: \$83,700      (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	83,700
80% of Median Income	66,960
150% of Median Income	125,550
Qualified Rent	\$1,674

### 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	29,300	\$732
1BR	1.5	31,400	\$785
2BR	2.0	33,500	\$837
3BR	3.0	37,700	\$942
4BR	4.0	41,850	\$1,046
5BR	4.5	43,525	\$1,088
6BR	5.0	45,200	\$1,130
7BR	6.0	48,550	\$1,213
8BR	7.0	51,900	\$1,297

### 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	35,160	\$879
1BR	1.5	37,680	\$942
2BR	2.0	40,200	\$1,005
3BR	3.0	45,240	\$1,131
4BR	4.0	50,220	\$1,255
5BR	4.5	52,230	\$1,305
6BR	5.0	54,240	\$1,356
7BR	6.0	58,260	\$1,456
8BR	7.0	62,280	\$1,557

### 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	14,650	\$366
1BR	1.5	15,700	\$392
2BR	2.0	16,750	\$418
3BR	3.0	18,850	\$471
4BR	4.0	20,925	\$523
5BR	4.5	21,763	\$544
6BR	5.0	22,600	\$565
7BR	6.0	24,275	\$606
8BR	7.0	25,950	\$648

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Waterbury HMFA      Effective Date: 5/31/2011  
 Area Median Income: \$67,200      (Until Superseded)

**For use by developments that Placed in Service ON OR BEFORE Dec. 31, 2008 (impacted area under HERA)**

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

Median Income	67,200
80% of Median Income	53,760
150% of Median Income	100,800
Qualified Rent	\$1,344

### 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	28,950	\$723
1BR	1.5	31,000	\$775
2.0	2.0	33,050	\$826
2BR	3.0	37,200	\$930
3.0	4.0	41,300	\$1,032
3BR	4.5	42,975	\$1,074
4.0	5.0	44,650	\$1,116
4BR	6.0	47,950	\$1,198
5.0	7.0	51,250	\$1,281

### 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	34,740	\$868
1BR	1.5	37,200	\$930
2.0	2.0	39,660	\$991
2BR	3.0	44,640	\$1,116
3.0	4.0	49,560	\$1,239
3BR	4.5	51,570	\$1,289
4.0	5.0	53,580	\$1,339
4BR	6.0	57,540	\$1,438
5.0	7.0	61,500	\$1,537

### 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	14,475	\$361
1BR	1.5	15,500	\$387
2.0	2.0	16,525	\$413
2BR	3.0	18,600	\$465
3.0	4.0	20,650	\$516
3BR	4.5	21,488	\$537
4.0	5.0	22,325	\$558
4BR	6.0	23,975	\$599
5.0	7.0	25,625	\$640

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Waterbury HMFA Effective Date: 5/31/2011  
 Area Median Income: \$67,200 (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	67,200
80% of Median Income	53,760
150% of Median Income	100,800
Qualified Rent	\$1,344

### 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	28,700	\$717
1BR	1.5	30,750	\$768
2BR	2.0	32,800	\$820
3BR	3.0	36,900	\$922
4BR	4.0	41,000	\$1,025
5BR	4.5	42,650	\$1,066
6BR	5.0	44,300	\$1,107
7BR	6.0	47,600	\$1,190
8BR	7.0	50,850	\$1,271

### 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	34,440	\$861
1BR	1.5	36,900	\$922
2BR	2.0	39,360	\$984
3BR	3.0	44,280	\$1,107
4BR	4.0	49,200	\$1,230
5BR	4.5	51,180	\$1,279
6BR	5.0	53,160	\$1,329
7BR	6.0	57,120	\$1,428
8BR	7.0	61,020	\$1,525

### 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	14,350	\$358
1BR	1.5	15,375	\$384
2BR	2.0	16,400	\$410
3BR	3.0	18,450	\$461
4BR	4.0	20,500	\$512
5BR	4.5	21,325	\$533
6BR	5.0	22,150	\$553
7BR	6.0	23,800	\$595
8BR	7.0	25,425	\$635

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Colchester-Lebanon HMFA  
 Area Median Income: \$98,700

Effective Date: 5/31/2011  
 (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	98,700
80% of Median Income	78,960
150% of Median Income	148,050
Qualified Rent	\$1,974

### 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	34,550	\$863
1BR	1.5	37,025	\$925
2BR	2.0	39,500	\$987
3BR	3.0	44,450	\$1,111
4BR	4.0	49,350	\$1,233
5BR	4.5	51,325	\$1,283
6BR	5.0	53,300	\$1,332
7BR	6.0	57,250	\$1,431
8BR	7.0	61,200	\$1,530

### 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	41,460	\$1,036
1BR	1.5	44,430	\$1,110
2BR	2.0	47,400	\$1,185
3BR	3.0	53,340	\$1,333
4BR	4.0	59,220	\$1,480
5BR	4.5	61,590	\$1,539
6BR	5.0	63,960	\$1,599
7BR	6.0	68,700	\$1,717
8BR	7.0	73,440	\$1,836

### 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	17,275	\$431
1BR	1.5	18,513	\$462
2BR	2.0	19,750	\$493
3BR	3.0	22,225	\$555
4BR	4.0	24,675	\$616
5BR	4.5	25,663	\$641
6BR	5.0	26,650	\$666
7BR	6.0	28,625	\$715
8BR	7.0	30,600	\$765

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Norwich-New London HMFA  
 Area Median Income: \$83,200

Effective Date: 5/31/2011  
 (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	83,200
80% of Median Income	66,560
150% of Median Income	124,800
Qualified Rent	\$1,664

### 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	29,150	\$728
1BR	1.5	31,225	\$780
	2.0	33,300	\$832
2BR	3.0	37,450	\$936
	4.0	41,600	\$1,040
3BR	4.5	43,275	\$1,081
	5.0	44,950	\$1,123
4BR	6.0	48,300	\$1,207
	7.0	51,600	\$1,290

### 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	34,980	\$874
1BR	1.5	37,470	\$936
	2.0	39,960	\$999
2BR	3.0	44,940	\$1,123
	4.0	49,920	\$1,248
3BR	4.5	51,930	\$1,298
	5.0	53,940	\$1,348
4BR	6.0	57,960	\$1,449
	7.0	61,920	\$1,548

### 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	14,575	\$364
1BR	1.5	15,613	\$390
	2.0	16,650	\$416
2BR	3.0	18,725	\$468
	4.0	20,800	\$520
3BR	4.5	21,638	\$540
	5.0	22,475	\$561
4BR	6.0	24,150	\$603
	7.0	25,800	\$645

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Litchfield County  
 Area Median Income: \$88,700

Effective Date: 5/31/2011  
 (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	88,700
80% of Median Income	70,960
150% of Median Income	133,050
Qualified Rent	\$1,774

### 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	31,050	\$776
1BR	1.5	33,275	\$831
	2.0	35,500	\$887
2BR	3.0	39,950	\$998
	4.0	44,350	\$1,108
3BR	4.5	46,125	\$1,153
	5.0	47,900	\$1,197
4BR	6.0	51,450	\$1,286
	7.0	55,000	\$1,375

### 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	37,260	\$931
1BR	1.5	39,930	\$998
	2.0	42,600	\$1,065
2BR	3.0	47,940	\$1,198
	4.0	53,220	\$1,330
3BR	4.5	55,350	\$1,383
	5.0	57,480	\$1,437
4BR	6.0	61,740	\$1,543
	7.0	66,000	\$1,650

### 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	15,525	\$388
1BR	1.5	16,638	\$415
	2.0	17,750	\$443
2BR	3.0	19,975	\$499
	4.0	22,175	\$554
3BR	4.5	23,063	\$576
	5.0	23,950	\$598
4BR	6.0	25,725	\$643
	7.0	27,500	\$687

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Windham County  
 Area Median Income: \$70,900

Effective Date: 5/31/2011  
 (Until Superseded)

**For use by developments that Placed in Service ON OR BEFORE Dec. 31, 2008 (impacted area under HERA)**

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

Median Income	70,900
80% of Median Income	56,720
150% of Median Income	106,350
Qualified Rent	\$1,418

### 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	28,850	\$721
1BR	1.5	30,925	\$773
	2.0	33,000	\$825
2BR	3.0	37,100	\$927
	4.0	41,200	\$1,030
3BR	4.5	42,850	\$1,071
	5.0	44,500	\$1,112
4BR	6.0	47,800	\$1,195
	7.0	51,100	\$1,277

### 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	34,620	\$865
1BR	1.5	37,110	\$927
	2.0	39,600	\$990
2BR	3.0	44,520	\$1,113
	4.0	49,440	\$1,236
3BR	4.5	51,420	\$1,285
	5.0	53,400	\$1,335
4BR	6.0	57,360	\$1,434
	7.0	61,320	\$1,533

### 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	14,425	\$360
1BR	1.5	15,463	\$386
	2.0	16,500	\$412
2BR	3.0	18,550	\$463
	4.0	20,600	\$515
3BR	4.5	21,425	\$535
	5.0	22,250	\$556
4BR	6.0	23,900	\$597
	7.0	25,550	\$638

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA\\_Income\\_Limits\\_Report\\_v2.PDF](http://www.huduser.org/portal/datasets/mtsp/mtsp11/HERA_Income_Limits_Report_v2.PDF)

Federal Statistical Area: Windham County  
 Area Median Income: \$70,900

Effective Date: 5/31/2011  
 (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	70,900
80% of Median Income	56,720
150% of Median Income	106,350
Qualified Rent	\$1,418

### 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	28,700	\$717
1BR	1.5	30,750	\$768
	2.0	32,800	\$820
2BR	3.0	36,900	\$922
	4.0	41,000	\$1,025
3BR	4.5	42,650	\$1,066
	5.0	44,300	\$1,107
4BR	6.0	47,600	\$1,190
	7.0	50,850	\$1,271

### 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	34,440	\$861
1BR	1.5	36,900	\$922
	2.0	39,360	\$984
2BR	3.0	44,280	\$1,107
	4.0	49,200	\$1,230
3BR	4.5	51,180	\$1,279
	5.0	53,160	\$1,329
4BR	6.0	57,120	\$1,428
	7.0	61,020	\$1,525

### 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	14,350	\$358
1BR	1.5	15,375	\$384
	2.0	16,400	\$410
2BR	3.0	18,450	\$461
	4.0	20,500	\$512
3BR	4.5	21,325	\$533
	5.0	22,150	\$553
4BR	6.0	23,800	\$595
	7.0	25,425	\$635