

2012 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 12/01/2011)

Sources: http://www.huduser.org/portal/datasets/il/il12/area_definitions.pdf OR

http://www.huduser.org/portal/datasets/mtsp/mtsp12/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 \$65,000.
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 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:

Two (2) Connecticut Areas have been assigned HERA Special Income Limits, in addition to a 2012 Income Limit. The HERA Special Income Limits **MUST** be used by developments in those affected areas that were Placed In Service (PIS) before an applicable date. The areas with HUD's special instructions are as follows:

- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008
- Windham County - PIS on or before Dec. 31, 2008

If the development was or will be placed in service on or after 12/01/2011:

- 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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Bridgeport HMFA** Effective Date: **12/1/2011**
 Area Median Income: **\$87,100** (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	87,100
80% of Median Income	69,680
150% of Median Income	130,650
Qualified Rent	\$1,742

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	30,500	\$762
1BR	1.5	32,675	\$816
2BR	2.0	34,850	\$871
3BR	3.0	39,200	\$980
4BR	4.0	43,550	\$1,088
5BR	4.5	45,300	\$1,132
6BR	5.0	47,050	\$1,176
7BR	6.0	50,550	\$1,263
8BR	7.0	54,050	\$1,351

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	36,600	\$915
1BR	1.5	39,210	\$980
2BR	2.0	41,820	\$1,045
3BR	3.0	47,040	\$1,176
4BR	4.0	52,260	\$1,306
5BR	4.5	54,360	\$1,359
6BR	5.0	56,460	\$1,411
7BR	6.0	60,660	\$1,516
8BR	7.0	64,860	\$1,621

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	15,250	\$381
1BR	1.5	16,338	\$408
2BR	2.0	17,425	\$435
3BR	3.0	19,600	\$490
4BR	4.0	21,775	\$544
5BR	4.5	22,650	\$566
6BR	5.0	23,525	\$588
7BR	6.0	25,275	\$631
8BR	7.0	27,025	\$675

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Danbury HMFA Effective Date: 12/1/2011
 Area Median Income: \$110,400 (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	110,400
80% of Median Income	88,320
150% of Median Income	165,600
Qualified Rent	\$2,208

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
	2.0	44,200	\$1,105
2BR	3.0	49,700	\$1,242
	4.0	55,200	\$1,380
3BR	4.5	57,425	\$1,435
	5.0	59,650	\$1,491
4BR	6.0	64,050	\$1,601
	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
	2.0	53,040	\$1,326
2BR	3.0	59,640	\$1,491
	4.0	66,240	\$1,656
3BR	4.5	68,910	\$1,722
	5.0	71,580	\$1,789
4BR	6.0	76,860	\$1,921
	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
	2.0	22,100	\$552
2BR	3.0	24,850	\$621
	4.0	27,600	\$690
3BR	4.5	28,713	\$717
	5.0	29,825	\$745
4BR	6.0	32,025	\$800
	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Stamford-Norwalk HMFA** Effective Date: **12/1/2011**
 Area Median Income: **\$128,400** (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	128,400
80% of Median Income	102,720
150% of Median Income	192,600
Qualified Rent	\$2,568

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
5BR	4.5	66,775	\$1,669
6BR	5.0	69,350	\$1,733
7BR	6.0	74,500	\$1,862
8BR	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
5BR	4.5	80,130	\$2,003
6BR	5.0	83,220	\$2,080
7BR	6.0	89,400	\$2,235
8BR	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
5BR	4.5	33,388	\$834
6BR	5.0	34,675	\$866
7BR	6.0	37,250	\$931
8BR	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA Effective Date: 12/1/2011
 Area Median Income: \$87,700 (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	87,700
80% of Median Income	70,160
150% of Median Income	131,550
Qualified Rent	\$1,754

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
	2.0	35,100	\$877
2BR	3.0	39,500	\$987
	4.0	43,850	\$1,096
3BR	4.5	45,625	\$1,140
	5.0	47,400	\$1,185
4BR	6.0	50,900	\$1,272
	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
	2.0	42,120	\$1,053
2BR	3.0	47,400	\$1,185
	4.0	52,620	\$1,315
3BR	4.5	54,750	\$1,368
	5.0	56,880	\$1,422
4BR	6.0	61,080	\$1,527
	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
	2.0	17,550	\$438
2BR	3.0	19,750	\$493
	4.0	21,925	\$548
3BR	4.5	22,813	\$570
	5.0	23,700	\$592
4BR	6.0	25,450	\$636
	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Southern Middlesex County HMFA
 Area Median Income: \$98,600

Effective Date: 12/1/2011
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	98,600
80% of Median Income	78,880
150% of Median Income	147,900
Qualified Rent	\$1,972

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
2BR	2.0	39,450	\$986
3BR	3.0	44,400	\$1,110
4BR	4.0	49,300	\$1,232
5BR	4.5	51,275	\$1,281
6BR	5.0	53,250	\$1,331
7BR	6.0	57,200	\$1,430
8BR	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
2BR	2.0	47,340	\$1,183
3BR	3.0	53,280	\$1,332
4BR	4.0	59,160	\$1,479
5BR	4.5	61,530	\$1,538
6BR	5.0	63,900	\$1,597
7BR	6.0	68,640	\$1,716
8BR	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
2BR	2.0	19,725	\$493
3BR	3.0	22,200	\$555
4BR	4.0	24,650	\$616
5BR	4.5	25,638	\$640
6BR	5.0	26,625	\$665
7BR	6.0	28,600	\$715
8BR	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$92,200

Effective Date: 12/1/2011
 (Until Superseded)

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

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

Median Income	92,200
80% of Median Income	73,760
150% of Median Income	138,300
Qualified Rent	\$1,844

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
2BR	2.0	36,950	\$923
3BR	3.0	41,550	\$1,038
4BR	4.0	46,150	\$1,153
5BR	4.5	48,000	\$1,200
6BR	5.0	49,850	\$1,246
7BR	6.0	53,550	\$1,338
8BR	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
2BR	2.0	44,340	\$1,108
3BR	3.0	49,860	\$1,246
4BR	4.0	55,380	\$1,384
5BR	4.5	57,600	\$1,440
6BR	5.0	59,820	\$1,495
7BR	6.0	64,260	\$1,606
8BR	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
2BR	2.0	18,475	\$461
3BR	3.0	20,775	\$519
4BR	4.0	23,075	\$576
5BR	4.5	24,000	\$600
6BR	5.0	24,925	\$623
7BR	6.0	26,775	\$669
8BR	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$92,200

Effective Date: 12/1/2011
 (Until Superseded)

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

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

Median Income	92,200
80% of Median Income	73,760
150% of Median Income	138,300
Qualified Rent	\$1,844

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
	2.0	36,900	\$922
2BR	3.0	41,500	\$1,037
	4.0	46,100	\$1,152
3BR	4.5	47,950	\$1,198
	5.0	49,800	\$1,245
4BR	6.0	53,500	\$1,337
	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
	2.0	44,280	\$1,107
2BR	3.0	49,800	\$1,245
	4.0	55,320	\$1,383
3BR	4.5	57,540	\$1,438
	5.0	59,760	\$1,494
4BR	6.0	64,200	\$1,605
	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
	2.0	18,450	\$461
2BR	3.0	20,750	\$518
	4.0	23,050	\$576
3BR	4.5	23,975	\$599
	5.0	24,900	\$622
4BR	6.0	26,750	\$668
	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: New Haven-Meriden HMFA Effective Date: 12/1/2011
 Area Median Income: \$84,900 (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	84,900
80% of Median Income	67,920
150% of Median Income	127,350
Qualified Rent	\$1,698

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	\$892
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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Waterbury HMFA
 Area Median Income: \$68,100

Effective Date: 12/1/2011
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	68,100
80% of Median Income	54,480
150% of Median Income	102,150
Qualified Rent	\$1,362

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
2BR	2.0	33,300	\$832
3BR	3.0	37,450	\$936
4BR	4.0	41,600	\$1,040
5BR	4.5	43,275	\$1,081
6BR	5.0	44,950	\$1,123
7BR	6.0	48,300	\$1,207
8BR	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
2BR	2.0	39,960	\$999
3BR	3.0	44,940	\$1,123
4BR	4.0	49,920	\$1,248
5BR	4.5	51,930	\$1,298
6BR	5.0	53,940	\$1,348
7BR	6.0	57,960	\$1,449
8BR	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
2BR	2.0	16,650	\$416
3BR	3.0	18,725	\$468
4BR	4.0	20,800	\$520
5BR	4.5	21,638	\$540
6BR	5.0	22,475	\$561
7BR	6.0	24,150	\$603
8BR	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Colchester-Lebanon HMFA Effective Date: 12/1/2011
 Area Median Income: \$100,100 (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	100,100
80% of Median Income	80,080
150% of Median Income	150,150
Qualified Rent	\$2,002

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	35,050	\$876
1BR	1.5	37,550	\$938
	2.0	40,050	\$1,001
2BR	3.0	45,050	\$1,126
	4.0	50,050	\$1,251
3BR	4.5	52,075	\$1,301
	5.0	54,100	\$1,352
4BR	6.0	58,100	\$1,452
	7.0	62,100	\$1,552

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	42,060	\$1,051
1BR	1.5	45,060	\$1,126
	2.0	48,060	\$1,201
2BR	3.0	54,060	\$1,351
	4.0	60,060	\$1,501
3BR	4.5	62,490	\$1,562
	5.0	64,920	\$1,623
4BR	6.0	69,720	\$1,743
	7.0	74,520	\$1,863

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	17,525	\$438
1BR	1.5	18,775	\$469
	2.0	20,025	\$500
2BR	3.0	22,525	\$563
	4.0	25,025	\$625
3BR	4.5	26,038	\$650
	5.0	27,050	\$676
4BR	6.0	29,050	\$726
	7.0	31,050	\$776

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: **Norwich-New London HMFA** Effective Date: **12/1/2011**
 Area Median Income: **\$84,400** (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	84,400
80% of Median Income	67,520
150% of Median Income	126,600
Qualified Rent	\$1,688

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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Litchfield County
 Area Median Income: \$89,900

Effective Date: 12/1/2011
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	89,900
80% of Median Income	71,920
150% of Median Income	134,850
Qualified Rent	\$1,798

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
	2.0	36,000	\$900
2BR	3.0	40,500	\$1,012
	4.0	44,950	\$1,123
3BR	4.5	46,750	\$1,168
	5.0	48,550	\$1,213
4BR	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
	2.0	43,200	\$1,080
2BR	3.0	48,600	\$1,215
	4.0	53,940	\$1,348
3BR	4.5	56,100	\$1,402
	5.0	58,260	\$1,456
4BR	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
	2.0	18,000	\$450
2BR	3.0	20,250	\$506
	4.0	22,475	\$561
3BR	4.5	23,375	\$584
	5.0	24,275	\$606
4BR	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/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Windham County
 Area Median Income: \$71,900

Effective Date: 12/1/2011
 (Until Superseded)

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

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

Median Income	71,900
80% of Median Income	57,520
150% of Median Income	107,850
Qualified Rent	\$1,438

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	29,250	\$731
1BR	1.5	31,325	\$783
2BR	2.0	33,400	\$835
3BR	3.0	37,600	\$940
4BR	4.0	41,750	\$1,043
5BR	4.5	43,425	\$1,085
6BR	5.0	45,100	\$1,127
7BR	6.0	48,450	\$1,211
8BR	7.0	51,800	\$1,295

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	35,100	\$877
1BR	1.5	37,590	\$939
2BR	2.0	40,080	\$1,002
3BR	3.0	45,120	\$1,128
4BR	4.0	50,100	\$1,252
5BR	4.5	52,110	\$1,302
6BR	5.0	54,120	\$1,353
7BR	6.0	58,140	\$1,453
8BR	7.0	62,160	\$1,554

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	14,625	\$365
1BR	1.5	15,663	\$391
2BR	2.0	16,700	\$417
3BR	3.0	18,800	\$470
4BR	4.0	20,875	\$521
5BR	4.5	21,713	\$542
6BR	5.0	22,550	\$563
7BR	6.0	24,225	\$605
8BR	7.0	25,900	\$647

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Windham County
 Area Median Income: \$71,900

Effective Date: 12/1/2011
 (Until Superseded)

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

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

Median Income	71,900
80% of Median Income	57,520
150% of Median Income	107,850
Qualified Rent	\$1,438

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