

2022

Income Limit Area Definitions

Connecticut Metropolitan &

Non-Metropolitan Areas

(Effective 04/18/2022)
Must be in use no later than 6/2/2022

Source:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp22/HERA-Income-Limits-Report-FY22.pdf>

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 2022 the U.S. median family income is \$90,000.
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 2022 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits or Held Harmless (HH) to FY2022. 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 12/31/2008 (FY2022 HERA Special)
- Stamford-Norwalk HMFA – PIS on or before 12/31/2008 (FY2022 HERA Special)

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.

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Bridgeport, CT HMFA									
FY 2022 MFI: \$103,900	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220
Colchester-Lebanon, CT HMFA									
FY 2022 MFI: \$128,500	VERY LOW INCOME	45000	51400	57850	64250	69400	74550	79700	84850
	60% INCOME LIMIT	54000	61680	69420	77100	83280	89460	95640	101820
Danbury, CT HMFA									
FY 2022 MFI: \$134,700	VERY LOW INCOME	45400	51850	58350	64800	70000	75200	80400	85550
	60% INCOME LIMIT	54480	62220	70020	77760	84000	90240	96480	102660
Hartford-West Hartford-East Hartford, CT HM									
FY 2022 MFI: \$112,700	VERY LOW INCOME	39450	45100	50750	56350	60900	65400	69900	74400
	60% INCOME LIMIT	47340	54120	60900	67620	73080	78480	83880	89280
Milford-Ansonia-Seymour, CT HMFA									
FY 2022 MFI: \$113,600	VERY LOW INCOME	39800	45450	51150	56800	61350	65900	70450	75000
	60% INCOME LIMIT	47760	54540	61380	68160	73620	79080	84540	90000
	HERA Special 50%*	39800	45500	51200	56850	61400	65950	70500	75050
	HERA Special 60%*	47760	54600	61440	68220	73680	79140	84600	90060
New Haven-Meriden, CT HMFA									
FY 2022 MFI: \$99,700	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220
Norwich-New London, CT HMFA									
FY 2022 MFI: \$102,700	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220
Southern Middlesex County, CT HMFA									
FY 2022 MFI: \$124,900	VERY LOW INCOME	43750	50000	56250	62450	67450	72450	77450	82450
	60% INCOME LIMIT	52500	60000	67500	74940	80940	86940	92940	98940
Stamford-Norwalk, CT HMFA									
FY 2022 MFI: \$180,900	VERY LOW INCOME	58950	67350	75750	84150	90900	97650	104350	111100
	60% INCOME LIMIT	70740	80820	90900	100980	109080	117180	125220	133320
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Waterbury, CT HMFA									
FY 2022 MFI: \$87,400	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220
Windham County, CT HMFA									
FY 2022 MFI: \$89,800	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220
Litchfield County, CT									
FY 2022 MFI: \$112,600	VERY LOW INCOME	39450	45050	50700	56300	60850	65350	69850	74350
	60% INCOME LIMIT	47340	54060	60840	67560	73020	78420	83820	89220

* Income Limit for any project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the Current Year Median (FY2022) over the FY2008 median.
 HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

Multifamily Tax Subsidy Project

Income Limits

EFFECTIVE DATE: 4/18/2022 (Until Superseded)

This chart is provided as a guide only. You are responsible to ensure the accuracy of the numbers.

MAXIMUM INCOME BY HOUSEHOLD/MAXIMUM RENTS LIMITS

BRIDGEPORT HMFA									
For use by ALL developments in this Federal Statistical Area (FY2022)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740	
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175	
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610	
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480	
50% of Median	39450	45050	50700	56300	60850	65350	69850	74350	
60% of Median	47340	54060	60840	67560	73020	78420	83820	89220	
70% of Median	55230	63070	70980	78820	85190	91490	97790	104090	
80% of Median	63120	72080	81120	90080	97360	104560	111760	118960	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	394	422	507	653	721				
25% of Median	493	528	633	732	816				
30% of Median	591	633	760	878	980				
40% of Median	789	845	1014	1171	1307				
50% of Median	986	1056	1267	1464	1633				
60% of Median	1183	1267	1521	1757	1960				
70% of Median	1380	1478	1774	2050	2287				
80% of Median	1578	1690	2028	2343	2614				

SOUTHERN MIDDLESEX HMFA									
For use by ALL developments in this Federal Statistical Area (FY2022)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17500	20000	22500	24980	26980	28980	30980	32980	
25% of Median	21875	25000	28125	31225	33725	36225	38725	41225	
30% of Median	26250	30000	33750	37470	40470	43470	46470	49470	
40% of Median	35000	40000	45000	49960	53960	57960	61960	65960	
50% of Median	43750	50000	56250	62450	67450	72450	77450	82450	
60% of Median	52500	60000	67500	74940	80940	86940	92940	98940	
70% of Median	61250	70000	78750	87430	94430	101430	108430	115430	
80% of Median	70000	80000	90000	99920	107920	115920	123920	131920	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	437	468	562	649	724				
25% of Median	546	585	703	811	905				
30% of Median	656	703	843	974	1086				
40% of Median	875	937	1125	1299	1449				
50% of Median	1093	1171	1406	1623	1811				
60% of Median	1312	1406	1687	1948	2173				
70% of Median	1531	1640	1968	2273	2535				
80% of Median	1750	1875	2250	2598	2898				

STAMFORD-NORWALK HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2022 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	25340	28960	32580	36180	39080	41980	44880	47760
25% of Median	31675	36200	40725	45225	48850	52475	56100	59700
30% of Median	38010	43440	48870	54270	58620	62970	67320	71640
40% of Median	50680	57920	65160	72360	78160	83960	89760	95520
50% of Median	63350	72400	81450	90450	97700	104950	112200	119400
60% of Median	76020	86880	97740	108540	117240	125940	134640	143280
70% of Median	88690	101360	114030	126630	136780	146930	157080	167160
80% of Median	101360	115840	130320	144720	156320	167920	179520	191040

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	633	678	814	940	1049
25% of Median	791	848	1018	1175	1311
30% of Median	950	1018	1221	1411	1574
40% of Median	1267	1357	1629	1881	2099
50% of Median	1583	1696	2036	2351	2623
60% of Median	1900	2036	2443	2822	3148
70% of Median	2217	2375	2850	3292	3673
80% of Median	2534	2715	3258	3763	4198

STAMFORD-NORWALK HMFA

For use by developments Placed in Service ON OR AFTER 1/1/2009 to PRESENT (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	23580	26940	30300	33660	36360	39060	41740	44440
25% of Median	29475	33675	37875	42075	45450	48825	52175	55550
30% of Median	35370	40410	45450	50490	54540	58590	62610	66660
40% of Median	47160	53880	60600	67320	72720	78120	83480	88880
50% of Median	58950	67350	75750	84150	90900	97650	104350	111100
60% of Median	70740	80820	90900	100980	109080	117180	125220	133320
70% of Median	82530	94290	106050	117810	127260	136710	146090	155540
80% of Median	94320	107760	121200	134640	145440	156240	166960	177760

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	589	631	757	875	976
25% of Median	736	789	946	1094	1220
30% of Median	884	947	1136	1312	1464
40% of Median	1179	1263	1515	1750	1953
50% of Median	1473	1578	1893	2188	2441
60% of Median	1768	1894	2272	2625	2929
70% of Median	2063	2210	2651	3063	3417
80% of Median	2358	2526	3030	3501	3906

HARTFORD – W. HARTFORD – E. HARTFORD HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18040	20300	22540	24360	26160	27960	29760
25% of Median	19725	22550	25375	28175	30450	32700	34950	37200
30% of Median	23670	27060	30450	33810	36540	39240	41940	44640
40% of Median	31560	36080	40600	45080	48720	52320	55920	59520
50% of Median	39450	45100	50750	56350	60900	65400	69900	74400
60% of Median	47340	54120	60900	67620	73080	78480	83880	89280
70% of Median	55230	63140	71050	78890	85260	91560	97860	104160
80% of Median	63120	72160	81200	90160	97440	104640	111840	119040

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	394	422	507	586	654
25% of Median	493	528	634	732	817
30% of Median	591	634	761	879	981
40% of Median	789	845	1015	1172	1308
50% of Median	986	1056	1268	1465	1635
60% of Median	1183	1268	1522	1758	1962
70% of Median	1380	1479	1776	2051	2289
80% of Median	1578	1691	2030	2345	2616

DANBURY HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	18160	20740	23340	25920	28000	30080	32160	34220
25% of Median	22700	25925	29175	32400	35000	37600	40200	42775
30% of Median	27240	31110	35010	38880	42000	45120	48240	51330
40% of Median	36320	41480	46680	51840	56000	60160	64320	68440
50% of Median	45400	51850	58350	64800	70000	75200	80400	85550
60% of Median	54480	62220	70020	77760	84000	90240	96480	102660
70% of Median	63560	72590	81690	90720	98000	105280	112560	119770
80% of Median	72640	82960	93360	103680	112000	120320	128640	136880

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	454	486	583	674	752
25% of Median	567	607	729	842	940
30% of Median	681	729	875	1011	1128
40% of Median	908	972	1167	1348	1504
50% of Median	1135	1215	1458	1685	1880
60% of Median	1362	1458	1750	2022	2256
70% of Median	1589	1701	2042	2359	2632
80% of Median	1816	1945	2334	2696	3008

NEW HAVEN-MERIDEN HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480
50% of Median	39450	45050	50700	56300	60850	65350	69850	74350
60% of Median	47340	54060	60840	67560	73020	78420	83820	89220
70% of Median	55230	63070	70980	78820	85190	91490	97790	104090
80% of Median	63120	72080	81120	90080	97360	104560	111760	118960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	394	422	507	653	721
25% of Median	493	528	633	732	816
30% of Median	591	633	760	878	980
40% of Median	789	845	1014	1171	1307
50% of Median	986	1056	1267	1464	1633
60% of Median	1183	1267	1521	1757	1960
70% of Median	1380	1478	1774	2050	2287
80% of Median	1578	1690	2028	2343	2614

WATERBURY HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480
50% of Median	39450	45050	50700	56300	60850	65350	69850	74350
60% of Median	47340	54060	60840	67560	73020	78420	83820	89220
70% of Median	55230	63070	70980	78820	85190	91490	97790	104090
80% of Median	63120	72080	81120	90080	97360	104560	111760	118960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	394	422	507	653	721
25% of Median	493	528	633	732	816
30% of Median	591	633	760	878	980
40% of Median	789	845	1014	1171	1307
50% of Median	986	1056	1267	1464	1633
60% of Median	1183	1267	1521	1757	1960
70% of Median	1380	1478	1774	2050	2287
80% of Median	1578	1690	2028	2343	2614

COLCHESTER-LEBANON HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	18000	20560	23140	25700	27760	29820	31880	33940
25% of Median	22500	25700	28925	32125	34700	37275	39850	42425
30% of Median	27000	30840	34710	38550	41640	44730	47820	50910
40% of Median	36000	41120	46280	51400	55520	59640	63760	67880
50% of Median	45000	51400	57850	64250	69400	74550	79700	84850
60% of Median	54000	61680	69420	77100	83280	89460	95640	101820
70% of Median	63000	71960	80990	89950	97160	104370	111580	118790
80% of Median	72000	82240	92560	102800	111040	119280	127520	135760

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	450	482	578	668	745
25% of Median	562	602	723	835	931
30% of Median	675	723	867	1002	1118
40% of Median	900	964	1157	1336	1491
50% of Median	1125	1205	1446	1670	1863
60% of Median	1350	1446	1735	2004	2236
70% of Median	1575	1687	2024	2338	2609
80% of Median	1800	1928	2314	2673	2982

NORWICH-NEW LONDON HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480
50% of Median	39450	45050	50700	56300	60850	65350	69850	74350
60% of Median	47340	54060	60840	67560	73020	78420	83820	89220
70% of Median	55230	63070	70980	78820	85190	91490	97790	104090
80% of Median	63120	72080	81120	90080	97360	104560	111760	118960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	394	422	507	653	721
25% of Median	493	528	633	732	816
30% of Median	591	633	760	878	980
40% of Median	789	845	1014	1171	1307
50% of Median	986	1056	1267	1464	1633
60% of Median	1183	1267	1521	1757	1960
70% of Median	1380	1478	1774	2050	2287
80% of Median	1578	1690	2028	2343	2614

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2022 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15920	18200	20480	22740	24560	26380	28200	30020
25% of Median	19900	22750	25600	28425	30700	32975	35250	37525
30% of Median	23880	27300	30720	34110	36840	39570	42300	45030
40% of Median	31840	36400	40960	45480	49120	52760	56400	60040
50% of Median	39800	45500	51200	56850	61400	65950	70500	75050
60% of Median	47760	54600	61440	68220	73680	79140	84600	90060
70% of Median	55720	63700	71680	79590	85960	92330	98700	105070
80% of Median	63680	72800	81920	90960	98240	105520	112800	120080

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	398	426	512	591	659
25% of Median	497	533	640	739	824
30% of Median	597	639	768	886	989
40% of Median	796	853	1024	1182	1319
50% of Median	995	1066	1280	1478	1648
60% of Median	1194	1279	1536	1773	1978
70% of Median	1393	1492	1792	2069	2308
80% of Median	1592	1706	2048	2365	2638

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR AFTER 1/1/2009 to PRESENT (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15920	18180	20460	22720	24540	26360	28180	30000
25% of Median	19900	22725	25575	28400	30675	32950	35225	37500
30% of Median	23880	27270	30690	34080	36810	39540	42270	45000
40% of Median	31840	36360	40920	45440	49080	52720	56360	60000
50% of Median	39800	45450	51150	56800	61350	65900	70450	75000
60% of Median	47760	54540	61380	68160	73620	79080	84540	90000
70% of Median	55720	63630	71610	79520	85890	92260	98630	105000
80% of Median	63680	72720	81840	90880	98160	105440	112720	120000

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	398	426	511	590	659
25% of Median	497	532	639	738	823
30% of Median	597	639	767	886	988
40% of Median	796	852	1023	1181	1318
50% of Median	995	1065	1278	1476	1647
60% of Median	1194	1278	1534	1772	1977
70% of Median	1393	1491	1790	2067	2306
80% of Median	1592	1705	2046	2363	2636

LITCHFIELD COUNTY

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480
50% of Median	39450	45050	50700	56300	60850	65350	69850	74350
60% of Median	47340	54060	60840	67560	73020	78420	83820	89220
70% of Median	55230	63070	70980	78820	85190	91490	97790	104090
80% of Median	63120	72080	81120	90080	97360	104560	111760	118960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	394	422	507	653	721
25% of Median	493	528	633	732	816
30% of Median	591	633	760	878	980
40% of Median	789	845	1014	1171	1307
50% of Median	986	1056	1267	1464	1633
60% of Median	1183	1267	1521	1757	1960
70% of Median	1380	1478	1774	2050	2287
80% of Median	1578	1690	2028	2343	2614

WINDHAM COUNTY HMFA

For use by ALL developments in this Federal Statistical Area (FY2022)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	15780	18020	20280	22520	24340	26140	27940	29740
25% of Median	19725	22525	25350	28150	30425	32675	34925	37175
30% of Median	23670	27030	30420	33780	36510	39210	41910	44610
40% of Median	31560	36040	40560	45040	48680	52280	55880	59480
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70% of Median	1380	1478	1774	2050	2287
80% of Median	1578	1690	2028	2343	2614