

# 2017 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 04/14/2017)

Sources: <https://www.huduser.gov/portal/datasets/il/il17/area-definitions-FY17.pdf> OR  
<https://www.huduser.gov/portal/datasets/mtsp/mtsp17/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 2017 the U.S. median family income is \$68,000.
5. Please be aware that all income limits used for the LIHTC program must be from the Multifamily Tax Subsidy Project (MTSP) Income Limits published by HUD. Section 8 properties will continue to use the Section 8 Income Limits.
6. For LIHTC properties – please note that HUD has added a Hold Harmless Policy which is impacting this year's income limits. Therefore, there are now areas that are impacted by the HUD Hold Harmless Policy in addition to areas that were previously impacted by the Housing & Economic Recovery Act of 2008 (HERA).
7. Applying the New Income Limits to LIHTC Properties:

### **HERA SPECIAL INCOME LIMITS AND HELD HARMLESS INCOME LIMITS:**

In addition to a 2017 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits and/or Held Harmless (HH) to FY2014 or FY2015. The HERA Special and HH Income Limits **MUST** be used by developments in those affected areas that were Placed In Service (PIS) prior to an applicable date or during a particular set of dates. The areas with HUD's special instructions are as follows:

- Colchester-Lebanon HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Danbury HMFA - PIS on Jan. 1, 2009 thru & including Mar. 5, 2015 (HH to FY2014)
- Danbury HMFA - PIS on Mar. 6, 2015 thru & including Mar. 27, 2016(HH to FY2015)
- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Milford-Ansonia-Seymour HMFA - PIS on Jan. 1, 2009 thru & including Apr. 13, 2017(HH to FY2016)
- Stamford-Norwalk HMFA - PIS on or before Dec. 31, 2008 (HERA)

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

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

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

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Bridgeport HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$86,300      (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	86,300
80% of Median Income	69,040
150% of Median Income	129,450
Qualified Rent	\$1,726

**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	32,100	\$802
1BR			\$860
	2.0	36,700	
2BR	3.0	41,300	\$1,032
	4.0	45,850	
3BR			\$1,192
	5.0	49,550	
4BR	6.0	53,200	\$1,330
	7.0	56,900	

**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	38,520	\$963
1BR			\$1,032
	2.0	44,040	
2BR	3.0	49,560	\$1,239
	4.0	55,020	
3BR			\$1,431
	5.0	59,460	
4BR	6.0	63,840	\$1,596
	7.0	68,280	

**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	16,050	\$401
1BR			\$430
	2.0	18,350	
2BR	3.0	20,650	\$516
	4.0	22,925	
3BR			\$596
	5.0	24,775	
4BR	6.0	26,600	\$665
	7.0	28,450	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Danbury HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$114,700      (Until Superseded)

**For use by developments Placed in Service ON OR BEFORE Dec. 31, 2008 and ON OR AFTER Mar. 28, 2016**

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

Median Income	114,700
80% of Median Income	91,760
150% of Median Income	172,050
Qualified Rent	\$2,294

**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	38,600	\$965
1BR			\$1,033
	2.0	44,100	
2BR	3.0	49,600	\$1,240
	4.0	55,100	
3BR			\$1,433
	5.0	59,550	
4BR	6.0	63,950	\$1,598
	7.0	68,350	

**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	46,320	\$1,158
1BR			\$1,240
	2.0	52,920	
2BR	3.0	59,520	\$1,488
	4.0	66,120	
3BR			\$1,719
	5.0	71,460	
4BR	6.0	76,740	\$1,918
	7.0	82,020	

**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	19,300	\$482
1BR			\$516
	2.0	22,050	
2BR	3.0	24,800	\$620
	4.0	27,550	
3BR			\$716
	5.0	29,775	
4BR	6.0	31,975	\$799
	7.0	34,175	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Danbury HMFA  
Area Median Income: \$114,700

Effective Date: 4/14/2017  
(Until Superseded)

**For use by developments Placed in Service ON Jan. 1, 2009 thru & including Mar. 5, 2015 (Held Harmless to FY2014)**

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

Median Income	114,700
80% of Median Income	91,760
150% of Median Income	172,050
Qualified Rent	\$2,294

### 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	39,550	\$988
1BR			\$1,059
	2.0	45,200	
2BR	3.0	50,850	\$1,271
	4.0	56,450	
3BR			\$1,468
	5.0	61,000	
4BR	6.0	65,500	\$1,637
	7.0	70,000	

### 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	47,460	\$1,186
1BR			\$1,271
	2.0	54,240	
2BR	3.0	61,020	\$1,525
	4.0	67,740	
3BR			\$1,761
	5.0	73,200	
4BR	6.0	78,600	\$1,965
	7.0	84,000	

### 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	19,775	\$494
1BR			\$529
	2.0	22,600	
2BR	3.0	25,425	\$635
	4.0	28,225	
3BR			\$734
	5.0	30,500	
4BR	6.0	32,750	\$818
	7.0	35,000	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Danbury HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$114,700      (Until Superseded)

For use by developments Placed in Service ON Mar. 6, 2015 thru & including Mar. 27, 2016 (Held Harmless to FY2015)

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

Median Income	114,700
80% of Median Income	91,760
150% of Median Income	172,050
Qualified Rent	\$2,294

### 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	39,350	\$983
1BR			\$1,054
	2.0	45,000	
2BR	3.0	50,600	\$1,265
	4.0	56,200	
3BR			\$1,461
	5.0	60,700	
4BR	6.0	65,200	\$1,630
	7.0	69,700	

### 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	47,220	\$1,180
1BR			\$1,265
	2.0	54,000	
2BR	3.0	60,720	\$1,518
	4.0	67,440	
3BR			\$1,753
	5.0	72,840	
4BR	6.0	78,240	\$1,956
	7.0	83,640	

### 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	19,675	\$491
1BR			\$527
	2.0	22,500	
2BR	3.0	25,300	\$632
	4.0	28,100	
3BR			\$730
	5.0	30,350	
4BR	6.0	32,600	\$815
	7.0	34,850	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Stamford-Norwalk HMFA  
Area Median Income: \$142,800

Effective Date: 4/14/2017  
(Until Superseded)

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

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

Median Income	142,800
80% of Median Income	114,240
150% of Median Income	214,200
Qualified Rent	\$2,856

### 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	49,150	\$1,228
1BR			\$1,316
	2.0	56,200	
2BR	3.0	63,200	\$1,580
	4.0	70,200	
3BR			\$1,825
	5.0	75,850	
4BR	6.0	81,450	\$2,036
	7.0	87,050	

### 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	58,980	\$1,474
1BR			\$1,580
	2.0	67,440	
2BR	3.0	75,840	\$1,896
	4.0	84,240	
3BR			\$2,190
	5.0	91,020	
4BR	6.0	97,740	\$2,443
	7.0	104,460	

### 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	24,575	\$614
1BR			\$658
	2.0	28,100	
2BR	3.0	31,600	\$790
	4.0	35,100	
3BR			\$912
	5.0	37,925	
4BR	6.0	40,725	\$1,018
	7.0	43,525	



# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **Stamford-Norwalk HMFA**  
 Area Median Income: **\$142,800**

Effective Date: **4/14/2017**  
 (Until Superseded)

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

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

Median Income	142,800
80% of Median Income	114,240
150% of Median Income	214,200
Qualified Rent	\$2,856

### 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	50,000	\$1,250
1BR			\$1,339
	2.0	57,150	
2BR	3.0	64,300	\$1,607
	4.0	71,400	
3BR			\$1,856
	5.0	77,150	
4BR	6.0	82,850	\$2,071
	7.0	88,550	

### 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	60,000	\$1,500
1BR			\$1,607
	2.0	68,580	
2BR	3.0	77,160	\$1,929
	4.0	85,680	
3BR			\$2,228
	5.0	92,580	
4BR	6.0	99,420	\$2,485
	7.0	106,260	

### 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	25,000	\$625
1BR			\$669
	2.0	28,575	
2BR	3.0	32,150	\$803
	4.0	35,700	
3BR			\$928
	5.0	38,575	
4BR	6.0	41,425	\$1,035
	7.0	44,275	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA Effective Date: 4/14/2017  
 Area Median Income: \$89,700 (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	89,700
80% of Median Income	71,760
150% of Median Income	134,550
Qualified Rent	\$1,794

### 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	32,100	\$802
1BR			\$860
2BR	2.0	36,700	\$1,032
	3.0	41,300	
3BR	4.0	45,850	\$1,192
	5.0	49,550	
4BR	6.0	53,200	\$1,330
	7.0	56,900	

### 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	38,520	\$963
1BR			\$1,032
2BR	2.0	44,040	\$1,239
	3.0	49,560	
3BR	4.0	55,020	\$1,431
	5.0	59,460	
4BR	6.0	63,840	\$1,596
	7.0	68,280	

### 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	16,050	\$401
1BR			\$430
2BR	2.0	18,350	\$516
	3.0	20,650	
3BR	4.0	22,925	\$596
	5.0	24,775	
4BR	6.0	26,600	\$665
	7.0	28,450	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Southern Middlesex County HMFA  
 Area Median Income: \$106,200

Effective Date: 4/14/2017  
 (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	106,200
80% of Median Income	84,960
150% of Median Income	159,300
Qualified Rent	\$2,124

### 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	37,200	\$930
1BR			\$996
	2.0	42,500	
2BR	3.0	47,800	\$1,195
	4.0	53,100	
3BR			\$1,380
	5.0	57,350	
4BR	6.0	61,600	\$1,540
	7.0	65,850	

### 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	44,640	\$1,116
1BR			\$1,195
	2.0	51,000	
2BR	3.0	57,360	\$1,434
	4.0	63,720	
3BR			\$1,656
	5.0	68,820	
4BR	6.0	73,920	\$1,848
	7.0	79,020	

### 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	18,600	\$465
1BR			\$498
	2.0	21,250	
2BR	3.0	23,900	\$597
	4.0	26,550	
3BR			\$690
	5.0	28,675	
4BR	6.0	30,800	\$770
	7.0	32,925	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$93,500

Effective Date: 4/14/2017  
 (Until Superseded)

**For use by developments Placed in Service ON OR AFTER April 14, 2017**

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

Median Income	93,500
80% of Median Income	74,800
150% of Median Income	140,250
Qualified Rent	\$1,870

### 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	32,750	\$818
1BR			\$876
	2.0	37,400	
2BR	3.0	42,100	\$1,052
	4.0	46,750	
3BR			\$1,215
	5.0	50,500	
4BR	6.0	54,250	\$1,356
	7.0	58,000	

### 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	39,300	\$982
1BR			\$1,052
	2.0	44,880	
2BR	3.0	50,520	\$1,263
	4.0	56,100	
3BR			\$1,458
	5.0	60,600	
4BR	6.0	65,100	\$1,627
	7.0	69,600	

### 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	16,375	\$409
1BR			\$438
	2.0	18,700	
2BR	3.0	21,050	\$526
	4.0	23,375	
3BR			\$607
	5.0	25,250	
4BR	6.0	27,125	\$678
	7.0	29,000	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$93,500

Effective Date: 4/14/2017  
 (Until Superseded)

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

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

Median Income	93,500
80% of Median Income	74,800
150% of Median Income	140,250
Qualified Rent	\$1,870

### 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	33,950	\$848
1BR			\$909
	2.0	38,800	
2BR	3.0	43,650	\$1,091
	4.0	48,450	
3BR			\$1,260
	5.0	52,350	
4BR	6.0	56,250	\$1,406
	7.0	60,100	

### 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	40,740	\$1,018
1BR			\$1,091
	2.0	46,560	
2BR	3.0	52,380	\$1,309
	4.0	58,140	
3BR			\$1,512
	5.0	62,820	
4BR	6.0	67,500	\$1,687
	7.0	72,120	

### 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	16,975	\$424
1BR			\$454
	2.0	19,400	
2BR	3.0	21,825	\$545
	4.0	24,225	
3BR			\$630
	5.0	26,175	
4BR	6.0	28,125	\$703
	7.0	30,050	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Milford-Ansonia-Seymour HMFA  
 Area Median Income: \$93,500

Effective Date: 4/14/2017  
 (Until Superseded)

For use by developments Placed in Service ON Jan. 1, 2009 thru & including Apr. 13, 2017 (Held Harmless to FY2016)

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

Median Income	93,500
80% of Median Income	74,800
150% of Median Income	140,250
Qualified Rent	\$1,870

### 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	2.0	38,750	\$908
2BR	3.0	43,600	\$1,090
3BR	4.0	48,400	\$1,258
4BR	5.0	52,300	\$1,403
	6.0	56,150	
	7.0	60,050	

### 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	2.0	46,500	\$1,089
2BR	3.0	52,320	\$1,308
3BR	4.0	58,080	\$1,510
4BR	5.0	62,760	\$1,684
	6.0	67,380	
	7.0	72,060	

### 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	2.0	19,375	\$454
2BR	3.0	21,800	\$545
3BR	4.0	24,200	\$629
4BR	5.0	26,150	\$701
	6.0	28,075	
	7.0	30,025	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: New Haven-Meriden HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$88,100      (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	88,100
80% of Median Income	70,480
150% of Median Income	132,150
Qualified Rent	\$1,762

### 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	32,100	\$802
1BR			\$860
	2.0	36,700	
2BR	3.0	41,300	\$1,032
	4.0	45,850	
3BR			\$1,192
	5.0	49,550	
4BR	6.0	53,200	\$1,330
	7.0	56,900	

### 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	38,520	\$963
1BR			\$1,032
	2.0	44,040	
2BR	3.0	49,560	\$1,239
	4.0	55,020	
3BR			\$1,431
	5.0	59,460	
4BR	6.0	63,840	\$1,596
	7.0	68,280	

### 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	16,050	\$401
1BR			\$430
	2.0	18,350	
2BR	3.0	20,650	\$516
	4.0	22,925	
3BR			\$596
	5.0	24,775	
4BR	6.0	26,600	\$665
	7.0	28,450	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Waterbury HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$63,000      (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	63,000
80% of Median Income	50,400
150% of Median Income	94,500
Qualified Rent	\$1,260

### 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			\$853
	2.0	36,400	
2BR	3.0	40,950	\$1,023
	4.0	45,500	
3BR			\$1,183
	5.0	49,150	
4BR	6.0	52,800	\$1,320
	7.0	56,450	

### 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			\$1,023
	2.0	43,680	
2BR	3.0	49,140	\$1,228
	4.0	54,600	
3BR			\$1,419
	5.0	58,980	
4BR	6.0	63,360	\$1,584
	7.0	67,740	

### 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			\$426
	2.0	18,200	
2BR	3.0	20,475	\$511
	4.0	22,750	
3BR			\$591
	5.0	24,575	
4BR	6.0	26,400	\$660
	7.0	28,225	



# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Colchester-Lebanon HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$109,700      (Until Superseded)

**For use by developments Placed in Service ON OR AFTER Jan. 1, 2009**

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

Median Income	109,700
80% of Median Income	87,760
150% of Median Income	164,550
Qualified Rent	\$2,194

### 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	38,100	\$952
1BR			\$1,020
2BR	2.0	43,550	
	3.0	49,000	\$1,225
3BR	4.0	54,400	
	5.0	58,800	\$1,415
4BR	6.0	63,150	
	7.0	67,500	\$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	45,720	\$1,143
1BR			\$1,224
2BR	2.0	52,260	
	3.0	58,800	\$1,470
3BR	4.0	65,280	
	5.0	70,560	\$1,698
4BR	6.0	75,780	
	7.0	81,000	\$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	19,050	\$476
1BR			\$510
2BR	2.0	21,775	
	3.0	24,500	\$612
3BR	4.0	27,200	
	5.0	29,400	\$707
4BR	6.0	31,575	
	7.0	33,750	\$789

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Colchester-Lebanon HMFA      Effective Date: 4/14/2017  
 Area Median Income: \$109,700      (Until Superseded)

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

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

Median Income	109,700
80% of Median Income	87,760
150% of Median Income	164,550
Qualified Rent	\$2,194

### 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	38,400	\$960
1BR			\$1,028
2BR	2.0	43,900	
	3.0	49,400	\$1,235
3BR	4.0	54,850	
	5.0	59,250	\$1,426
4BR	6.0	63,650	
	7.0	68,050	\$1,591

### 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	46,080	\$1,152
1BR			\$1,234
2BR	2.0	52,680	
	3.0	59,280	\$1,482
3BR	4.0	65,820	
	5.0	71,100	\$1,711
4BR	6.0	76,380	
	7.0	81,660	\$1,909

### 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	19,200	\$480
1BR			\$514
2BR	2.0	21,950	
	3.0	24,700	\$617
3BR	4.0	27,425	
	5.0	29,625	\$713
4BR	6.0	31,825	
	7.0	34,025	\$795

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **Norwich-New London HMFA**  
 Area Median Income: **\$82,100**

Effective Date: **4/14/2017**  
 (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	82,100
80% of Median Income	65,680
150% of Median Income	123,150
Qualified Rent	\$1,642

### 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	32,100	\$802
1BR	2.0	36,700	\$860
2BR	3.0	41,300	\$1,032
3BR	4.0	45,850	\$1,192
4BR	5.0	49,550	\$1,330
	6.0	53,200	\$1,330
	7.0	56,900	

### 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	38,520	\$963
1BR	2.0	44,040	\$1,032
2BR	3.0	49,560	\$1,239
3BR	4.0	55,020	\$1,431
4BR	5.0	59,460	\$1,596
	6.0	63,840	\$1,596
	7.0	68,280	

### 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	16,050	\$401
1BR	2.0	18,350	\$430
2BR	3.0	20,650	\$516
3BR	4.0	22,925	\$596
4BR	5.0	24,775	\$665
	6.0	26,600	\$665
	7.0	28,450	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Litchfield County  
 Area Median Income: \$91,700

Effective Date: 4/14/2017  
 (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	91,700
80% of Median Income	73,360
150% of Median Income	137,550
Qualified Rent	\$1,834

### 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	32,100	\$802
1BR			\$860
	2.0	36,700	
2BR	3.0	41,300	\$1,032
	4.0	45,850	
3BR			\$1,192
	5.0	49,550	
4BR	6.0	53,200	\$1,330
	7.0	56,900	

### 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	38,520	\$963
1BR			\$1,032
	2.0	44,040	
2BR	3.0	49,560	\$1,239
	4.0	55,020	
3BR			\$1,431
	5.0	59,460	
4BR	6.0	63,840	\$1,596
	7.0	68,280	

### 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	16,050	\$401
1BR			\$430
	2.0	18,350	
2BR	3.0	20,650	\$516
	4.0	22,925	
3BR			\$596
	5.0	24,775	
4BR	6.0	26,600	\$665
	7.0	28,450	

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Windham County  
 Area Median Income: \$72,900

Effective Date: 4/14/2017  
 (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	72,900
80% of Median Income	58,320
150% of Median Income	109,350
Qualified Rent	\$1,458

### 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			\$853
	2.0	36,400	
2BR	3.0	40,950	\$1,023
	4.0	45,500	
3BR			\$1,183
	5.0	49,150	
4BR	6.0	52,800	\$1,320
	7.0	56,450	

### 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			\$1,023
	2.0	43,680	
2BR	3.0	49,140	\$1,228
	4.0	54,600	
3BR			\$1,419
	5.0	58,980	
4BR	6.0	63,360	\$1,584
	7.0	67,740	

### 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			\$426
	2.0	18,200	
2BR	3.0	20,475	\$511
	4.0	22,750	
3BR			\$591
	5.0	24,575	
4BR	6.0	26,400	\$660
	7.0	28,225	