

# **2013 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas**

(Effective 12/11/2012)

Sources: [http://www.huduser.org/portal/datasets/il/il13/area\\_definitions.pdf](http://www.huduser.org/portal/datasets/il/il13/area_definitions.pdf) OR  
[http://www.huduser.org/portal/datasets/mtsp/mtsp13/area\\_definitions.pdf](http://www.huduser.org/portal/datasets/mtsp/mtsp13/area_definitions.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. 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 2012 the U.S. median family income is \$64,400
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 HUD had previously added a Hold Harmless Policy which is once again impacting this year's income limits. Therefore, there are still 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).
7. Applying the New Income Limits to LIHTC Properties:

### **HERA SPECIAL INCOME LIMITS:**

Eight (8) Connecticut Areas have been assigned HERA Special Income Limits, in addition to a 2013 Income Limit. The HERA Special Income Limits **MUST** be used by developments in those affected areas that were Placed In Service (PIS) prior to an applicable date. The areas with HUD's special instructions are as follows:

- Milford-Ansonia-Seymour HMFA - PIS prior to Jan. 1, 2008
- New Haven-Meriden HMFA - PIS prior to Dec. 11, 2012
- Norwich-New London HMFA - PIS prior to Dec. 11, 2012
- Southern Middlesex County HMFA - PIS prior to Dec. 11, 2012
- Stamford-Norwalk HMFA - PIS prior to Dec. 11, 2012
- Waterbury HMFA - PIS prior to Dec. 11, 2012
- Litchfield County - PIS prior to Dec. 11, 2012
- Windham County - PIS prior to Dec. 11, 2012

### **If the development was or will be placed in service on or after 12/11/2012:**

- 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.

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Bridgeport HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$87,900      (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	87,900
80% of Median Income	70,320
150% of Median Income	131,850
Qualified Rent	\$1,758

### 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	30,800	\$770
1BR	1.5	33,000	\$825
2BR	2.0	35,200	\$880
3BR	3.0	39,600	\$990
4BR	4.0	43,950	\$1,098
5BR	4.5	45,725	\$1,143
6BR	5.0	47,500	\$1,187
7BR	6.0	51,000	\$1,275
8BR	7.0	54,500	\$1,362

### 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	36,960	\$924
1BR	1.5	39,600	\$990
2BR	2.0	42,240	\$1,056
3BR	3.0	47,520	\$1,188
4BR	4.0	52,740	\$1,318
5BR	4.5	54,870	\$1,371
6BR	5.0	57,000	\$1,425
7BR	6.0	61,200	\$1,530
8BR	7.0	65,400	\$1,635

### 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	15,400	\$385
1BR	1.5	16,500	\$412
2BR	2.0	17,600	\$440
3BR	3.0	19,800	\$495
4BR	4.0	21,975	\$549
5BR	4.5	22,863	\$571
6BR	5.0	23,750	\$593
7BR	6.0	25,500	\$637
8BR	7.0	27,250	\$681

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Danbury HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$107,600      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	107,600
80% of Median Income	86,080
150% of Median Income	161,400
Qualified Rent	\$2,152

### 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	37,700	\$942
1BR	1.5	40,375	\$1,009
	2.0	43,050	\$1,076
2BR	3.0	48,450	\$1,211
	4.0	53,800	\$1,345
3BR	4.5	55,975	\$1,399
	5.0	58,150	\$1,453
4BR	6.0	62,450	\$1,561
	7.0	66,750	\$1,668

### 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	45,240	\$1,131
1BR	1.5	48,450	\$1,211
	2.0	51,660	\$1,291
2BR	3.0	58,140	\$1,453
	4.0	64,560	\$1,614
3BR	4.5	67,170	\$1,679
	5.0	69,780	\$1,744
4BR	6.0	74,940	\$1,873
	7.0	80,100	\$2,002

### 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	18,850	\$471
1BR	1.5	20,188	\$504
	2.0	21,525	\$538
2BR	3.0	24,225	\$605
	4.0	26,900	\$672
3BR	4.5	27,988	\$699
	5.0	29,075	\$726
4BR	6.0	31,225	\$780
	7.0	33,375	\$834

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

**Area Median Income Source:** [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

**Federal Statistical Area:** Danbury HMFA  
**Area Median Income:** \$107,600

**Effective Date:** 12/11/2012  
 (Until Superseded)

**For use by developments Placed in Service PRIOR to December 11, 2012 (Held Harmless to FY2012)**

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

Median Income	107,600
80% of Median Income	86,080
150% of Median Income	161,400
Qualified Rent	\$2,152

**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	38,650	\$966
1BR	1.5	41,425	\$1,035
2BR	2.0	44,200	\$1,105
3BR	3.0	49,700	\$1,242
4BR	4.0	55,200	\$1,380
5BR	4.5	57,425	\$1,435
6BR	5.0	59,650	\$1,491
7BR	6.0	64,050	\$1,601
8BR	7.0	68,450	\$1,711

**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	46,380	\$1,159
1BR	1.5	49,710	\$1,242
2BR	2.0	53,040	\$1,326
3BR	3.0	59,640	\$1,491
4BR	4.0	66,240	\$1,656
5BR	4.5	68,910	\$1,722
6BR	5.0	71,580	\$1,789
7BR	6.0	76,860	\$1,921
8BR	7.0	82,140	\$2,053

**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	19,325	\$483
1BR	1.5	20,713	\$517
2BR	2.0	22,100	\$552
3BR	3.0	24,850	\$621
4BR	4.0	27,600	\$690
5BR	4.5	28,713	\$717
6BR	5.0	29,825	\$745
7BR	6.0	32,025	\$800
8BR	7.0	34,225	\$855

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: **Stamford-Norwalk HMFA**      Effective Date: **12/11/2012**  
 Area Median Income: **\$115,300**      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	115,300
80% of Median Income	92,240
150% of Median Income	172,950
Qualified Rent	\$2,306

### 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	42,700	\$1,067
1BR	1.5	45,750	\$1,143
2BR	2.0	48,800	\$1,220
3BR	3.0	54,900	\$1,372
4BR	4.0	61,000	\$1,525
5BR	4.5	63,450	\$1,586
6BR	5.0	65,900	\$1,647
7BR	6.0	70,800	\$1,770
8BR	7.0	75,650	\$1,891

### 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	51,240	\$1,281
1BR	1.5	54,900	\$1,372
2BR	2.0	58,560	\$1,464
3BR	3.0	65,880	\$1,647
4BR	4.0	73,200	\$1,830
5BR	4.5	76,140	\$1,903
6BR	5.0	79,080	\$1,977
7BR	6.0	84,960	\$2,124
8BR	7.0	90,780	\$2,269

### 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	21,350	\$533
1BR	1.5	22,875	\$571
2BR	2.0	24,400	\$610
3BR	3.0	27,450	\$686
4BR	4.0	30,500	\$762
5BR	4.5	31,725	\$793
6BR	5.0	32,950	\$823
7BR	6.0	35,400	\$885
8BR	7.0	37,825	\$945

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: **Stamford-Norwalk HMFA**      Effective Date: **12/11/2012**  
 Area Median Income: **\$115,300**      (Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)

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

Median Income	115,300
80% of Median Income	92,240
150% of Median Income	172,950
Qualified Rent	\$2,306

### 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	44,950	\$1,123
1BR	1.5	48,175	\$1,204
2BR	2.0	51,400	\$1,285
3BR	3.0	57,800	\$1,445
4BR	4.0	64,200	\$1,605
	4.5	66,775	\$1,669
	5.0	69,350	\$1,733
	6.0	74,500	\$1,862
	7.0	79,650	\$1,991

### 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	53,940	\$1,348
1BR	1.5	57,810	\$1,445
2BR	2.0	61,680	\$1,542
3BR	3.0	69,360	\$1,734
4BR	4.0	77,040	\$1,926
	4.5	80,130	\$2,003
	5.0	83,220	\$2,080
	6.0	89,400	\$2,235
	7.0	95,580	\$2,389

### 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	22,475	\$561
1BR	1.5	24,088	\$602
2BR	2.0	25,700	\$642
3BR	3.0	28,900	\$722
4BR	4.0	32,100	\$802
	4.5	33,388	\$834
	5.0	34,675	\$866
	6.0	37,250	\$931
	7.0	39,825	\$995



# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$85,500      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	85,500
80% of Median Income	68,400
150% of Median Income	128,250
Qualified Rent	\$1,710

### 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	29,950	\$748
1BR	1.5	32,075	\$801
2BR	2.0	34,200	\$855
3BR	3.0	38,500	\$962
4BR	4.0	42,750	\$1,068
5BR	4.5	44,475	\$1,111
6BR	5.0	46,200	\$1,155
7BR	6.0	49,600	\$1,240
8BR	7.0	53,050	\$1,326

### 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	35,940	\$898
1BR	1.5	38,490	\$962
2BR	2.0	41,040	\$1,026
3BR	3.0	46,200	\$1,155
4BR	4.0	51,300	\$1,282
5BR	4.5	53,370	\$1,334
6BR	5.0	55,440	\$1,386
7BR	6.0	59,520	\$1,488
8BR	7.0	63,660	\$1,591

### 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	14,975	\$374
1BR	1.5	16,038	\$400
2BR	2.0	17,100	\$427
3BR	3.0	19,250	\$481
4BR	4.0	21,375	\$534
5BR	4.5	22,238	\$555
6BR	5.0	23,100	\$577
7BR	6.0	24,800	\$620
8BR	7.0	26,525	\$663

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$85,500      (Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (Held Harmless to FY2012)

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

Median Income	85,500
80% of Median Income	68,400
150% of Median Income	128,250
Qualified Rent	\$1,710

### 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	30,700	\$767
1BR	1.5	32,900	\$822
2BR	2.0	35,100	\$877
3BR	3.0	39,500	\$987
4BR	4.0	43,850	\$1,096
5BR	4.5	45,625	\$1,140
6BR	5.0	47,400	\$1,185
7BR	6.0	50,900	\$1,272
8BR	7.0	54,400	\$1,360

### 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	36,840	\$921
1BR	1.5	39,480	\$987
2BR	2.0	42,120	\$1,053
3BR	3.0	47,400	\$1,185
4BR	4.0	52,620	\$1,315
5BR	4.5	54,750	\$1,368
6BR	5.0	56,880	\$1,422
7BR	6.0	61,080	\$1,527
8BR	7.0	65,280	\$1,632

### 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	15,350	\$383
1BR	1.5	16,450	\$411
2BR	2.0	17,550	\$438
3BR	3.0	19,750	\$493
4BR	4.0	21,925	\$548
5BR	4.5	22,813	\$570
6BR	5.0	23,700	\$592
7BR	6.0	25,450	\$636
8BR	7.0	27,200	\$680

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Southern Middlesex County HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$98,100      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	98,100
80% of Median Income	78,480
150% of Median Income	147,150
Qualified Rent	\$1,962

### 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	34,350	\$858
1BR	1.5	36,800	\$920
	2.0	39,250	\$981
2BR	3.0	44,150	\$1,103
	4.0	49,050	\$1,226
3BR	4.5	51,025	\$1,275
	5.0	53,000	\$1,325
4BR	6.0	56,900	\$1,422
	7.0	60,850	\$1,521

### 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	41,220	\$1,030
1BR	1.5	44,160	\$1,104
	2.0	47,100	\$1,177
2BR	3.0	52,980	\$1,324
	4.0	58,860	\$1,471
3BR	4.5	61,230	\$1,530
	5.0	63,600	\$1,590
4BR	6.0	68,280	\$1,707
	7.0	73,020	\$1,825

### 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	17,175	\$429
1BR	1.5	18,400	\$460
	2.0	19,625	\$490
2BR	3.0	22,075	\$551
	4.0	24,525	\$613
3BR	4.5	25,513	\$637
	5.0	26,500	\$662
4BR	6.0	28,450	\$711
	7.0	30,425	\$760

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Southern Middlesex County HMFA  
 Area Median Income: \$98,100

Effective Date: 12/11/2012  
 (Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)

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

Median Income	98,100
80% of Median Income	78,480
150% of Median Income	147,150
Qualified Rent	\$1,962

### 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	37,000	\$925
	2.0	39,450	\$986
2BR	3.0	44,400	\$1,110
	4.0	49,300	\$1,232
3BR	4.5	51,275	\$1,281
	5.0	53,250	\$1,331
4BR	6.0	57,200	\$1,430
	7.0	61,150	\$1,528

### 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	44,400	\$1,110
	2.0	47,340	\$1,183
2BR	3.0	53,280	\$1,332
	4.0	59,160	\$1,479
3BR	4.5	61,530	\$1,538
	5.0	63,900	\$1,597
4BR	6.0	68,640	\$1,716
	7.0	73,380	\$1,834

### 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	18,500	\$462
	2.0	19,725	\$493
2BR	3.0	22,200	\$555
	4.0	24,650	\$616
3BR	4.5	25,638	\$640
	5.0	26,625	\$665
4BR	6.0	28,600	\$715
	7.0	30,575	\$764

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$91,400

Effective Date: 12/11/2012  
 (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	91,400
80% of Median Income	73,120
150% of Median Income	137,100
Qualified Rent	\$1,828

### 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	32,000	\$800
1BR	1.5	34,300	\$857
2BR	2.0	36,600	\$915
3BR	3.0	41,150	\$1,028
4BR	4.0	45,700	\$1,142
5BR	4.5	47,550	\$1,188
6BR	5.0	49,400	\$1,235
7BR	6.0	53,050	\$1,326
8BR	7.0	56,700	\$1,417

### 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	38,400	\$960
1BR	1.5	41,160	\$1,029
2BR	2.0	43,920	\$1,098
3BR	3.0	49,380	\$1,234
4BR	4.0	54,840	\$1,371
5BR	4.5	57,060	\$1,426
6BR	5.0	59,280	\$1,482
7BR	6.0	63,660	\$1,591
8BR	7.0	68,040	\$1,701

### 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	16,000	\$400
1BR	1.5	17,150	\$428
2BR	2.0	18,300	\$457
3BR	3.0	20,575	\$514
4BR	4.0	22,850	\$571
5BR	4.5	23,775	\$594
6BR	5.0	24,700	\$617
7BR	6.0	26,525	\$663
8BR	7.0	28,350	\$708

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$91,400

Effective Date: 12/11/2012  
 (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	91,400
80% of Median Income	73,120
150% of Median Income	137,100
Qualified Rent	\$1,828

### 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	32,350	\$808
1BR	1.5	34,650	\$866
	2.0	36,950	\$923
2BR	3.0	41,550	\$1,038
	4.0	46,150	\$1,153
3BR	4.5	48,000	\$1,200
	5.0	49,850	\$1,246
4BR	6.0	53,550	\$1,338
	7.0	57,250	\$1,431

### 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	38,820	\$970
1BR	1.5	41,580	\$1,039
	2.0	44,340	\$1,108
2BR	3.0	49,860	\$1,246
	4.0	55,380	\$1,384
3BR	4.5	57,600	\$1,440
	5.0	59,820	\$1,495
4BR	6.0	64,260	\$1,606
	7.0	68,700	\$1,717

### 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	16,175	\$404
1BR	1.5	17,325	\$433
	2.0	18,475	\$461
2BR	3.0	20,775	\$519
	4.0	23,075	\$576
3BR	4.5	24,000	\$600
	5.0	24,925	\$623
4BR	6.0	26,775	\$669
	7.0	28,625	\$715

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$91,400

Effective Date: 12/11/2012  
 (Until Superseded)

For use by developments Placed in Service AFTER Dec. 31, 2008 but PRIOR to Dec. 11, 2012 (Held Harmless to FY2012)

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

Median Income	91,400
80% of Median Income	73,120
150% of Median Income	137,100
Qualified Rent	\$1,828

### 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	32,300	\$807
1BR	1.5	34,600	\$865
2BR	2.0	36,900	\$922
3BR	3.0	41,500	\$1,037
4BR	4.0	46,100	\$1,152
5BR	4.5	47,950	\$1,198
6BR	5.0	49,800	\$1,245
7BR	6.0	53,500	\$1,337
8BR	7.0	57,200	\$1,430

### 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	38,760	\$969
1BR	1.5	41,520	\$1,038
2BR	2.0	44,280	\$1,107
3BR	3.0	49,800	\$1,245
4BR	4.0	55,320	\$1,383
5BR	4.5	57,540	\$1,438
6BR	5.0	59,760	\$1,494
7BR	6.0	64,200	\$1,605
8BR	7.0	68,640	\$1,716

### 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	16,150	\$403
1BR	1.5	17,300	\$432
2BR	2.0	18,450	\$461
3BR	3.0	20,750	\$518
4BR	4.0	23,050	\$576
5BR	4.5	23,975	\$599
6BR	5.0	24,900	\$622
7BR	6.0	26,750	\$668
8BR	7.0	28,600	\$715

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: New Haven-Meriden HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$80,500      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	80,500
80% of Median Income	64,400
150% of Median Income	120,750
Qualified Rent	\$1,610

### 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
2BR	2.0	33,050	\$826
3BR	3.0	37,200	\$930
4BR	4.0	41,300	\$1,032
5BR	4.5	42,975	\$1,074
6BR	5.0	44,650	\$1,116
7BR	6.0	47,950	\$1,198
8BR	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
2BR	2.0	39,660	\$991
3BR	3.0	44,640	\$1,116
4BR	4.0	49,560	\$1,239
5BR	4.5	51,570	\$1,289
6BR	5.0	53,580	\$1,339
7BR	6.0	57,540	\$1,438
8BR	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
2BR	2.0	16,525	\$413
3BR	3.0	18,600	\$465
4BR	4.0	20,650	\$516
5BR	4.5	21,488	\$537
6BR	5.0	22,325	\$558
7BR	6.0	23,975	\$599
8BR	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/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: New Haven-Meriden HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$80,500      (Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)

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

Median Income	80,500
80% of Median Income	64,400
150% of Median Income	120,750
Qualified Rent	\$1,610

### 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	29,750	\$743
1BR	1.5	31,875	\$796
2BR	2.0	34,000	\$850
3BR	3.0	38,250	\$956
4BR	4.0	42,450	\$1,061
5BR	4.5	44,150	\$1,103
6BR	5.0	45,850	\$1,146
7BR	6.0	49,250	\$1,231
8BR	7.0	52,650	\$1,316

### 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	35,700	\$692
1BR	1.5	38,250	\$956
2BR	2.0	40,800	\$1,020
3BR	3.0	45,900	\$1,147
4BR	4.0	50,940	\$1,273
5BR	4.5	52,980	\$1,324
6BR	5.0	55,020	\$1,375
7BR	6.0	59,100	\$1,477
8BR	7.0	63,180	\$1,579

### 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	14,875	\$371
1BR	1.5	15,938	\$398
2BR	2.0	17,000	\$425
3BR	3.0	19,125	\$478
4BR	4.0	21,225	\$530
5BR	4.5	22,075	\$551
6BR	5.0	22,925	\$573
7BR	6.0	24,625	\$615
8BR	7.0	26,325	\$658

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Waterbury HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$62,800      (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	62,800
80% of Median Income	50,240
150% of Median Income	94,200
Qualified Rent	\$1,256

### 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	33,050	\$826
2BR	3.0	37,200	\$930
	4.0	41,300	\$1,032
3BR	4.5	42,975	\$1,074
	5.0	44,650	\$1,116
4BR	6.0	47,950	\$1,198
	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	39,660	\$991
2BR	3.0	44,840	\$1,116
	4.0	49,560	\$1,239
3BR	4.5	51,570	\$1,289
	5.0	53,580	\$1,339
4BR	6.0	57,540	\$1,438
	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	16,525	\$413
2BR	3.0	18,600	\$465
	4.0	20,650	\$516
3BR	4.5	21,488	\$537
	5.0	22,325	\$558
4BR	6.0	23,975	\$599
	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/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Waterbury HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$62,800      (Until Superseded)

**For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)**

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

Median Income	62,800
80% of Median Income	50,240
150% of Median Income	94,200
Qualified Rent	\$1,256

### 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/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Colchester-Lebanon HMFA      Effective Date: 12/11/2012  
 Area Median Income: \$101,800      (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	101,800
80% of Median Income	81,440
150% of Median Income	152,700
Qualified Rent	\$2,036

### 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	35,650	\$891
1BR	1.5	38,200	\$955
2BR	2.0	40,750	\$1,018
3BR	3.0	45,850	\$1,146
4BR	4.0	50,900	\$1,272
	4.5	52,950	\$1,323
	5.0	55,000	\$1,375
	6.0	59,050	\$1,476
	7.0	63,150	\$1,578

### 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	42,780	\$1,069
1BR	1.5	45,840	\$1,146
2BR	2.0	48,900	\$1,222
3BR	3.0	55,020	\$1,375
4BR	4.0	61,080	\$1,527
	4.5	63,540	\$1,588
	5.0	66,000	\$1,650
	6.0	70,860	\$1,771
	7.0	75,780	\$1,894

### 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	17,825	\$445
1BR	1.5	19,100	\$477
2BR	2.0	20,375	\$509
3BR	3.0	22,925	\$573
4BR	4.0	25,450	\$636
	4.5	26,475	\$661
	5.0	27,500	\$687
	6.0	29,525	\$738
	7.0	31,575	\$789

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Norwich-New London HMFA  
 Area Median Income: \$81,900

Effective Date: 12/11/2012  
 (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	81,900
80% of Median Income	65,520
150% of Median Income	122,850
Qualified Rent	\$1,638

### 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	33,050	\$826
2BR	3.0	37,200	\$930
	4.0	41,300	\$1,032
3BR	4.5	42,975	\$1,074
	5.0	44,650	\$1,116
4BR	6.0	47,950	\$1,198
	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	39,660	\$991
2BR	3.0	44,640	\$1,116
	4.0	49,560	\$1,239
3BR	4.5	51,570	\$1,289
	5.0	53,580	\$1,339
4BR	6.0	57,540	\$1,438
	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	16,525	\$413
2BR	3.0	18,600	\$465
	4.0	20,650	\$516
3BR	4.5	21,488	\$537
	5.0	22,325	\$558
4BR	6.0	23,975	\$599
	7.0	25,625	\$640

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: **Norwich-New London HMFA**      Effective Date: **12/11/2012**  
 Area Median Income: **\$81,900**      (Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)

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

Median Income	81,900
80% of Median Income	65,520
150% of Median Income	122,850
Qualified Rent	\$1,638

### 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	29,550	\$738
1BR	1.5	31,675	\$791
2BR	2.0	33,800	\$845
3BR	3.0	38,000	\$950
4BR	4.0	42,200	\$1,055
5BR	4.5	43,900	\$1,097
6BR	5.0	45,600	\$1,140
7BR	6.0	49,000	\$1,225
8BR	7.0	52,350	\$1,308

### 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	35,460	\$886
1BR	1.5	38,010	\$950
2BR	2.0	40,560	\$1,014
3BR	3.0	45,600	\$1,140
4BR	4.0	50,640	\$1,266
5BR	4.5	52,680	\$1,317
6BR	5.0	54,720	\$1,368
7BR	6.0	58,800	\$1,470
8BR	7.0	62,820	\$1,570

### 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	14,775	\$369
1BR	1.5	15,838	\$395
2BR	2.0	16,900	\$422
3BR	3.0	19,000	\$475
4BR	4.0	21,100	\$527
5BR	4.5	21,950	\$548
6BR	5.0	22,800	\$570
7BR	6.0	24,500	\$612
8BR	7.0	26,175	\$654

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Litchfield County  
 Area Median Income: \$87,500

Effective Date: 12/11/2012  
 (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	87,500
80% of Median Income	70,000
150% of Median Income	131,250
Qualified Rent	\$1,750

### 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
2BR	2.0	35,000	\$875
3BR	3.0	39,400	\$985
4BR	4.0	43,750	\$1,093
5BR	4.5	45,500	\$1,137
6BR	5.0	47,250	\$1,181
7BR	6.0	50,750	\$1,268
8BR	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
2BR	2.0	42,000	\$1,050
3BR	3.0	47,280	\$1,182
4BR	4.0	52,500	\$1,312
5BR	4.5	54,600	\$1,365
6BR	5.0	56,700	\$1,417
7BR	6.0	60,900	\$1,522
8BR	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
2BR	2.0	17,500	\$437
3BR	3.0	19,700	\$492
4BR	4.0	21,875	\$546
5BR	4.5	22,750	\$568
6BR	5.0	23,625	\$590
7BR	6.0	25,375	\$634
8BR	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/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Litchfield County  
Area Median Income: \$87,500

Effective Date: 12/11/2012  
(Until Superseded)

For use by developments Placed in Service PRIOR to December 11, 2012 (HERA & Held Harmless to FY2012)

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

Median Income	87,500
80% of Median Income	70,000
150% of Median Income	131,250
Qualified Rent	\$1,750

### 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	31,500	\$787
1BR	1.5	33,750	\$843
2BR	2.0	36,000	\$900
3BR	3.0	40,500	\$1,012
4BR	4.0	44,950	\$1,123
5BR	4.5	46,750	\$1,168
6BR	5.0	48,550	\$1,213
7BR	6.0	52,150	\$1,303
	7.0	55,750	\$1,393

### 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	37,800	\$945
1BR	1.5	40,500	\$1,012
2BR	2.0	43,200	\$1,080
3BR	3.0	48,600	\$1,215
4BR	4.0	53,940	\$1,348
5BR	4.5	56,100	\$1,402
6BR	5.0	58,260	\$1,456
7BR	6.0	62,580	\$1,564
	7.0	66,900	\$1,672

### 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	15,750	\$393
1BR	1.5	16,875	\$421
2BR	2.0	18,000	\$450
3BR	3.0	20,250	\$506
4BR	4.0	22,475	\$561
5BR	4.5	23,375	\$584
6BR	5.0	24,275	\$606
7BR	6.0	26,075	\$651
	7.0	27,875	\$696



# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Windham County Effective Date: 12/11/2012  
 Area Median Income: \$78,300 (Until Superseded)

For use by those developments that Place in Service on or after December 11, 2012

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

Median Income	78,300
80% of Median Income	62,640
150% of Median Income	117,450
Qualified Rent	\$1,566

### 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
2BR	2.0	33,050	\$826
3BR	3.0	37,200	\$930
4BR	4.0	41,300	\$1,032
5BR	4.5	42,975	\$1,074
6BR	5.0	44,650	\$1,116
7BR	6.0	47,950	\$1,198
8BR	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
2BR	2.0	39,660	\$991
3BR	3.0	44,640	\$1,116
4BR	4.0	49,560	\$1,239
5BR	4.5	51,570	\$1,289
6BR	5.0	53,580	\$1,339
7BR	6.0	57,540	\$1,438
8BR	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	\$367
2BR	2.0	16,525	\$413
3BR	3.0	18,600	\$465
4BR	4.0	20,650	\$516
5BR	4.5	21,488	\$537
6BR	5.0	22,325	\$558
7BR	6.0	23,975	\$599
8BR	7.0	25,625	\$640

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_Income\\_Limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Windham County      Effective Date: 12/11/2012  
 Area Median Income: \$78,300      (Until Superseded)

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

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

Median Income	78,300
80% of Median Income	62,640
150% of Median Income	117,450
Qualified Rent	\$1,566

### 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	\$1,366
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 Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp13/HERA\\_income\\_limits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp13/HERA_income_limits_Report.pdf)

Federal Statistical Area: Windham County  
 Area Median Income: \$78,300  
 Effective Date: 12/11/2012  
 (Until Superseded)

For use by developments Placed in Service AFTER Dec. 31, 2008 but PRIOR to Dec. 11, 2012 (Held Harmless to FY2012)

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

Median Income	78,300
80% of Median Income	62,640
150% of Median Income	117,450
Qualified Rent	\$1,566

### 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