

To: **Distribution List**

April 15, 2009

From: Edmund M. Campion, Jr., Senior Asset Manager  
Patricia H. Gribko, Asset Management Technician  
Claudette C. Mertens, Asset Management Technician

*Em*  
*phg*  
*cm*



---

Subject: **2009 Rent & Income Limits for Section 8 and Low-Income Housing Tax Credit (LIHTC) Programs**

Introduction

This memorandum transmits the 2009 Department of Housing and Urban Development (HUD) Section 8 Income Limits, 2009 Income Limit Area Definitions for Connecticut Metropolitan & Non-Metropolitan Areas and LIHTC Schedules of Maximum Affordable Gross Rents and Income Limits for the State of Connecticut. The effective date is March 19, 2009.

On March 19, 2009, HUD released two sets of estimated median family incomes (MFIs) and income limits for Fiscal Year 2009. One set is to be used for HUD programs and the other is to be used for Tax Credit and Tax-Exempt Bond projects. MFIs are used as the basis for determining income limits in several HUD and CHFA programs including Section 8, Low-Income Housing Tax Credits (LIHTC) and Tax-Exempt Bond projects. The income limits were effective March 19, 2009; therefore, the LIHTC projects must implement them no later than May 2, 2009.

The following statement was posted on the Section 8 Income Limit Data page:

“Due to the Housing and Economic Recovery Act of 2008 (Public Law 110-289), Income Limits used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under section 42 of the Internal Revenue Code (the Code) and projects financed with tax exempt housing bonds issued to provide qualified residential rental development under section 142 of the Code (hereafter referred to as Multifamily Tax Subsidy Projects (MTSPs)) are now calculated and presented separately from the Section 8 income limits presented below. Beginning with the publication of FY2009 Median Family Income estimates and Income Limits, the information found on the rest of this page CAN NO LONGER be used by those interested in income limits used in MTSPs. Suitable income limits for these projects are now available at the following link: Multifamily Tax Subsidy Income Limits.”

The appropriate income limits can be accessed as follows:

- Section 8 Income Limit Data Set <http://www.huduser.org/datasets/il.html>
- Multifamily Tax Subsidy Income Limit Data Set <http://www.huduser.org/datasets/mtsp.html>

**It is important to note that HUD has introduced several major changes since publishing last year's income limits. In addition to the traditional income limits, HUD has developed a new set of income limits specifically for projects that rely upon Internal Revenue Code Section 42 Low-Income Housing Tax Credits and Section 142 financed with Tax-Exempt Housing Bonds. Projects in these two categories are referred to by HUD as Multifamily Tax Subsidy Projects (MTSPs). HUD now provides a completely separate set of income limits, briefing materials, and on-line documentation for projects using the Low-Income Housing Tax Credit or Tax-Exempt Multifamily Bonds.**

Some MTSP projects also benefit from the newly introduced **“HERA Special”** income limits. These are additional, higher income limits in 199 metro areas and 858 non-metro counties for MTSP projects that were “held harmless” and had their median gross incomes **determined** in 2007 or 2008, as specified in a provision of the 2008 Housing and Economic Recovery Act (HERA). HERA also codified the hold-harmless policy (which prevents income limits from declining from one year to the next) for MTSP projects. CHFA has confirmed that the only areas in Connecticut impacted by the 2009 **“HERA Special”** income limits are SA: Waterbury, CT HMFA 009 – New Haven County, CT and SA: Milford-Ansonia-Seymour, CT HMFA 009 – New Haven County, CT. When a county is subject to HUD’s Hold Harmless Policy, the project will have two sets of income limits. **If a project was placed in service prior to December 31, 2008, the “HERA Special” income limits must be utilized. For any projects placed in service in 2009, the new 2009 limits are to be used.**

**NOTE:**

Regarding HERA Special income limits, further IRS guidance is required to ascertain what Congress intended by the word **“determined.”** It is unclear if a project’s income is **“determined”** at the Placed in Service date, Tax Credit Allocation, Tax-Exempt Bond Reservation, or if **“determined”** applies to any project located in a county that had its income determined under this method in 2007 or 2008. As of this date, the IRS has not provided guidance on this issue.

CHFA researched this issue and found that the majority of Housing Credit Agencies are using either the Allocation date or Placed in Service date. Based on information obtained from industry sources, CHFA suggests using the Placed in Service date. Until further guidance is received from the IRS, we strongly recommend that owners request an opinion from their tax professional.

As this issue only affects two HMFA’s in Connecticut and guidance from the IRS is not imminent, CHFA has decided to release the 2009 income limits in order to assist owners and managers in determining the appropriate income limits and maximum/net rents for their projects.

For MTSP projects, the HERA Act modified HUD’s income limit methodology for calendar years after 2008, to require HUD to increase applicable area median income (AMIs) by the amount AMIs rise, even if the HUD-determined AMI would be frozen under HUD’s 2007 and 2008 income limit methodology. Therefore, income limits used to determine eligibility and rent for MTSPs are now calculated separately from the Section 8 income limits. HUD continued to apply a hold-harmless policy to the now separately published Section 8 limits for 2009; however, HUD has indicated that beginning with FY2010, it will no longer hold harmless its Section 8 income limits.

For projects with income limits determined in 2007 and 2008 under HUD’s hold harmless policy, **“HERA Special”** income limits apply in accordance with Section 3009 of the 2008 HERA Act. These projects are eligible to have their income and rent limits calculated starting with the greater of:

1. **“HERA Special”** income limit (2008 very low-income limit plus any increase in area median gross income (AMGI) from 2008 to the current year), or
2. HUD’s very low-income limit.

### Methodological Changes to the Fiscal Year 2009 Median Family Income

HUD develops MFI estimates using income data from the annual American Community Survey (ACS). This year's estimates are the first to take advantage of the Census Bureau's ACS three-year data collected between 2005 and 2007. The ACS is the official replacement for the foundation of median family income information, from the decennial census "long form" sample. HUD has discontinued the use of Bureau of Labor Statistics (BLS) data.

Overall, there are increases in estimated HUD family incomes between 2008 and 2009. However, since the ACS responses were delivered between 2005 and 2007, the impact of the recession which began in 2008 on family incomes is not measured by this data.

Separate median family income estimates are calculated for all Metropolitan Statistical Areas (MSAs) and non-metropolitan counties. The use of HUD income limits are subject to individual program guidelines covering definitions of income and family, family size, effective dates, and other factors.

### Section 8 Program

HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs including the Section 8 Housing Assistance Program.

Historically, HUD has held harmless Section 8 income limits primarily so that MTSPs would not be subject to reductions in income limits and maximum rents. Low-Income Housing Tax Credit and Tax Exempt Bond-financed housing project income limits and rents are tied by statute to HUD's area median income estimates, and by regulation to HUD's Section 8 limits.

Section 3009 of HERA provides for immediate holding harmless of "area median gross income" for tax credit and tax-exempt bond-financed housing projects with additional inflation provisions for LIHTC and bond-financed projects held harmless by HUD in 2007 and 2008. Because the new law provides a statutory mechanism for achieving the effect of the income limit hold harmless policy, HUD no longer plans to hold income limits harmless. Therefore, HUD will continue to hold Section 8 income limits at previous year's levels in areas where median family income estimates are lower in FY2009 than in FY2008, but has indicated it will not continue to do so in future years.

### Low-Income Housing Tax Credit Program

As noted above, HUD has issued separate income limits and rents for LIHTC projects. Regarding the Low-Income Housing Tax Credit Program, the HUD income limits are the source documents that are used to derive the LIHTC maximum income limits and maximum rents. Pursuant to IRS Revenue Ruling 94-57, LIHTC property owners may rely on income limits and derived rent ceilings previously issued for 45 days after HUD releases new income limits. This 45 day period began March 19, 2009 and ends May 2, 2009. After May 2, 2009 the attached income and rent limits must be used to determine income eligibility and maximum rent ceilings for program compliance purposes. The new rents established pursuant to these standards may be no greater than the stated maximum for program compliance purposes.

### Median Income for Rural Projects

The Housing Assistance Tax Act provides for determinations made after July 30, 2008 of LIHTC tenant income and rent limits for projects in rural areas to be based on the greater of the (1) HUD area median gross income; or (2) the national non-metropolitan median income. Rural areas for purposes of this amendment are defined in Section 520 of the U.S. Housing Act of 1949. These are communities with a population of up to 20,000 that are "rural in character" and that are not part of an MSA, or that demonstrate a serious lack of mortgage credit for lower and

moderate income families. Communities larger than 10,000 but no greater than 25,000 persons may also retain this designation if they are part of an MSA but still meet the “rural in character” test. **The change only applies to buildings receiving a tax credit allocation from the state’s housing credit volume cap, and not to tax-exempt bond-financed buildings that receive credits without a credit allocation.**

CHFA has determined that projects in rural areas in Connecticut are limited to Windham County, and that the HUD area median gross income exceeds the national non-metropolitan median income.

#### CHFA Calculation Process

CHFA downloads the HUD income limits for LIHTC and Tax-Exempt Bond projects into an Excel spreadsheet which calculates the LIHTC income limits and maximum rents. These calculations are then reviewed for accuracy by CHFA and Spectrum Enterprises, CHFA’s “Authorized Delegate”. For additional confirmation of the numbers, the calculations are entered into a tax credit rent and income calculator maintained by a national CPA firm.

#### CHFA Disclaimer

These materials are intended to assist owners in meeting the requirements for complying with the Section 8 Housing Assistance Program and Internal Revenue Code Section 42 and Section 1.42-5 of the Regulations there under. **However, it is important to note that compliance with IRC 42 and the Regulations is solely the responsibility of the owner of the building for which the Low-Income Housing Tax Credit is allowable, and the owner is solely responsible for the consequences of any non-compliance.** CHFA has reviewed and verified the accuracy of these income limits. However, CHFA shall not be liable for any loss or damage caused by any inaccuracies in the information contained herein, and suggest you review such information for accuracy with your tax professional prior to implementation.

---

Reviewed by: Greg Wentworth, Administrator – Multifamily Housing & Asset Management  
Lynn Koroser-Crane, Administrator – Multifamily Housing & Asset Management *MC*

CC: Spectrum Enterprises  
J. Craford  
M. Ward

## CHFA RELEASES HUD 2009 INCOME LIMITS

The Connecticut Housing Finance Authority has released its schedule of HUD's 2009 Income Limits for Section 8, Low-Income Housing Tax Credit (LIHTC) and Tax- Exempt Bond Projects. The income limits were effective March 19, 2009. For LIHTC and Tax-Exempt Projects the income limits must be implemented no later than May 2, 2009.

It is important to note, that due to the Housing and Economic Recovery Act of 2008 (HERA), HUD has introduced major changes since publishing last year's income limits. CHFA has prepared a summary memorandum of these changes and urges owners and managers to read it. For your convenience, the following is a short summary of the changes:

### 2009 Income Limit Highlights

- FY 2009 income limits are based on American Community Survey data collected between 2005- 2007 when the economy was in much better shape and unemployment was much lower.
- Significant changes in determining LIHTC income limits due to HERA.
- LIHTC and Tax-Exempt Bond Projects are now referred to as Multifamily Tax Subsidy Projects (MTSP).
- HUD released two sets of income limits: One for HUD Projects and the other for MTSP Projects.
- Income limits used to determine qualification levels as well as set maximum rental rates for MTSP Projects are now calculated separately from HUD's Section 8 income limits.
- MTSP Projects in the Waterbury HMFA and Milford – Ansonia – Seymour HMFA are referred to as "HUD hold harmless impacted projects" and subject to "HERA Special" income limits.
- As a consequence of HERA, beginning with FY 2010, HUD will no longer hold its Section 8 income limits harmless.
- Changes in determining tenant income and rent limits for rural projects.

Should you have questions after reviewing CHFA's summary memorandum, please contact the following staff:

Section 8	Claudette Mertens	(860) 571-4210
LIHTC	Ned Campion	(860) 571-4265
	Pat Gribko	(860) 571-4256

**2009 Income Limit Area Definitions  
Connecticut Metropolitan & Non-Metropolitan Areas**

(Effective 03/19/2009)

Sources: [http://www.huduser.org/datasets/il/il09/area\\_def.pdf](http://www.huduser.org/datasets/il/il09/area_def.pdf) OR  
[http://www.huduser.org/datasets/mtsp/mtsp09/area\\_def.pdf](http://www.huduser.org/datasets/mtsp/mtsp09/area_def.pdf)

**METROPOLITAN STATISTICAL AREAS**

**BRIDGEPORT – STAMFORD – NORWALK MSA**

**SA: BRIDGEPORT HMFA**

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

**SA: DANBURY HMFA**

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

**SA: STAMFORD – NORWALK HMFA**

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

**HARTFORD - WEST HARTFORD – EAST HARTFORD MSA**

**CBSA: HARTFORD – WEST HARTFORD – EAST HARTFORD HMFA**

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

**SA: SOUTHERN MIDDLESEX COUNTY HMFA**

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

**NEW HAVEN – MILFORD MSA**

**SA: MILFORD – ANSONIA – SEYMOUR HMFA**

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

**SA: NEW HAVEN – MERIDEN HMFA**

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

**SA: WATERBURY HMFA**

Middlebury, Naugatuck, Prospect, Southbury, Waterbury, Wolcott

**NORWICH – NEW LONDON MSA**

**SA: COLCHESTER – LEBANON HMFA**

Colchester, Lebanon

**CBSA: NORWICH – NEW LONDON HMFA**

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

**NON-METROPOLITAN COUNTIES**

**LITCHFIELD COUNTY**

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

**WINDHAM COUNTY**

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

### **Notes to Schedule of Maximum Affordable Rent and Gross Income Limits**

1. Regardless of financing source, all Low Income Housing Tax Credit (LIHTC) developments must use Tax Exempt options A or B on attached "Schedules".
2. Maximum monthly rent is computed by multiplying the HUD maximum income adjusted for family size by 30% (maximum imputed housing expense allowance) then dividing by 12 (months). All decimal points round down.
3. Maximum monthly rent includes utilities except for household phone, internet and cable. Maximum rent must be reduced by an approved utility allowance for tenants that pay all or some utilities not provided by owner.
4. Maximum rents for LIHTC developments are determined by bedroom size for all developments after 1989 and pre-1990 developments receiving the irrevocable Rent Change Election of 1994. For developments before 1990, number of unit occupants must be used.
5. Per HUD methodology, the 4 person Low Income (80% of AMI) is limited to the U.S. median family income level unless justified by high housing costs. For 2009 the U.S. median family income is \$64,000.
6. Please visit [http://www.huduser.org/datasets/il/il09/area\\_def.pdf](http://www.huduser.org/datasets/il/il09/area_def.pdf) or [http://www.huduser.org/datasets/mtsp/mtsp09/area\\_def.pdf](http://www.huduser.org/datasets/mtsp/mtsp09/area_def.pdf) for further explanation relative to the determination of income and rent limits.
7. Please be aware that SA: Milford-Ansonia-Seymour HMFA and SA:Waterbury HMFA have been impacted by the Housing & Economic Recovery Act of 2008 (HERA) and that all income limits used for the LIHTC program must be from the Multifamily Tax Subsidy Project (MTSP) Income Limits published by HUD and not from the Section 8 Income Limits.

# HUD Section 8 Program Income Limits

SOURCE: [http://www.huduser.org/datasets/1109/incomelimits\\_section8.pdf](http://www.huduser.org/datasets/1109/incomelimits_section8.pdf)

STATE: CONNECTICUT

----- I N C O M E L I M I T S -----

		PROGRAM		MEDIAN FAMILY INCOME							
		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON		
<b>EFFECTIVE: 3-19-2009 (Until Superseded)</b>											
HMFA	: Bridgeport, CT	17800	20350	22900	25450	27500	29500	31550	33600		
	FY 2009 MEDIAN FAMILY INCOME: 84800	29700	33900	38150	42400	45800	49200	52600	55950		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Danbury, CT	22500	25700	28950	32150	34700	37300	39850	42450		
	FY 2009 MEDIAN FAMILY INCOME: 107100	37500	42850	48200	53550	57850	62100	66400	70700		
		49100	56100	63150	70150	75750	81350	87000	92600		
HMFA	: Stamford-Norwalk, CT	122300	29350	33050	36700	39650	42550	45500	48450		
	FY 2009 MEDIAN FAMILY INCOME: 122300	42800	48900	55050	61150	66050	70950	75850	80700		
		55600	63850	71500	79450	85800	92150	98500	104850		
HMFA	: Hartford-W.Hartford-E.Hartford, CT	85100	17900	20450	25550	27600	29650	31700	33750		
	FY 2009 MEDIAN FAMILY INCOME: 85100	29800	34050	38300	42550	45950	49350	52750	56150		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Southern Middlesex County, CT	96700	20300	26100	29000	31300	33650	35950	38300		
	FY 2009 MEDIAN FAMILY INCOME: 96700	33850	38700	43500	48350	52200	56100	59950	63800		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Milford-Ansonia-Seymour, CT	85700	18000	20650	23150	25700	29800	31850	33900		
	FY 2009 MEDIAN FAMILY INCOME: 85700	30000	34300	38550	42850	46300	49700	53150	56650		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: New Haven-Meriden, CT	80200	16650	19300	21700	24100	26050	27950	29900		
	FY 2009 MEDIAN FAMILY INCOME: 80200	28100	32100	36150	40150	43350	46550	49800	53000		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Waterbury, CT	66900	16850	19300	21700	24100	26050	27950	29900		
	FY 2009 MEDIAN FAMILY INCOME: 66900	28100	32100	36150	40150	43350	46550	49800	53000		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Colchester-Lebanon, CT	91400	19200	21900	24650	27400	29600	31800	34000		
	FY 2009 MEDIAN FAMILY INCOME: 91400	32000	36550	41150	45700	49350	53000	56650	60300		
		44800	51200	57600	64000	69100	74250	79350	84500		
HMFA	: Norwich-New London, CT	80500	16900	19300	21750	24150	26100	28000	29950		
	FY 2009 MEDIAN FAMILY INCOME: 80500	28200	32200	36250	40250	43450	46700	49900	53150		
		44800	51200	57600	64000	69100	74250	79350	84500		
COUNTY	: LITCHFIELD COUNTY	86700	18200	20800	23400	26000	28100	30150	32250		
	FY 2009 MEDIAN FAMILY INCOME: 86700	30350	34700	39000	43350	46800	50300	53750	57200		
		44800	51200	57600	64000	69100	74250	79350	84500		
COUNTY	: WINDHAM COUNTY	68500	16850	19300	21700	24100	26050	27950	29900		
	FY 2009 MEDIAN FAMILY INCOME: 68500	28100	32100	36150	40150	43350	46550	49800	53000		
		44800	51200	57600	64000	69100	74250	79350	84500		

## MULTIFAMILY TAX SUBSIDY PROJECT (MTSP) INCOME LIMITS

### Metropolitan & Non-Metropolitan Area Median Income

Sources: [http://www.huduser.org/datasets/mtsp/mtsp09/MTSP\\_IncomeLimits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp09/MTSP_IncomeLimits_Report.pdf)

LOCATION	AMI	1	2	3	4	5	6	7	8	Effective Date
Bridgeport HMFA	\$ 84,800									
50% Very Low Income		\$ 29,700	\$ 33,900	\$ 38,150	\$ 42,400	\$ 45,800	\$ 49,200	\$ 52,600	\$ 55,950	3/19/2009
60% Income Limit		\$ 35,640	\$ 40,680	\$ 45,780	\$ 50,880	\$ 54,960	\$ 59,040	\$ 63,120	\$ 67,140	
Danbury HMFA	\$ 107,100									
50% Very Low Income		\$ 37,500	\$ 42,850	\$ 48,200	\$ 53,550	\$ 57,850	\$ 62,100	\$ 66,400	\$ 70,700	3/19/2009
60% Low Income		\$ 45,000	\$ 51,420	\$ 57,840	\$ 64,260	\$ 69,420	\$ 74,520	\$ 79,680	\$ 84,840	
Stamford-Nonwalk HMFA	\$ 122,300									
50% Very Low Income		\$ 42,800	\$ 48,900	\$ 55,050	\$ 61,150	\$ 66,050	\$ 70,950	\$ 75,850	\$ 80,700	3/19/2009
60% Low Income		\$ 51,360	\$ 58,680	\$ 66,060	\$ 73,380	\$ 79,260	\$ 85,140	\$ 91,020	\$ 96,840	
Hartford-W.Hartford-E. Hartford HMFA	\$ 85,100									
50% Very Low Income		\$ 29,800	\$ 34,050	\$ 38,300	\$ 42,550	\$ 45,950	\$ 49,350	\$ 52,750	\$ 56,150	3/19/2009
60% Low Income		\$ 35,760	\$ 40,860	\$ 45,960	\$ 51,060	\$ 55,140	\$ 59,220	\$ 63,300	\$ 67,380	
Southern Middlesex County HMFA	\$ 96,700									
50% Very Low Income		\$ 33,850	\$ 38,700	\$ 43,500	\$ 48,350	\$ 52,200	\$ 56,100	\$ 59,950	\$ 63,800	3/19/2009
60% Low Income		\$ 40,620	\$ 46,440	\$ 52,200	\$ 58,020	\$ 62,640	\$ 67,320	\$ 71,940	\$ 76,560	
Milford-Ansonia-Seymour HMFA	\$ 85,700									
50% Very Low Income		\$ 30,000	\$ 34,300	\$ 38,550	\$ 42,850	\$ 46,300	\$ 49,700	\$ 53,150	\$ 56,550	3/19/2009
60% Low Income		\$ 36,000	\$ 41,160	\$ 46,260	\$ 51,420	\$ 55,560	\$ 59,640	\$ 63,780	\$ 67,860	
HERA Special 50%*		\$ 30,050	\$ 34,300	\$ 38,600	\$ 42,900	\$ 46,350	\$ 49,750	\$ 53,200	\$ 56,650	3/19/2009
HERA Special 60%*		\$ 36,060	\$ 41,160	\$ 46,320	\$ 51,480	\$ 55,620	\$ 59,700	\$ 63,840	\$ 67,980	
New Haven-Meriden HMFA	\$ 80,200									
50% Very Low Income		\$ 28,100	\$ 32,100	\$ 36,150	\$ 40,150	\$ 43,350	\$ 46,550	\$ 49,800	\$ 53,000	3/19/2009
60% Low Income		\$ 33,720	\$ 38,520	\$ 43,380	\$ 48,180	\$ 52,020	\$ 55,860	\$ 59,760	\$ 63,600	
Waterbury HMFA	\$ 86,900									
50% Very Low Income		\$ 28,100	\$ 32,100	\$ 36,150	\$ 40,150	\$ 43,350	\$ 46,550	\$ 49,800	\$ 53,000	3/19/2009
60% Low Income		\$ 33,720	\$ 38,520	\$ 43,380	\$ 48,180	\$ 52,020	\$ 55,860	\$ 59,760	\$ 63,600	
HERA Special 50%*		\$ 28,300	\$ 32,300	\$ 36,350	\$ 40,400	\$ 43,650	\$ 46,850	\$ 50,100	\$ 53,350	3/19/2009
HERA Special 60%*		\$ 33,960	\$ 38,760	\$ 43,620	\$ 48,480	\$ 52,380	\$ 56,220	\$ 60,120	\$ 64,020	
Colchester-Lebanon HMFA	\$ 91,400									
50% Very Low Income		\$ 32,000	\$ 36,550	\$ 41,150	\$ 45,700	\$ 49,350	\$ 53,000	\$ 56,650	\$ 60,300	3/19/2009
60% Low Income		\$ 38,400	\$ 43,860	\$ 49,380	\$ 54,840	\$ 59,220	\$ 63,600	\$ 67,980	\$ 72,360	
Norwich-New London HMFA	\$ 80,500									
50% Very Low Income		\$ 28,200	\$ 32,200	\$ 36,250	\$ 40,250	\$ 43,450	\$ 46,700	\$ 49,900	\$ 53,150	3/19/2009
60% Low Income		\$ 33,840	\$ 38,640	\$ 43,500	\$ 48,300	\$ 52,140	\$ 56,040	\$ 59,880	\$ 63,780	
Litchfield County	\$ 86,700									
50% Very Low Income		\$ 30,350	\$ 34,700	\$ 39,000	\$ 43,350	\$ 46,800	\$ 50,300	\$ 53,750	\$ 57,200	3/19/2009
60% Low Income		\$ 36,420	\$ 41,640	\$ 46,800	\$ 52,020	\$ 56,160	\$ 60,360	\$ 64,500	\$ 68,640	
Windham County	\$ 88,500									
50% Very Low Income		\$ 28,100	\$ 32,100	\$ 36,150	\$ 40,150	\$ 43,350	\$ 46,550	\$ 49,800	\$ 53,000	3/19/2009
60% Low Income		\$ 33,720	\$ 38,520	\$ 43,380	\$ 48,180	\$ 52,020	\$ 55,860	\$ 59,760	\$ 63,600	

\* Income Limits to be used for projects that existed in 2007 and 2008 in a HUD Impacted area. HUD Impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp09/MTSP\\_IncomeLimits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp09/MTSP_IncomeLimits_Report.pdf)

Federal Statistical Area: Bridgeport HMFA      Effective Date: 3/19/2009  
 Area Median Income: \$84,800      (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	84,800
80% of Median Income	67,840
150% of Median Income	127,200
Qualified Rent	\$1,696

### 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	29,700	\$742
1BR	1.5	31,800	\$795
2BR	2.0	33,900	\$847
3BR	3.0	38,150	\$953
4BR	4.0	42,400	\$1,060
5BR	4.5	44,100	\$1,102
6BR	5.0	45,800	\$1,145
7BR	6.0	49,200	\$1,230
8BR	7.0	52,600	\$1,315

### 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	35,640	\$891
1BR	1.5	38,160	\$954
2BR	2.0	40,680	\$1,017
3BR	3.0	45,780	\$1,144
4BR	4.0	50,880	\$1,272
5BR	4.5	52,920	\$1,323
6BR	5.0	54,960	\$1,374
7BR	6.0	59,040	\$1,476
8BR	7.0	63,120	\$1,578

### 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	14,850	\$371
1BR	1.5	15,900	\$397
2BR	2.0	16,950	\$423
3BR	3.0	19,075	\$476
4BR	4.0	21,200	\$530
5BR	4.5	22,050	\$551
6BR	5.0	22,900	\$572
7BR	6.0	24,600	\$615
8BR	7.0	26,300	\$657

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: [http://www.huduser.org/datasets/mtsp/mtsp09/MTSP\\_IncomeLimits\\_Report.pdf](http://www.huduser.org/datasets/mtsp/mtsp09/MTSP_IncomeLimits_Report.pdf)

Federal Statistical Area: Danbury HMFA      Effective Date: 3/19/2009  
 Area Median Income: \$107,100      (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	107,100
80% of Median Income	85,680
150% of Median Income	160,650
Qualified Rent	\$2,142

### 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	37,500	\$937
1BR	1.5	40,175	\$1,004
2BR	2.0	42,850	\$1,071
3BR	3.0	48,200	\$1,205
4BR	4.0	53,550	\$1,338
5BR	4.5	55,700	\$1,392
6BR	5.0	57,850	\$1,446
7BR	6.0	62,100	\$1,552
8BR	7.0	66,400	\$1,660

### 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	45,000	\$1,125
1BR	1.5	48,210	\$1,205
2BR	2.0	51,420	\$1,285
3BR	3.0	57,840	\$1,446
4BR	4.0	64,260	\$1,606
5BR	4.5	66,840	\$1,671
6BR	5.0	69,420	\$1,735
7BR	6.0	74,520	\$1,863
8BR	7.0	79,680	\$1,992

### 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	18,750	\$468
1BR	1.5	20,088	\$502
2BR	2.0	21,425	\$535
3BR	3.0	24,100	\$602
4BR	4.0	26,775	\$669
5BR	4.5	27,850	\$696
6BR	5.0	28,925	\$723
7BR	6.0	31,050	\$776
8BR	7.0	33,200	\$830