

2025 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 04/1/2025)

Must be put in use by 5/15/2025

Source:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp25/HERA-Income-Limits-Report-FY25.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.
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:

Multifamily Tax Subsidy Projects (MTSP) Income Limits were developed to meet the requirements established by the Housing and Economic Recovery Act of 2008 (Public Law 110-289) that allows 2007 and 2008 projects to increase over time. The MTSP Income Limits are 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.

Note: The limits identified in the MTSP Income Limits tables and MTSP Documentation system as "HERA Special" Income Limits are only for use by projects in service in 2007 or 2008

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.

09 CONNECTICUT

-----METROPOLITAN AREA-----	-----Components of FMR AREA within STATE-----
Bridgeport-Stamford-Danbury, CT MSA - 14860	
SA: Bridgeport town, CT Exception Area - METRO14860M08070 120-Greater Bridgeport Planning Region, CT	Bridgeport town
CBSA: Bridgeport-Stamford-Danbury, CT MSA - METRO14860M14860 190-Western Connecticut Planning Region, CT	Bethel town, Brookfield town, Danbury town, New Fairfield town, Newtown town, Redding town, Ridgefield town, Sherman town
SA: Bridgewater town, CT Exception Area - METRO14860M08210 190-Western Connecticut Planning Region, CT	Bridgewater town
SA: Darien town, CT Exception Area - METRO14860M18850 190-Western Connecticut Planning Region, CT	Darien town
SA: Easton town, CT Exception Area - METRO14860M23890 120-Greater Bridgeport Planning Region, CT	Easton town
SA: Fairfield town, CT Exception Area - METRO14860M26620 120-Greater Bridgeport Planning Region, CT	Fairfield town
SA: Greenwich town, CT Exception Area - METRO14860M33620 190-Western Connecticut Planning Region, CT	Greenwich town
SA: Monroe town, CT Exception Area - METRO14860M48620 120-Greater Bridgeport Planning Region, CT	Monroe town
SA: New Canaan town, CT Exception Area - METRO14860M50580 190-Western Connecticut Planning Region, CT	New Canaan town
SA: New Milford town, CT Exception Area - METRO14860M52630 190-Western Connecticut Planning Region, CT	New Milford town
SA: Norwalk town, CT Exception Area - METRO14860M56060 190-Western Connecticut Planning Region, CT	Norwalk town
SA: Stamford town, CT Exception Area - METRO14860M73070 190-Western Connecticut Planning Region, CT	Stamford town
SA: Stratford town, CT Exception Area - METRO14860M74190 120-Greater Bridgeport Planning Region, CT	Stratford town
SA: Trumbull town, CT Exception Area - METRO14860M77200 120-Greater Bridgeport Planning Region, CT	Trumbull town
SA: Weston town, CT Exception Area - METRO14860M83430 190-Western Connecticut Planning Region, CT	Weston town
SA: Westport town, CT Exception Area - METRO14860M83500 190-Western Connecticut Planning Region, CT	Westport town
SA: Wilton town, CT Exception Area - METRO14860M86370 190-Western Connecticut Planning Region, CT	Wilton town
Hartford-West Hartford-East Hartford, CT MSA -	
SA: Clinton town, CT Exception Area - METRO25540M15350 130-Lower Connecticut River Valley Planning Region, CT	Clinton town
SA: Deep River town, CT Exception Area - METRO25540M19130 130-Lower Connecticut River Valley Planning Region, CT	Deep River town
SA: Essex town, CT Exception Area - METRO25540M26270 130-Lower Connecticut River Valley Planning Region, CT	Essex town
CBSA: Hartford-West Hartford-East Hartford, CT MSA - METRO25540M25540 110-Capitol Planning Region, CT	Andover town, Avon town, Berlin town, Bloomfield town,

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-----METROPOLITAN AREA-----	-----Components of FMR AREA within STATE-----
130-Lower Connecticut River Valley Planning Region, CT	Bolton town, Canton town, Columbia town, Coventry town, East Granby town, East Hartford town, East Windsor town, Ellington town, Enfield town, Farmington town, Glastonbury town, Granby town, Hartford town, Hebron town, Manchester town, Mansfield town, Marlborough town, New Britain town, Newington town, Plainville town, Rocky Hill town, Simsbury town, Somers town, Southington town, South Windsor town, Stafford town, Suffield town, Tolland town, Vernon town, West Hartford town, Wethersfield town, Willington town, Windsor town, Windsor Locks town Chester town, Cromwell town, Durham town, East Haddam town, East Hampton town, Haddam town, Middlefield town, Middletown town, Portland town
SA: Killingworth town, CT Exception Area - METRO25540M40710 130-Lower Connecticut River Valley Planning Region, CT	Killingworth town
SA: Lyme town, CT Exception Area - METRO25540M44210 130-Lower Connecticut River Valley Planning Region, CT	Lyme town
SA: Old Lyme town, CT Exception Area - METRO25540M57040 130-Lower Connecticut River Valley Planning Region, CT	Old Lyme town
SA: Old Saybrook town, CT Exception Area - METRO25540M57320 130-Lower Connecticut River Valley Planning Region, CT	Old Saybrook town
SA: Westbrook town, CT Exception Area - METRO25540M81680 130-Lower Connecticut River Valley Planning Region, CT	Westbrook town
New Haven, CT MSA - 35300	
SA: Milford town, CT Exception Area - METRO35300M47535 170-South Central Connecticut Planning Region, CT	Milford town
CBSA: New Haven, CT MSA - METRO35300M35300 170-South Central Connecticut Planning Region, CT	Bethany town, Branford town, East Haven town, Guilford town, Hamden town, Madison town, Meriden town, New Haven town, North Branford town, North Haven town, Orange town, Wallingford town, West Haven town, Woodbridge town
Norwich-New London-Willimantic, CT MSA - 35980	
SA: Colchester town, CT Exception Area - METRO35980M15910 180-Southeastern Connecticut Planning Region, CT	Colchester town
SA: Lebanon town, CT Exception Area - METRO35980M42390 180-Southeastern Connecticut Planning Region, CT	Lebanon town
CBSA: Norwich-New London-Willimantic, CT MSA - METRO35980M35980 180-Southeastern Connecticut Planning Region, CT	Bozrah town, East Lyme town, Franklin town, Griswold town, Groton town, Ledyard town, Lisbon town, Montville town, New London town, North Stonington town, Norwich town, Preston town, Salem town, Sprague town, Stonington town, Waterford town, Windham town
Waterbury-Shelton, CT MSA - 47930	
SA: Ansonia town, CT Exception Area - METRO47930M01220 140-Naugatuck Valley Planning Region, CT	Ansonia town

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-----METROPOLITAN AREA-----	-----Components of FMR AREA within STATE-----
SA: Beacon Falls town, CT Exception Area - METRO47930M03250 140-Naugatuck Valley Planning Region, CT	Beacon Falls town
SA: Bristol town, CT Exception Area - METRO47930M08490 140-Naugatuck Valley Planning Region, CT	Bristol town
SA: Derby town, CT Exception Area - METRO47930M19550 140-Naugatuck Valley Planning Region, CT	Derby town
SA: Oxford town, CT Exception Area - METRO47930M58300 140-Naugatuck Valley Planning Region, CT	Oxford town
SA: Seymour town, CT Exception Area - METRO47930M67610 140-Naugatuck Valley Planning Region, CT	Seymour town
CBSA: Waterbury-Shelton, CT MSA - METRO47930M47930 140-Naugatuck Valley Planning Region, CT	Bethlehem town, Cheshire town, Middlebury town, Naugatuck town, Plymouth town, Prospect town, Shelton town, Southbury town, Thomaston town, Waterbury town, Watertown town, Wolcott town, Woodbury town
-----NONMETROPOLITAN AREAS-----	-----Towns within nonmetropolitan areas-----
Northeastern Connecticut Planning Region, CT	Ashford town, Brooklyn town, Canterbury town, Chaplin town, Eastford town, Hampton town, Killingly town, Plainfield town, Pomfret town, Putnam town, Scotland town, Sterling town, Thompson town, Voluntown town, Woodstock town
Northwest Hills Planning Region, CT	Barkhamsted town, Burlington town, Canaan town, Colebrook town, Cornwall town, Goshen town, Hartland town, Harwinton town, Kent town, Litchfield town, Morris town, New Hartford town, Norfolk town, North Canaan town, Roxbury town, Salisbury town, Sharon town, Torrington town, Warren town, Washington town, Winchester town
Union town, CT Exception Area	Union town

STATE:CONNECTICUT

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

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Bridgeport-Stamford-Danbury, CT MSA									
FY 2025 MFI: \$148,900	VERY LOW INCOME	52150	59600	67050	74450	80450	86400	92350	98300
	60% INCOME LIMIT	62580	71520	80460	89340	96540	103680	110820	117960
Bridgeport town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Bridgewater town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	43650	49900	56100	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67320	74820	80820	86820	92820	98820
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Darien town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Easton town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Fairfield town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Greenwich town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280

* Income Limit for a HUD hold harmless impacted 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 (FY2025) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Monroe town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
New Canaan town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
New Milford town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	43650	49900	56100	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67320	74820	80820	86820	92820	98820
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Norwalk town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Stamford town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Stratford town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Trumbull town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	44750	51150	57550	63950	69050	74200	79300	84400
	60% INCOME LIMIT	53700	61380	69060	76740	82860	89040	95160	101280
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960

* Income Limit for a HUD hold harmless impacted 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 (FY2025) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

	PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Weston town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Westport town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Wilton town, CT Exception Area									
FY 2025 MFI: \$148,900	VERY LOW INCOME	60050	68600	77200	85750	92650	99500	106400	113200
	60% INCOME LIMIT	72060	82320	92640	102900	111180	119400	127680	135840
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Hartford-West Hartford-East Hartford, CT MSA									
FY 2025 MFI: \$126,600	VERY LOW INCOME	44350	50650	57000	63300	68400	73450	78500	83600
	60% INCOME LIMIT	53220	60780	68400	75960	82080	88140	94200	100320
Clinton town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Deep River town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Essex town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Killingworth town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Lyme town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	43650	49900	56100	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67320	74820	80820	86820	92820	98820
	HERA Special 50%*	44350	50650	57000	63300	68400	73450	78500	83600
	HERA Special 60%*	53220	60780	68400	75960	82080	88140	94200	100320
Old Lyme town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	43650	49900	56100	62350	67350	72350	77350	82350
	60% INCOME LIMIT	52380	59880	67320	74820	80820	86820	92820	98820
	HERA Special 50%*	44350	50650	57000	63300	68400	73450	78500	83600
	HERA Special 60%*	53220	60780	68400	75960	82080	88140	94200	100320
Old Saybrook town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Westbrook town, CT Exception Area									
FY 2025 MFI: \$126,600	VERY LOW INCOME	48400	55300	62200	69100	74650	80200	85700	91250
	60% INCOME LIMIT	58080	66360	74640	82920	89580	96240	102840	109500
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
New Haven, CT MSA									
FY 2025 MFI: \$113,200	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	60% INCOME LIMIT	47760	54600	61440	68220	73680	79140	84600	90060
	HERA Special 50%*	40650	46450	52250	58050	62700	67350	72000	76650
	HERA Special 60%*	48780	55740	62700	69660	75240	80820	86400	91980
Milford town, CT Exception Area									
FY 2025 MFI: \$113,200	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380

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PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Norwich-New London-Willimantic, CT MSA									
FY 2025 MFI: \$110,300	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	60% INCOME LIMIT	47760	54600	61440	68220	73680	79140	84600	90060
	HERA Special 50%*	40150	45900	51650	57350	61950	66550	71150	75750
	HERA Special 60%*	48180	55080	61980	68820	74340	79860	85380	90900
Colchester town, CT Exception Area									
FY 2025 MFI: \$110,300	VERY LOW INCOME	49400	56450	63550	70550	76200	81850	87500	93150
	60% INCOME LIMIT	59280	67740	76260	84660	91440	98220	105000	111780
	HERA Special 50%*	52000	59400	66850	74250	80200	86150	92100	98050
	HERA Special 60%*	62400	71280	80220	89100	96240	103380	110520	117660
Lebanon town, CT Exception Area									
FY 2025 MFI: \$110,300	VERY LOW INCOME	49400	56450	63550	70550	76200	81850	87500	93150
	60% INCOME LIMIT	59280	67740	76260	84660	91440	98220	105000	111780
	HERA Special 50%*	52000	59400	66850	74250	80200	86150	92100	98050
	HERA Special 60%*	62400	71280	80220	89100	96240	103380	110520	117660
Waterbury-Shelton, CT MSA									
FY 2025 MFI: \$110,000	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	60% INCOME LIMIT	47760	54600	61440	68220	73680	79140	84600	90060
	HERA Special 50%*	40150	45900	51650	57350	61950	66550	71150	75750
	HERA Special 60%*	48180	55080	61980	68820	74340	79860	85380	90900
Ansonia town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Beacon Falls town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Bristol town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	40550	46350	52150	57900	62550	67200	71800	76450
	60% INCOME LIMIT	48660	55620	62580	69480	75060	80640	86160	91740

* Income Limit for a HUD hold harmless impacted 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 (FY2025) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

STATE:CONNECTICUT

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

PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Derby town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Oxford town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Seymour town, CT Exception Area									
FY 2025 MFI: \$110,000	VERY LOW INCOME	43400	49550	55750	61900	66900	71850	76800	81750
	60% INCOME LIMIT	52080	59460	66900	74280	80280	86220	92160	98100
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Northeastern Connecticut Planning Region, CT									
FY 2025 MFI: \$112,400	VERY LOW INCOME	39800	45500	51200	56850	61400	65950	70500	75050
	60% INCOME LIMIT	47760	54600	61440	68220	73680	79140	84600	90060
	HERA Special 50%*	45750	52250	58800	65300	70550	75750	81000	86200
	HERA Special 60%*	54900	62700	70560	78360	84660	90900	97200	103440
Union town, CT Exception Area									
FY 2025 MFI: \$112,400	VERY LOW INCOME	40550	46350	52150	57900	62550	67200	71800	76450
	60% INCOME LIMIT	48660	55620	62580	69480	75060	80640	86160	91740
Northwest Hills Planning Region, CT									
FY 2025 MFI: \$116,400	VERY LOW INCOME	40750	46600	52400	58200	62900	67550	72200	76850
	60% INCOME LIMIT	48900	55920	62880	69840	75480	81060	86640	92220

* Income Limit for a HUD hold harmless impacted 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 (FY2025) 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 and Rent Limits

EFFECTIVE DATE: 4/1/2025 (Until Superseded)

This chart is provided as a **guide only**. You are responsible for ensuring the accuracy of the numbers.

NOTE: Locate city name and Placed in Service date of the building to find the correct limits. For FY2025, HUD has implemented geographic area definition changes as determined by the Office of Management and Budget. Users should note that the constituent counties or town of metropolitan areas may have changed.

BRIDGEPORT-STAMFORD-DANBURY									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	20860	23840	26820	29780	32180	34560	36940	39320	
25% of Median	26075	29800	33525	37225	40225	43200	46175	49150	
30% of Median	31290	35760	40230	44670	48270	51840	55410	58980	
40% of Median	41720	47680	53640	59560	64360	69120	73880	78640	
50% of Median	52150	59600	67050	74450	80450	86400	92350	98300	
60% of Median	62580	71520	80460	89340	96540	103680	110820	117960	
70% of Median	73010	83440	93870	104230	112630	120960	129290	137620	
80% of Median	83440	95360	107280	119120	128720	138240	147760	157280	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	521	558	670	774	864	Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull			
25% of Median	651	698	838	968	1080				
30% of Median	782	838	1005	1161	1296				
40% of Median	1043	1117	1341	1549	1728				
50% of Median	1303	1396	1676	1936	2160				
60% of Median	1564	1676	2011	2323	2592				
70% of Median	1825	1955	2346	2710	3024				
80% of Median	2086	2235	2682	3098	3456				

BRIDGEPORT-STAMFORD- DANBURY									
For use by developments Placed in Service from 1/1/2009 to Present (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17900	20460	23020	25580	27620	29680	31720	33760	
25% of Median	22375	25575	28775	31975	34525	37100	39650	42200	
30% of Median	26850	30690	34530	38370	41430	44520	47580	50640	
40% of Median	35800	40920	46040	51160	55240	59360	63440	67520	
50% of Median	44750	51150	57550	63950	69050	74200	79300	84400	
60% of Median	53700	61380	69060	76740	82860	89040	95160	101280	
70% of Median	62650	71610	80570	89530	96670	103880	111020	118160	
80% of Median	71600	81840	92080	102320	110480	118720	126880	135040	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	447	479	575	665	742	Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull			
25% of Median	559	599	719	831	927				
30% of Median	671	719	863	997	1113				
40% of Median	895	959	1151	1330	1484				
50% of Median	1118	1198	1438	1662	1855				
60% of Median	1342	1438	1726	1995	2226				
70% of Median	1566	1678	2014	2327	2597				
80% of Median	1790	1918	2302	2660	2968				

BRIDGEPORT-STAMFORD-DANBURY

For use by ALL developments in this Federal Statistical Area (FY2025)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	20860	23840	26820	29780	32180	34560	36940	39320
25% of Median	26075	29800	33525	37225	40225	43200	46175	49150
30% of Median	31290	35760	40230	44670	48270	51840	55410	58980
40% of Median	41720	47680	53640	59560	64360	69120	73880	78640
50% of Median	52150	59600	67050	74450	80450	86400	92350	98300
60% of Median	62580	71520	80460	89340	96540	103680	110820	117960
70% of Median	73010	83440	93870	104230	112630	120960	129290	137620
80% of Median	83440	95360	107280	119120	128720	138240	147760	157280

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	521	558	670	774	864
25% of Median	651	698	838	968	1080
30% of Median	782	838	1005	1161	1296
40% of Median	1043	1117	1341	1549	1728
50% of Median	1303	1396	1676	1936	2160
60% of Median	1564	1676	2011	2323	2592
70% of Median	1825	1955	2346	2710	3024
80% of Median	2086	2235	2682	3098	3456

**Bethel, Brookfield,
Danbury, New Fairfield,
Newton, Redding,
Ridgefield, Sherman**

BRIDGEPORT-STAMFORD-DANBURY

For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	20860	23840	26820	29780	32180	34560	36940	39320
25% of Median	26075	29800	33525	37225	40225	43200	46175	49150
30% of Median	31290	35760	40230	44670	48270	51840	55410	58980
40% of Median	41720	47680	53640	59560	64360	69120	73880	78640
50% of Median	52150	59600	67050	74450	80450	86400	92350	98300
60% of Median	62580	71520	80460	89340	96540	103680	110820	117960
70% of Median	73010	83440	93870	104230	112630	120960	129290	137620
80% of Median	83440	95360	107280	119120	128720	138240	147760	157280

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	521	558	670	774	864
25% of Median	651	698	838	968	1080
30% of Median	782	838	1005	1161	1296
40% of Median	1043	1117	1341	1549	1728
50% of Median	1303	1396	1676	1936	2160
60% of Median	1564	1676	2011	2323	2592
70% of Median	1825	1955	2346	2710	3024
80% of Median	2086	2235	2682	3098	3456

Bridgewater Town

BRIDGEPORT-STAMFORD-DANBURY									
For use by developments Placed in Service from 1/1/2009 to Present (FY2025)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		17460	19960	22440	24940	26940	28940	30940	32940
25% of Median		21825	24950	28050	31175	33675	36175	38675	41175
30% of Median		26190	29940	33660	37410	40410	43410	46410	49410
40% of Median		34920	39920	44880	49880	53880	57880	61880	65880
50% of Median		43650	49900	56100	62350	67350	72350	77350	82350
60% of Median		52380	59880	67320	74820	80820	86820	92820	98820
70% of Median		61110	69860	78540	87290	94290	101290	108290	115290
80% of Median		69840	79840	89760	99760	107760	115760	123760	131760
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bridgewater Town		
20% of Median		436	467	561	648	723			
25% of Median		545	584	701	810	904			
30% of Median		654	701	841	972	1085			
40% of Median		873	935	1122	1297	1447			
50% of Median		1091	1169	1402	1621	1808			
60% of Median		1309	1403	1683	1945	2170			
70% of Median		1527	1637	1963	2269	2532			
80% of Median		1746	1871	2244	2594	2894			

BRIDGEPORT-STAMFORD-DANBURY									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 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	Darien, Greenwich, New Canaan, Norwalk, Stamford, Weston, Westport, Wilton		
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			

BRIDGEPORT-STAMFORD-DANBURY

For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	25280	28880	32500	36100	39000	41880	44780	47660
25% of Median	31600	36100	40625	45125	48750	52350	55975	59575
30% of Median	37920	43320	48750	54150	58500	62820	67170	71490
40% of Median	50560	57760	65000	72200	78000	83760	89560	95320
50% of Median	63200	72200	81250	90250	97500	104700	111950	119150
60% of Median	75840	86640	97500	108300	117000	125640	134340	142980
70% of Median	88480	101080	113750	126350	136500	146580	156730	166810
80% of Median	101120	115520	130000	144400	156000	167520	179120	190640

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	632	677	812	938	1047
25% of Median	790	846	1015	1173	1308
30% of Median	948	1015	1218	1408	1570
40% of Median	1264	1354	1625	1877	2094
50% of Median	1580	1692	2031	2346	2617
60% of Median	1896	2031	2437	2816	3141
70% of Median	2212	2369	2843	3285	3664
80% of Median	2528	2708	3250	3755	4188

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

BRIDGEPORT-STAMFORD-DANBURY

For use by developments Placed in Service on 4/1/2025 to Present (FY2025)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	24020	27440	30880	34300	37060	39800	42560	45280
25% of Median	30025	34300	38600	42875	46325	49750	53200	56600
30% of Median	36030	41160	46320	51450	55590	59700	63840	67920
40% of Median	48040	54880	61760	68600	74120	79600	85120	90560
50% of Median	60050	68600	77200	85750	92650	99500	106400	113200
60% of Median	72060	82320	92640	102900	111180	119400	127680	135840
70% of Median	84070	96040	108080	120050	129710	139300	148960	158480
80% of Median	96080	109760	123520	137200	148240	159200	170240	181120

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	600	643	772	892	995
25% of Median	750	804	965	1115	1243
30% of Median	900	964	1158	1338	1492
40% of Median	1201	1286	1544	1784	1990
50% of Median	1501	1608	1930	2230	2487
60% of Median	1801	1929	2316	2676	2985
70% of Median	2101	2251	2702	3122	3482
80% of Median	2402	2573	3088	3568	3980

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

BRIDGEPORT-STAMFORD-DANBURY										
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		20860	23840	26820	29780	32180	34560	36940	39320	
25% of Median		26075	29800	33525	37225	40225	43200	46175	49150	
30% of Median		31290	35760	40230	44670	48270	51840	55410	58980	
40% of Median		41720	47680	53640	59560	64360	69120	73880	78640	
50% of Median		52150	59600	67050	74450	80450	86400	92350	98300	
60% of Median		62580	71520	80460	89340	96540	103680	110820	117960	
70% of Median		73010	83440	93870	104230	112630	120960	129290	137620	
80% of Median		83440	95360	107280	119120	128720	138240	147760	157280	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	New Milford			
20% of Median		521	558	670	774	864				
25% of Median		651	698	838	968	1080				
30% of Median		782	838	1005	1161	1296				
40% of Median		1043	1117	1341	1549	1728				
50% of Median		1303	1396	1676	1936	2160				
60% of Median		1564	1676	2011	2323	2592				
70% of Median		1825	1955	2346	2710	3024				
80% of Median		2086	2235	2682	3098	3456				

BRIDGEPORT-STAMFORD-DANBURY										
For use by developments Placed in Service from 1/1/2009 to Present (FY2025)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		17460	19960	22440	24940	26940	28940	30940	32940	
25% of Median		21825	24950	28050	31175	33675	36175	38675	41175	
30% of Median		26190	29940	33660	37410	40410	43410	46410	49410	
40% of Median		34920	39920	44880	49880	53880	57880	61880	65880	
50% of Median		43650	49900	56100	62350	67350	72350	77350	82350	
60% of Median		52380	59880	67320	74820	80820	86820	92820	98820	
70% of Median		61110	69860	78540	87290	94290	101290	108290	115290	
80% of Median		69840	79840	89760	99760	107760	115760	123760	131760	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	New Milford			
20% of Median		436	467	561	648	723				
25% of Median		545	584	701	810	904				
30% of Median		654	701	841	972	1085				
40% of Median		873	935	1122	1297	1447				
50% of Median		1091	1169	1402	1621	1808				
60% of Median		1309	1403	1683	1945	2170				
70% of Median		1527	1637	1963	2269	2532				
80% of Median		1746	1871	2244	2594	2894				

HARTFORD-West – HARTFORD-East - HARTFORD									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	20860	23840	26820	29780	32180	34560	36940	39320	
25% of Median	26075	29800	33525	37225	40225	43200	46175	49150	
30% of Median	31290	35760	40230	44670	48270	51840	55410	58980	
40% of Median	41720	47680	53640	59560	64360	69120	73880	78640	
50% of Median	52150	59600	67050	74450	80450	86400	92350	98300	
60% of Median	62580	71520	80460	89340	96540	103680	110820	117960	
70% of Median	73010	83440	93870	104230	112630	120960	129290	137620	
80% of Median	83440	95360	107280	119120	128720	138240	147760	157280	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	521	558	670	774	864	Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook			
25% of Median	651	698	838	968	1080				
30% of Median	782	838	1005	1161	1296				
40% of Median	1043	1117	1341	1549	1728				
50% of Median	1303	1396	1676	1936	2160				
60% of Median	1564	1676	2011	2323	2592				
70% of Median	1825	1955	2346	2710	3024				
80% of Median	2086	2235	2682	3098	3456				

HARTFORD-West – HARTFORD-East - HARTFORD									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	20360	23260	26180	29080	31400	33740	36060	38400	
25% of Median	25450	29075	32725	36350	39250	42175	45075	48000	
30% of Median	30540	34890	39270	43620	47100	50610	54090	57600	
40% of Median	40720	46520	52360	58160	62800	67480	72120	76800	
50% of Median	50900	58150	65450	72700	78500	84350	90150	96000	
60% of Median	61080	69780	78540	87240	94200	101220	108180	115200	
70% of Median	71260	81410	91630	101780	109900	118090	126210	134400	
80% of Median	81440	93040	104720	116320	125600	134960	144240	153600	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	509	545	654	756	843	Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook			
25% of Median	636	681	818	945	1054				
30% of Median	763	817	981	1134	1265				
40% of Median	1018	1090	1309	1512	1687				
50% of Median	1272	1363	1636	1890	2108				
60% of Median	1527	1635	1963	2268	2530				
70% of Median	1781	1908	2290	2646	2952				
80% of Median	2036	2181	2618	3024	3374				

HARTFORD-West – HARTFORD-East - HARTFORD									
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19360	22120	24880	27640	29860	32080	34280	36500	
25% of Median	24200	27650	31100	34550	37325	40100	42850	45625	
30% of Median	29040	33180	37320	41460	44790	48120	51420	54750	
40% of Median	38720	44240	49760	55280	59720	64160	68560	73000	
50% of Median	48400	55300	62200	69100	74650	80200	85700	91250	
60% of Median	58080	66360	74640	82920	89580	96240	102840	109500	
70% of Median	67760	77420	87080	96740	104510	112280	119980	127750	
80% of Median	77440	88480	99520	110560	119440	128320	137120	146000	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	484	518	622	718	802	Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook			
25% of Median	605	648	777	898	1002				
30% of Median	726	777	933	1078	1203				
40% of Median	968	1037	1244	1437	1604				
50% of Median	1210	1296	1555	1796	2005				
60% of Median	1452	1555	1866	2156	2406				
70% of Median	1694	1814	2177	2515	2807				
80% of Median	1936	2074	2488	2875	3208				

HARTFORD-West – HARTFORD-East - HARTFORD									
For use by ALL developments in this Federal Statistical Area (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17740	20260	22800	25320	27360	29380	31400	33440	
25% of Median	22175	25325	28500	31650	34200	36725	39250	41800	
30% of Median	26610	30390	34200	37980	41040	44070	47100	50160	
40% of Median	35480	40520	45600	50640	54720	58760	62800	66880	
50% of Median	44350	50650	57000	63300	68400	73450	78500	83600	
60% of Median	53220	60780	68400	75960	82080	88140	94200	100320	
70% of Median	62090	70910	79800	88620	95760	102830	109900	117040	
80% of Median	70960	81040	91200	101280	109440	117520	125600	133760	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	443	475	570	658	734	Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Chester, Columbia, Coventry, Cromwell, Durham, East Granby, East Haddam, East Hampton, Haddam, Hartford, Hebron, Manchester, Mansfield, Marlborough, Middlefield, Middletown, New Britain, Newington, Plainville, Portland, Rocky Hill, Simsbury, Somers, Southington, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Willington			
25% of Median	554	593	712	823	918				
30% of Median	665	712	855	987	1101				
40% of Median	887	950	1140	1317	1469				
50% of Median	1108	1187	1425	1646	1836				
60% of Median	1330	1425	1710	1975	2203				
70% of Median	1552	1662	1995	2304	2570				
80% of Median	1774	1900	2280	2634	2938				

HARTFORD-West – HARTFORD-East - HARTFORD										
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		17740	20260	22800	25320	27360	29380	31400	33440	
25% of Median		22175	25325	28500	31650	34200	36725	39250	41800	
30% of Median		26610	30390	34200	37980	41040	44070	47100	50160	
40% of Median		35480	40520	45600	50640	54720	58760	62800	66880	
50% of Median		44350	50650	57000	63300	68400	73450	78500	83600	
60% of Median		53220	60780	68400	75960	82080	88140	94200	100320	
70% of Median		62090	70910	79800	88620	95760	102830	109900	117040	
80% of Median		70960	81040	91200	101280	109440	117520	125600	133760	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Lyme, Old Lyme			
20% of Median		443	475	570	658	734				
25% of Median		554	593	712	823	918				
30% of Median		665	712	855	987	1101				
40% of Median		887	950	1140	1317	1469				
50% of Median		1108	1187	1425	1646	1836				
60% of Median		1330	1425	1710	1975	2203				
70% of Median		1552	1662	1995	2304	2570				
80% of Median		1774	1900	2280	2634	2938				

HARTFORD-West – HARTFORD-East - HARTFORD										
For use by developments Placed in Service from 1/1/2009 to Present (FY2025)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		17460	19960	22440	24940	26940	28940	30940	32940	
25% of Median		21825	24950	28050	31175	33675	36175	38675	41175	
30% of Median		26190	29940	33660	37410	40410	43410	46410	49410	
40% of Median		34920	39920	44880	49880	53880	57880	61880	65880	
50% of Median		43650	49900	56100	62350	67350	72350	77350	82350	
60% of Median		52380	59880	67320	74820	80820	86820	92820	98820	
70% of Median		61110	69860	78540	87290	94290	101290	108290	115290	
80% of Median		69840	79840	89760	99760	107760	115760	123760	131760	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Lyme, Old Lyme			
20% of Median		436	467	561	648	723				
25% of Median		545	584	701	810	904				
30% of Median		654	701	841	972	1085				
40% of Median		873	935	1122	1297	1447				
50% of Median		1091	1169	1402	1621	1808				
60% of Median		1309	1403	1683	1945	2170				
70% of Median		1527	1637	1963	2269	2532				
80% of Median		1746	1871	2244	2594	2894				

NEW HAVEN									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18280	20880	23500	26100	28200	30280	32380	34460	
25% of Median	22850	26100	29375	32625	35250	37850	40475	43075	
30% of Median	27420	31320	35250	39150	42300	45420	48570	51690	
40% of Median	36560	41760	47000	52200	56400	60560	64760	68920	
50% of Median	45700	52200	58750	65250	70500	75700	80950	86150	
60% of Median	54840	62640	70500	78300	84600	90840	97140	103380	
70% of Median	63980	73080	82250	91350	98700	105980	113330	120610	
80% of Median	73120	83520	94000	104400	112800	121120	129520	137840	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Milford			
20% of Median	457	489	587	678	757				
25% of Median	571	611	734	848	946				
30% of Median	685	734	881	1018	1135				
40% of Median	914	979	1175	1357	1514				
50% of Median	1142	1223	1468	1696	1892				
60% of Median	1371	1468	1762	2036	2271				
70% of Median	1599	1713	2056	2375	2649				
80% of Median	1828	1958	2350	2715	3028				

NEW HAVEN									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18260	20860	23460	26060	28160	30240	32320	34400	
25% of Median	22825	26075	29325	32575	35200	37800	40400	43000	
30% of Median	27390	31290	35190	39090	42240	45360	48480	51600	
40% of Median	36520	41720	46920	52120	56320	60480	64640	68800	
50% of Median	45650	52150	58650	65150	70400	75600	80800	86000	
60% of Median	54780	62580	70380	78180	84480	90720	96960	103200	
70% of Median	63910	73010	82110	91210	98560	105840	113120	120400	
80% of Median	73040	83440	93840	104240	112640	120960	129280	137600	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Milford			
20% of Median	456	489	586	677	756				
25% of Median	570	611	733	847	945				
30% of Median	684	733	879	1016	1134				
40% of Median	913	978	1173	1355	1512				
50% of Median	1141	1222	1466	1694	1890				
60% of Median	1369	1467	1759	2033	2268				
70% of Median	1597	1711	2052	2372	2646				
80% of Median	1826	1956	2346	2711	3024				

NEW HAVEN									
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17360	19820	22300	24760	26760	28740	30720	32700	
25% of Median	21700	24775	27875	30950	33450	35925	38400	40875	
30% of Median	26040	29730	33450	37140	40140	43110	46080	49050	
40% of Median	34720	39640	44600	49520	53520	57480	61440	65400	
50% of Median	43400	49550	55750	61900	66900	71850	76800	81750	
60% of Median	52080	59460	66900	74280	80280	86220	92160	98100	
70% of Median	60760	69370	78050	86660	93660	100590	107520	114450	
80% of Median	69440	79280	89200	99040	107040	114960	122880	130800	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Milford			
20% of Median	434	464	557	644	718				
25% of Median	542	580	696	805	898				
30% of Median	651	697	836	966	1077				
40% of Median	868	929	1115	1288	1437				
50% of Median	1085	1161	1393	1610	1796				
60% of Median	1302	1394	1672	1932	2155				
70% of Median	1519	1626	1951	2254	2514				
80% of Median	1736	1859	2230	2576	2874				

NEW HAVEN									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16260	18580	20900	23220	25080	26940	28800	30660	
25% of Median	20325	23225	26125	29025	31350	33675	36000	38325	
30% of Median	24390	27870	31350	34830	37620	40410	43200	45990	
40% of Median	32520	37160	41800	46440	50160	53880	57600	61320	
50% of Median	40650	46450	52250	58050	62700	67350	72000	76650	
60% of Median	48780	55740	62700	69660	75240	80820	86400	91980	
70% of Median	56910	65030	73150	81270	87780	94290	100800	107310	
80% of Median	65040	74320	83600	92880	100320	107760	115200	122640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge			
20% of Median	406	435	522	603	673				
25% of Median	508	544	653	754	841				
30% of Median	609	653	783	905	1010				
40% of Median	813	871	1045	1207	1347				
50% of Median	1016	1088	1306	1509	1683				
60% of Median	1219	1306	1567	1811	2020				
70% of Median	1422	1524	1828	2113	2357				
80% of Median	1626	1742	2090	2415	2694				

NEW HAVEN										
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		16260	18580	20900	23220	25080	26940	28800	30660	
25% of Median		20325	23225	26125	29025	31350	33675	36000	38325	
30% of Median		24390	27870	31350	34830	37620	40410	43200	45990	
40% of Median		32520	37160	41800	46440	50160	53880	57600	61320	
50% of Median		40650	46450	52250	58050	62700	67350	72000	76650	
60% of Median		48780	55740	62700	69660	75240	80820	86400	91980	
70% of Median		56910	65030	73150	81270	87780	94290	100800	107310	
80% of Median		65040	74320	83600	92880	100320	107760	115200	122640	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge			
20% of Median		406	435	522	603	673				
25% of Median		508	544	653	754	841				
30% of Median		609	653	783	905	1010				
40% of Median		813	871	1045	1207	1347				
50% of Median		1016	1088	1306	1509	1683				
60% of Median		1219	1306	1567	1811	2020				
70% of Median		1422	1524	1828	2113	2357				
80% of Median		1626	1742	2090	2415	2694				

NEW HAVEN										
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)										
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	Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge			
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				

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		20800	23760	26740	29700	32080	34460	36840	39220
25% of Median		26000	29700	33425	37125	40100	43075	46050	49025
30% of Median		31200	35640	40110	44550	48120	51690	55260	58830
40% of Median		41600	47520	53480	59400	64160	68920	73680	78440
50% of Median		52000	59400	66850	74250	80200	86150	92100	98050
60% of Median		62400	71280	80220	89100	96240	103380	110520	117660
70% of Median		72800	83160	93590	103950	112280	120610	128940	137270
80% of Median		83200	95040	106960	118800	128320	137840	147360	156880
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Colchester, Lebanon		
20% of Median		520	557	668	772	861			
25% of Median		650	696	835	965	1076			
30% of Median		780	835	1002	1158	1292			
40% of Median		1040	1114	1337	1544	1723			
50% of Median		1300	1392	1671	1930	2153			
60% of Median		1560	1671	2005	2316	2584			
70% of Median		1820	1949	2339	2702	3015			
80% of Median		2080	2228	2674	3089	3446			

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		20800	23760	26740	29700	32080	34460	36840	39220
25% of Median		26000	29700	33425	37125	40100	43075	46050	49025
30% of Median		31200	35640	40110	44550	48120	51690	55260	58830
40% of Median		41600	47520	53480	59400	64160	68920	73680	78440
50% of Median		52000	59400	66850	74250	80200	86150	92100	98050
60% of Median		62400	71280	80220	89100	96240	103380	110520	117660
70% of Median		72800	83160	93590	103950	112280	120610	128940	137270
80% of Median		83200	95040	106960	118800	128320	137840	147360	156880
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Colchester, Lebanon		
20% of Median		520	557	668	772	861			
25% of Median		650	696	835	965	1076			
30% of Median		780	835	1002	1158	1292			
40% of Median		1040	1114	1337	1544	1723			
50% of Median		1300	1392	1671	1930	2153			
60% of Median		1560	1671	2005	2316	2584			
70% of Median		1820	1949	2339	2702	3015			
80% of Median		2080	2228	2674	3089	3446			

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19760	22580	25420	28220	30480	32740	35000	37260	
25% of Median	24700	28225	31775	35275	38100	40925	43750	46575	
30% of Median	29640	33870	38130	42330	45720	49110	52500	55890	
40% of Median	39520	45160	50840	56440	60960	65480	70000	74520	
50% of Median	49400	56450	63550	70550	76200	81850	87500	93150	
60% of Median	59280	67740	76260	84660	91440	98220	105000	111780	
70% of Median	69160	79030	88970	98770	106680	114590	122500	130410	
80% of Median	79040	90320	101680	112880	121920	130960	140000	149040	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Colchester, Lebanon			
20% of Median	494	529	635	733	818				
25% of Median	617	661	794	917	1023				
30% of Median	741	793	953	1100	1227				
40% of Median	988	1058	1271	1467	1637				
50% of Median	1235	1323	1588	1834	2046				
60% of Median	1482	1587	1906	2201	2455				
70% of Median	1729	1852	2224	2568	2864				
80% of Median	1976	2117	2542	2935	3274				

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300	
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875	
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450	
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600	
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750	
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900	
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050	
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Montville, New London, North Stonington, Norwich, Preston, Salem, Sprague, Stonington, Waterford, Windham			
20% of Median	401	430	516	596	665				
25% of Median	501	537	645	745	831				
30% of Median	602	645	774	894	998				
40% of Median	803	860	1033	1193	1331				
50% of Median	1003	1075	1291	1491	1663				
60% of Median	1204	1290	1549	1789	1996				
70% of Median	1405	1505	1807	2087	2329				
80% of Median	1606	1721	2066	2386	2662				

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service between 1/1/2009 to 3/31/2024 (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300	
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875	
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450	
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600	
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750	
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900	
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050	
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Montville, New London, North Stonington, Norwich, Preston, Salem, Sprague, Stonington, Waterford, Windham			
20% of Median	401	430	516	596	665				
25% of Median	501	537	645	745	831				
30% of Median	602	645	774	894	998				
40% of Median	803	860	1033	1193	1331				
50% of Median	1003	1075	1291	1491	1663				
60% of Median	1204	1290	1549	1789	1996				
70% of Median	1405	1505	1807	2087	2329				
80% of Median	1606	1721	2066	2386	2662				

NORWICH – NEW LONDON - WILLIMANTIC									
For use by developments Placed in Service between 4/1/2024 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16000	18280	20560	22840	24680	26500	28340	30160	
25% of Median	20000	22850	25700	28550	30850	33125	35425	37700	
30% of Median	24000	27420	30840	34260	37020	39750	42510	45240	
40% of Median	32000	36560	41120	45680	49360	53000	56680	60320	
50% of Median	40000	45700	51400	57100	61700	66250	70850	75400	
60% of Median	48000	54840	61680	68520	74040	79500	85020	90480	
70% of Median	56000	63980	71960	79940	86380	92750	99190	105560	
80% of Median	64000	73120	82240	91360	98720	106000	113360	120640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Montville, New London, North Stonington, Norwich, Preston, Salem, Sprague, Stonington, Waterford, Windham			
20% of Median	400	428	514	594	662				
25% of Median	500	535	642	742	828				
30% of Median	600	642	771	891	993				
40% of Median	800	857	1028	1188	1325				
50% of Median	1000	1071	1285	1485	1656				
60% of Median	1200	1285	1542	1782	1987				
70% of Median	1400	1499	1799	2079	2318				
80% of Median	1600	1714	2056	2376	2650				

NORWICH – NEW LONDON - WILLIMANTIC

For use by developments Placed in Service on 4/1/2025 to Present (FY2025)

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

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

WATERBURY - SHELTON

For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	18280	20880	23500	26100	28200	30280	32380	34460
25% of Median	22850	26100	29375	32625	35250	37850	40475	43075
30% of Median	27420	31320	35250	39150	42300	45420	48570	51690
40% of Median	36560	41760	47000	52200	56400	60560	64760	68920
50% of Median	45700	52200	58750	65250	70500	75700	80950	86150
60% of Median	54840	62640	70500	78300	84600	90840	97140	103380
70% of Median	63980	73080	82250	91350	98700	105980	113330	120610
80% of Median	73120	83520	94000	104400	112800	121120	129520	137840

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	457	489	587	678	757
25% of Median	571	611	734	848	946
30% of Median	685	734	881	1018	1135
40% of Median	914	979	1175	1357	1514
50% of Median	1142	1223	1468	1696	1892
60% of Median	1371	1468	1762	2036	2271
70% of Median	1599	1713	2056	2375	2649
80% of Median	1828	1958	2350	2715	3028

Ansonia, Beacon Falls, Derby, Oxford, Seymour

WATERBURY - SHELTON									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18260	20860	23460	26060	28160	30240	32320	34400	
25% of Median	22825	26075	29325	32575	35200	37800	40400	43000	
30% of Median	27390	31290	35190	39090	42240	45360	48480	51600	
40% of Median	36520	41720	46920	52120	56320	60480	64640	68800	
50% of Median	45650	52150	58650	65150	70400	75600	80800	86000	
60% of Median	54780	62580	70380	78180	84480	90720	96960	103200	
70% of Median	63910	73010	82110	91210	98560	105840	113120	120400	
80% of Median	73040	83440	93840	104240	112640	120960	129280	137600	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Ansonia, Beacon Falls, Derby, Oxford, Seymour			
20% of Median	456	489	586	677	756				
25% of Median	570	611	733	847	945				
30% of Median	684	733	879	1016	1134				
40% of Median	913	978	1173	1355	1512				
50% of Median	1141	1222	1466	1694	1890				
60% of Median	1369	1467	1759	2033	2268				
70% of Median	1597	1711	2052	2372	2646				
80% of Median	1826	1956	2346	2711	3024				

WATERBURY - SHELTON									
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17360	19820	22300	24760	26760	28740	30720	32700	
25% of Median	21700	24775	27875	30950	33450	35925	38400	40875	
30% of Median	26040	29730	33450	37140	40140	43110	46080	49050	
40% of Median	34720	39640	44600	49520	53520	57480	61440	65400	
50% of Median	43400	49550	55750	61900	66900	71850	76800	81750	
60% of Median	52080	59460	66900	74280	80280	86220	92160	98100	
70% of Median	60760	69370	78050	86660	93660	100590	107520	114450	
80% of Median	69440	79280	89200	99040	107040	114960	122880	130800	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Ansonia, Beacon Falls, Derby, Oxford, Seymour			
20% of Median	434	464	557	644	718				
25% of Median	542	580	696	805	898				
30% of Median	651	697	836	966	1077				
40% of Median	868	929	1115	1288	1437				
50% of Median	1085	1161	1393	1610	1796				
60% of Median	1302	1394	1672	1932	2155				
70% of Median	1519	1626	1951	2254	2514				
80% of Median	1736	1859	2230	2576	2874				

WATERBURY - SHELTON

For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	401	430	516	596	665
25% of Median	501	537	645	745	831
30% of Median	602	645	774	894	998
40% of Median	803	860	1033	1193	1331
50% of Median	1003	1075	1291	1491	1663
60% of Median	1204	1290	1549	1789	1996
70% of Median	1405	1505	1807	2087	2329
80% of Median	1606	1721	2066	2386	2662

Bethlehem, Cheshire,
Middlebury, Naugatuck,
Plymouth, Prospect, Shelton,
Southbury, Thomaston,
Waterbury, Watertown,
Wolcott, Woodbury

WATERBURY - SHELTON

For use by developments Placed in Service between 1/1/2009 to 3/31/2024 (FY2023)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	401	430	516	596	665
25% of Median	501	537	645	745	831
30% of Median	602	645	774	894	998
40% of Median	803	860	1033	1193	1331
50% of Median	1003	1075	1291	1491	1663
60% of Median	1204	1290	1549	1789	1996
70% of Median	1405	1505	1807	2087	2329
80% of Median	1606	1721	2066	2386	2662

Bethlehem, Cheshire,
Middlebury, Naugatuck,
Plymouth, Prospect, Shelton,
Southbury, Thomaston,
Waterbury, Watertown,
Wolcott, Woodbury

WATERBURY - SHELTON

For use by developments Placed in Service between 4/1/2024 to 3/31/2025 (FY2024)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16000	18280	20560	22840	24680	26500	28340	30160
25% of Median	20000	22850	25700	28550	30850	33125	35425	37700
30% of Median	24000	27420	30840	34260	37020	39750	42510	45240
40% of Median	32000	36560	41120	45680	49360	53000	56680	60320
50% of Median	40000	45700	51400	57100	61700	66250	70850	75400
60% of Median	48000	54840	61680	68520	74040	79500	85020	90480
70% of Median	56000	63980	71960	79940	86380	92750	99190	105560
80% of Median	64000	73120	82240	91360	98720	106000	113360	120640

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	
20% of Median	400	428	514	594	662	Bethlehem, Cheshire, Middlebury, Naugatuck, Plymouth, Prospect, Shelton, Southbury, Thomaston, Waterbury, Watertown, Wolcott, Woodbury
25% of Median	500	535	642	742	828	
30% of Median	600	642	771	891	993	
40% of Median	800	857	1028	1188	1325	
50% of Median	1000	1071	1285	1485	1656	
60% of Median	1200	1285	1542	1782	1987	
70% of Median	1400	1499	1799	2079	2318	
80% of Median	1600	1714	2056	2376	2650	

WATERBURY - SHELTON

For use by developments Placed in Service on 4/1/2025 to Present (FY2025)

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	Bethlehem, Cheshire, Middlebury, Naugatuck, Plymouth, Prospect, Shelton, Southbury, Thomaston, Waterbury, Watertown, Wolcott, Woodbury
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	

WATERBURY - SHELTON									
For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17060	19500	21940	24360	26320	28260	30220	32160	
25% of Median	21325	24375	27425	30450	32900	35325	37775	40200	
30% of Median	25590	29250	32910	36540	39480	42390	45330	48240	
40% of Median	34120	39000	43880	48720	52640	56520	60440	64320	
50% of Median	42650	48750	54850	60900	65800	70650	75550	80400	
60% of Median	51180	58500	65820	73080	78960	84780	90660	96480	
70% of Median	59710	68250	76790	85260	92120	98910	105770	112560	
80% of Median	68240	78000	87760	97440	105280	113040	120880	128640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bristol			
20% of Median	426	457	548	633	706				
25% of Median	533	571	685	791	883				
30% of Median	639	685	822	950	1059				
40% of Median	853	914	1097	1267	1413				
50% of Median	1066	1142	1371	1583	1766				
60% of Median	1279	1371	1645	1900	2119				
70% of Median	1492	1599	1919	2217	2472				
80% of Median	1706	1828	2194	2534	2826				

WATERBURY - SHELTON									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17060	19500	21940	24360	26320	28260	30220	32160	
25% of Median	21325	24375	27425	30450	32900	35325	37775	40200	
30% of Median	25590	29250	32910	36540	39480	42390	45330	48240	
40% of Median	34120	39000	43880	48720	52640	56520	60440	64320	
50% of Median	42650	48750	54850	60900	65800	70650	75550	80400	
60% of Median	51180	58500	65820	73080	78960	84780	90660	96480	
70% of Median	59710	68250	76790	85260	92120	98910	105770	112560	
80% of Median	68240	78000	87760	97440	105280	113040	120880	128640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bristol			
20% of Median	426	457	548	633	706				
25% of Median	533	571	685	791	883				
30% of Median	639	685	822	950	1059				
40% of Median	853	914	1097	1267	1413				
50% of Median	1066	1142	1371	1583	1766				
60% of Median	1279	1371	1645	1900	2119				
70% of Median	1492	1599	1919	2217	2472				
80% of Median	1706	1828	2194	2534	2826				

WATERBURY - SHELTON

For use by developments Placed in Service on 4/1/2025 to Present (FY2025)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16220	18540	20860	23160	25020	26880	28720	30580
25% of Median	20275	23175	26075	28950	31275	33600	35900	38225
30% of Median	24330	27810	31290	34740	37530	40320	43080	45870
40% of Median	32440	37080	41720	46320	50040	53760	57440	61160
50% of Median	40550	46350	52150	57900	62550	67200	71800	76450
60% of Median	48660	55620	62580	69480	75060	80640	86160	91740
70% of Median	56770	64890	73010	81060	87570	94080	100520	107030
80% of Median	64880	74160	83440	92640	100080	107520	114880	122320

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	405	434	521	602	672
25% of Median	506	543	651	752	840
30% of Median	608	651	782	903	1008
40% of Median	811	869	1043	1204	1344
50% of Median	1013	1086	1303	1505	1680
60% of Median	1216	1303	1564	1806	2016
70% of Median	1419	1520	1825	2107	2352
80% of Median	1622	1738	2086	2409	2688

Bristol

NONMETROPOLITAN AREAS

For use by developments Placed in Service on or before 12/31/2008 (FY2025 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	118300	20900	23520	26120	28220	30300	32400	34480
25% of Median	22875	26125	29400	32650	35275	37875	40500	43100
30% of Median	27450	31350	35280	39180	42330	45450	48600	51720
40% of Median	36600	41800	47040	52240	56440	60600	64800	68960
50% of Median	45750	52250	58800	65300	70550	75750	81000	86200
60% of Median	54900	62700	70560	78360	84660	90900	97200	103440
70% of Median	64050	73150	82320	91420	98770	106050	113400	120680
80% of Median	73200	83600	94080	104480	112880	121200	129600	137920

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	457	490	588	679	757
25% of Median	571	612	735	849	946
30% of Median	686	735	882	1018	1136
40% of Median	915	980	1176	1358	1515
50% of Median	1143	1225	1470	1698	1893
60% of Median	1372	1470	1764	2037	2272
70% of Median	1601	1715	2058	2377	2651
80% of Median	1830	1960	2352	2717	3030

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

NONMETROPOLITAN AREAS									
For use by developments Placed in Service between 1/1/2009 to 3/31/2024 (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16060	18360	20660	22940	24780	26620	28460	30300	
25% of Median	20075	22950	25825	28675	30975	33275	35575	37875	
30% of Median	24090	27540	30990	34410	37170	39930	42690	45450	
40% of Median	32120	36720	41320	45880	49560	53240	56920	60600	
50% of Median	40150	45900	51650	57350	61950	66550	71150	75750	
60% of Median	48180	55080	61980	68820	74340	79860	85380	90900	
70% of Median	56210	64260	72310	80290	86730	93170	99610	106050	
80% of Median	64240	73440	82640	91760	99120	106480	113840	121200	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Voluntown, Woodstock			
20% of Median	401	430	516	596	665				
25% of Median	501	537	645	745	831				
30% of Median	602	645	774	894	998				
40% of Median	803	860	1033	1193	1331				
50% of Median	1003	1075	1291	1491	1663				
60% of Median	1204	1290	1549	1789	1996				
70% of Median	1405	1505	1807	2087	2329				
80% of Median	1606	1721	2066	2386	2662				

NONMETROPOLITAN AREAS									
For use by developments Placed in Service between 4/1/2024 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16000	18280	20560	22840	24680	26500	28340	30160	
25% of Median	20000	22850	25700	28550	30850	33125	35425	37700	
30% of Median	24000	27420	30840	34260	37020	39750	42510	45240	
40% of Median	32000	36560	41120	45680	49360	53000	56680	60320	
50% of Median	40000	45700	51400	57100	61700	66250	70850	75400	
60% of Median	48000	54840	61680	68520	74040	79500	85020	90480	
70% of Median	56000	63980	71960	79940	86380	92750	99190	105560	
80% of Median	64000	73120	82240	91360	98720	106000	113360	120640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Voluntown, Woodstock			
20% of Median	400	428	514	594	662				
25% of Median	500	535	642	742	828				
30% of Median	600	642	771	891	993				
40% of Median	800	857	1028	1188	1325				
50% of Median	1000	1071	1285	1485	1656				
60% of Median	1200	1285	1542	1782	1987				
70% of Median	1400	1499	1799	2079	2318				
80% of Median	1600	1714	2056	2376	2650				

NONMETROPOLITAN AREAS									
For use by developments Placed in Service on 4/1/2025 to Present (FY2025)									
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	Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Voluntown, Woodstock			
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				

NONMETROPOLITAN AREAS									
For use by ALL developments in this Federal Statistical Area (FY2025)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16300	18640	20960	23280	25160	27020	28880	30740	
25% of Median	20375	23300	26200	29100	31450	33775	36100	38425	
30% of Median	24450	27960	31440	34920	37740	40530	43320	46110	
40% of Median	32600	37280	41920	46560	50320	54040	57760	61480	
50% of Median	40750	46600	52400	58200	62900	67550	72200	76850	
60% of Median	48900	55920	62880	69840	75480	81060	86640	92220	
70% of Median	57050	65240	73360	81480	88060	94570	101080	107590	
80% of Median	65200	74560	83840	93120	100640	108080	115520	122960	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	407	436	524	605	675	Barkhamsted, Burlington, Canaan, Colebrook, Cornwall, Goshen, Hartland, Harwinton, Kent, Litchfield, Morris, New Hartford, Norfolk, North Canaan, Roxbury, Salisbury, Sharon, Torrington, Warren, Washington			
25% of Median	509	545	655	756	844				
30% of Median	611	655	786	908	1013				
40% of Median	815	873	1048	1211	1351				
50% of Median	1018	1091	1310	1513	1688				
60% of Median	1222	1310	1572	1816	2026				
70% of Median	1426	1528	1834	2119	2364				
80% of Median	1630	1747	2096	2422	2702				
80% of Median	611	655	786	908	1013				

NONMETROPOLITAN AREAS									
For use by developments Placed in Service on or before 12/31/2008 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17060	19500	21940	24360	26320	28260	30220	32160	
25% of Median	21325	24375	27425	30450	32900	35325	37775	40200	
30% of Median	25590	29250	32910	36540	39480	42390	45330	48240	
40% of Median	34120	39000	43880	48720	52640	56520	60440	64320	
50% of Median	42650	48750	54850	60900	65800	70650	75550	80400	
60% of Median	51180	58500	65820	73080	78960	84780	90660	96480	
70% of Median	59710	68250	76790	85260	92120	98910	105770	112560	
80% of Median	68240	78000	87760	97440	105280	113040	120880	128640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Union			
20% of Median	426	457	548	633	706				
25% of Median	533	571	685	791	883				
30% of Median	639	685	822	950	1059				
40% of Median	853	914	1097	1267	1413				
50% of Median	1066	1142	1371	1583	1766				
60% of Median	1279	1371	1645	1900	2119				
70% of Median	1492	1599	1919	2217	2472				
80% of Median	1706	1828	2194	2534	2826				

NONMETROPOLITAN AREAS									
For use by developments Placed in Service between 1/1/2009 to 3/31/2025 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17060	19500	21940	24360	26320	28260	30220	32160	
25% of Median	21325	24375	27425	30450	32900	35325	37775	40200	
30% of Median	25590	29250	32910	36540	39480	42390	45330	48240	
40% of Median	34120	39000	43880	48720	52640	56520	60440	64320	
50% of Median	42650	48750	54850	60900	65800	70650	75550	80400	
60% of Median	51180	58500	65820	73080	78960	84780	90660	96480	
70% of Median	59710	68250	76790	85260	92120	98910	105770	112560	
80% of Median	68240	78000	87760	97440	105280	113040	120880	128640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Union			
20% of Median	426	457	548	633	706				
25% of Median	533	571	685	791	883				
30% of Median	639	685	822	950	1059				
40% of Median	853	914	1097	1267	1413				
50% of Median	1066	1142	1371	1583	1766				
60% of Median	1279	1371	1645	1900	2119				
70% of Median	1492	1599	1919	2217	2472				
80% of Median	1706	1828	2194	2534	2826				

NONMETROPOLITAN AREAS

For use by developments Placed in Service on 4/1/2025 to Present (FY2025)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16220	18540	20860	23160	25020	26880	28720	30580
25% of Median	20275	23175	26075	28950	31275	33600	35900	38225
30% of Median	24330	27810	31290	34740	37530	40320	43080	45870
40% of Median	32440	37080	41720	46320	50040	53760	57440	61160
50% of Median	40550	46350	52150	57900	62550	67200	71800	76450
60% of Median	48660	55620	62580	69480	75060	80640	86160	91740
70% of Median	56770	64890	73010	81060	87570	94080	100520	107030
80% of Median	64880	74160	83440	92640	100080	107520	114880	122320

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	405	434	521	602	672
25% of Median	506	543	651	752	840
30% of Median	608	651	782	903	1008
40% of Median	811	869	1043	1204	1344
50% of Median	1013	1086	1303	1505	1680
60% of Median	1216	1303	1564	1806	2016
70% of Median	1419	1520	1825	2107	2352
80% of Median	1622	1738	2086	2409	2688

Union