

2018 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 04/01/2018)

Sources: <https://www.huduser.gov/portal/datasets/il/il18/area-definitions-FY18.pdf> OR
<https://www.huduser.gov/portal/datasets/mtsp/mtsp18/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 2018 the U.S. median family income is \$71,900.
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 2018 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits and/or Held Harmless (HH) to FY2017. 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:

- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Stamford-Norwalk HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Stamford-Norwalk HMFA - PIS on January 1, 2009 thru and including March 31, 2018 (HH to FY2017)

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.

Metropolitan & Non-Metropolitan Area Median Income

Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

LOCATION	AMI	1	2	3	4	5	6	7	8	Effective Date
Bridgeport HMFA	\$ 93,800									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Danbury HMFA	\$ 116,300									
Very Low Income		\$ 40,750	\$ 46,550	\$ 52,350	\$ 58,150	\$ 62,850	\$ 67,500	\$ 72,150	\$ 76,800	4/1/2018
60% Income Limit		\$ 48,900	\$ 55,860	\$ 62,820	\$ 69,780	\$ 75,420	\$ 81,000	\$ 86,580	\$ 92,160	
Stamford-Norwalk HMFA	\$ 134,900									
50% Very Low Income		\$ 47,250	\$ 54,000	\$ 60,750	\$ 67,450	\$ 72,850	\$ 78,250	\$ 83,650	\$ 89,050	4/1/2018
60% Low Income		\$ 56,700	\$ 64,800	\$ 72,900	\$ 80,940	\$ 87,420	\$ 93,900	\$ 100,380	\$ 106,860	
HERA Special 50%*		\$ 50,000	\$ 57,150	\$ 64,300	\$ 71,400	\$ 77,150	\$ 82,850	\$ 88,550	\$ 94,250	4/1/2018
HERA Special 60%*		\$ 60,000	\$ 68,580	\$ 77,160	\$ 85,680	\$ 92,580	\$ 99,420	\$ 106,260	\$ 113,100	
Held Harmless to FY 2017 - 50%*		\$ 49,150	\$ 56,200	\$ 63,200	\$ 70,200	\$ 75,850	\$ 81,450	\$ 87,050	\$ 92,700	
Held Harmless to FY 2017 - 60%*		\$ 58,980	\$ 67,440	\$ 75,840	\$ 84,240	\$ 91,020	\$ 97,740	\$ 104,460	\$ 111,240	
Hartford-W.Hartford-E. Hartford HMFA	\$ 96,600									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Southern Middlesex County HMFA	\$ 108,500									
Very Low Income		\$ 38,000	\$ 43,400	\$ 48,850	\$ 54,250	\$ 58,600	\$ 62,950	\$ 67,300	\$ 71,650	4/1/2018
60% Income Limit		\$ 45,600	\$ 52,080	\$ 58,620	\$ 65,100	\$ 70,320	\$ 75,540	\$ 80,760	\$ 85,980	
Milford-Ansonia-Seymour HMFA	\$ 93,200									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
HERA Special 50%*		\$ 33,950	\$ 38,800	\$ 43,650	\$ 48,450	\$ 52,350	\$ 56,250	\$ 60,100	\$ 64,000	4/1/2018
HERA Special 60%*		\$ 40,740	\$ 46,560	\$ 52,380	\$ 58,140	\$ 62,820	\$ 67,500	\$ 72,120	\$ 76,800	
New Haven-Meriden HMFA	\$ 91,900									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Waterbury HMFA	\$ 65,300									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Colchester-Lebanon HMFA	\$ 110,200									
Very Low Income		\$ 38,600	\$ 44,100	\$ 49,600	\$ 55,100	\$ 59,550	\$ 63,950	\$ 68,350	\$ 72,750	4/1/2018
60% Income Limit		\$ 46,320	\$ 52,920	\$ 59,520	\$ 66,120	\$ 71,460	\$ 76,740	\$ 82,020	\$ 87,300	
Norwich-New London HMFA	\$ 84,800									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Litchfield County	\$ 96,800									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	
Windham County	\$ 79,400									
Very Low Income		\$ 33,900	\$ 38,750	\$ 43,600	\$ 48,400	\$ 52,300	\$ 56,150	\$ 60,050	\$ 63,900	4/1/2018
60% Income Limit		\$ 40,680	\$ 46,500	\$ 52,320	\$ 58,080	\$ 62,760	\$ 67,380	\$ 72,060	\$ 76,680	

* Income Limit for any project in a HUD impacted area whose current limit would be less than last year or less than its FY 2008 limit times the FY2011 Median over the FY2008 median. 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: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Bridgeport HMFA Effective Date: 4/1/2018
 Area Median Income: \$93,800 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	93,800
80% of Median Income	75,040
150% of Median Income	140,700
Qualified Rent	\$1,876

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			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	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/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Danbury HMFA Effective Date: 4/1/2018
 Area Median Income: \$116,300 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	116,300
80% of Median Income	93,040
150% of Median Income	174,450
Qualified Rent	\$2,326

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	40,750	\$1,018
1BR			\$1,091
	2.0	46,550	
2BR	3.0	52,350	\$1,308
	4.0	58,150	
3BR			\$1,512
	5.0	62,850	
4BR	6.0	67,500	\$1,687
	7.0	72,150	

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	48,900	\$1,222
1BR			\$1,309
	2.0	55,860	
2BR	3.0	62,820	\$1,570
	4.0	69,780	
3BR			\$1,815
	5.0	75,420	
4BR	6.0	81,000	\$2,025
	7.0	86,580	

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	20,375	\$509
1BR			\$545
	2.0	23,275	
2BR	3.0	26,175	\$654
	4.0	29,075	
3BR			\$756
	5.0	31,425	
4BR	6.0	33,750	\$843
	7.0	36,075	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **Stamford-Norwalk HMFA** Effective Date: **4/1/2018**
 Area Median Income: **\$134,900** (Until Superseded)

For use by developments Placed in Service ON OR AFTER April 1, 2018

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

Median Income	134,900
80% of Median Income	107,920
150% of Median Income	202,350
Qualified Rent	\$2,698

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	47,250	\$1,181
1BR			\$1,265
	2.0	54,000	
2BR	3.0	60,750	\$1,518
	4.0	67,450	
3BR			\$1,753
	5.0	72,850	
4BR	6.0	78,250	\$1,956
	7.0	83,650	

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	56,700	\$1,417
1BR			\$1,518
	2.0	64,800	
2BR	3.0	72,900	\$1,822
	4.0	80,940	
3BR			\$2,104
	5.0	87,420	
4BR	6.0	93,900	\$2,347
	7.0	100,380	

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	23,625	\$590
1BR			\$632
	2.0	27,000	
2BR	3.0	30,375	\$759
	4.0	33,725	
3BR			\$876
	5.0	36,425	
4BR	6.0	39,125	\$978
	7.0	41,825	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Stamford-Norwalk HMFA
Area Median Income: \$134,900

Effective Date: 4/1/2018
(Until Superseded)

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

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

Median Income	134,900
80% of Median Income	107,920
150% of Median Income	202,350
Qualified Rent	\$2,698

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	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 Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **Stamford-Norwalk HMFA** Effective Date: **4/1/2018**
 Area Median Income: **\$134,900** (Until Superseded)

For use by developments Placed in Service ON Jan. 1, 2009 thru & including Mar. 31, 2018 (Held Harmless to FY2017)

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

Median Income	134,900
80% of Median Income	107,920
150% of Median Income	202,350
Qualified Rent	\$2,698

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	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 Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Hartford-W. Hartford-E. Hartford HMFA Effective Date: 4/1/2018
 Area Median Income: \$96,600 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	96,600
80% of Median Income	77,280
150% of Median Income	144,900
Qualified Rent	\$1,932

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			\$908
2BR	2.0	38,750	\$1,090
	3.0	43,600	
3BR	4.0	48,400	\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
2BR	2.0	46,500	\$1,308
	3.0	52,320	
3BR	4.0	58,080	\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
2BR	2.0	19,375	\$545
	3.0	21,800	
3BR	4.0	24,200	\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	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/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Southern Middlesex County HMFA
Area Median Income: \$108,500

Effective Date: 4/1/2018
(Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	108,500
80% of Median Income	86,800
150% of Median Income	162,750
Qualified Rent	\$2,170

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	38,000	\$950
1BR			\$1,017
	2.0	43,400	
2BR	3.0	48,850	\$1,221
	4.0	54,250	
3BR			\$1,410
	5.0	58,600	
4BR	6.0	62,950	\$1,573
	7.0	67,300	

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	45,600	\$1,140
1BR			\$1,221
	2.0	52,080	
2BR	3.0	58,620	\$1,465
	4.0	65,100	
3BR			\$1,692
	5.0	70,320	
4BR	6.0	75,540	\$1,888
	7.0	80,760	

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	19,000	\$475
1BR			\$508
	2.0	21,700	
2BR	3.0	24,425	\$610
	4.0	27,125	
3BR			\$705
	5.0	29,300	
4BR	6.0	31,475	\$786
	7.0	33,650	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$93,200

Effective Date: 4/1/2018
 (Until Superseded)

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

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

Median Income	93,200
80% of Median Income	74,560
150% of Median Income	139,800
Qualified Rent	\$1,864

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			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	7.0	30,025	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
 Area Median Income: \$93,200

Effective Date: 4/1/2018
 (Until Superseded)

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

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

Median Income	93,200
80% of Median Income	74,560
150% of Median Income	139,800
Qualified Rent	\$1,864

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 Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **New Haven-Meriden HMFA** Effective Date: **4/1/2018**
 Area Median Income: **\$91,900** (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	91,900
80% of Median Income	73,520
150% of Median Income	137,850
Qualified Rent	\$1,838

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			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	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/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Waterbury HMFA Effective Date: 4/1/2018
 Area Median Income: \$65,300 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	65,300
80% of Median Income	52,240
150% of Median Income	97,950
Qualified Rent	\$1,306

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	33,900	\$847
1BR			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	7.0	30,025	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Colchester-Lebanon HMFA Effective Date: 4/1/2018
 Area Median Income: \$110,200 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	110,200
80% of Median Income	88,160
150% of Median Income	165,300
Qualified Rent	\$2,204

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 Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: **Norwich-New London HMFA**
 Area Median Income: **\$84,800**

Effective Date: **4/1/2018**
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

Taxable 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	33,900	\$847
1BR			\$908
2BR	2.0	38,750	\$1,090
3BR	3.0	43,600	\$1,258
4BR	4.0	48,400	\$1,403
5BR	5.0	52,300	\$1,510
6BR	6.0	56,150	\$1,684
7BR	7.0	60,050	\$1,869

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			\$1,089
2BR	2.0	46,500	\$1,308
3BR	3.0	52,320	\$1,510
4BR	4.0	58,080	\$1,684
5BR	5.0	62,760	\$1,869
6BR	6.0	67,380	\$2,054
7BR	7.0	72,060	\$2,239

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			\$454
2BR	2.0	19,375	\$545
3BR	3.0	21,800	\$629
4BR	4.0	24,200	\$701
5BR	5.0	26,150	\$773
6BR	6.0	28,075	\$845
7BR	7.0	30,025	\$917

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Litchfield County
 Area Median Income: \$96,800

Effective Date: 4/1/2018
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	96,800
80% of Median Income	77,440
150% of Median Income	145,200
Qualified Rent	\$1,936

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			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	7.0	30,025	

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp18/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Windham County
 Area Median Income: \$79,400

Effective Date: 4/1/2018
 (Until Superseded)

For use by ALL developments in this Federal Statistical Area

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

Median Income	79,400
80% of Median Income	63,520
150% of Median Income	119,100
Qualified Rent	\$1,588

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			\$908
	2.0	38,750	
2BR	3.0	43,600	\$1,090
	4.0	48,400	
3BR			\$1,258
	5.0	52,300	
4BR	6.0	56,150	\$1,403
	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			\$1,089
	2.0	46,500	
2BR	3.0	52,320	\$1,308
	4.0	58,080	
3BR			\$1,510
	5.0	62,760	
4BR	6.0	67,380	\$1,684
	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			\$454
	2.0	19,375	
2BR	3.0	21,800	\$545
	4.0	24,200	
3BR			\$629
	5.0	26,150	
4BR	6.0	28,075	\$701
	7.0	30,025	