

2023

Income Limit Area Definitions

Connecticut Metropolitan &

Non-Metropolitan Areas

(Effective 05/15/2023)

Must be put in use by 6/29/2023

Source:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp23/HERA-Income-Limits-Report-FY23.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:

In addition to a 2023 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits or Held Harmless (HH) to FY2023. 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:

- Southern Middlesex HMFA – PIS on or before 12/31/2008
- Stamford-Norwalk HMFA – PIS on or before 12/31/2008
- Waterbury HMFA – PIS on or before 12/31/2008
- Colchester-Lebanon HMFA – PIS on or before 12/31/2008
- Milford-Ansonia-Seymour HMFA – PIS on or before 12/31/2008
- Windham County HMFA – PIS on or before 12/31/2008

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 2023 MFI: \$117,400	VERY LOW INCOME	41100	47000	52850	58700	63400	68100	72800	77500
	60% INCOME LIMIT	49320	56400	63420	70440	76080	81720	87360	93000
Colchester-Lebanon, CT HMFA									
FY 2023 MFI: \$141,900	VERY LOW INCOME	47650	54450	61250	68050	73500	78950	84400	89850
	60% INCOME LIMIT	57180	65340	73500	81660	88200	94740	101280	107820
	HERA Special 50%*	49700	56800	63900	70950	76650	82350	88000	93700
	HERA Special 60%*	59640	68160	76680	85140	91980	98820	105600	112440
Danbury, CT HMFA									
FY 2023 MFI: \$148,800	VERY LOW INCOME	48050	54900	61750	68600	74100	79600	85100	90600
	60% INCOME LIMIT	57660	65880	74100	82320	88920	95520	102120	108720
Hartford-West Hartford-East Hartford, CT HM									
FY 2023 MFI: \$118,100	VERY LOW INCOME	41350	47250	53150	59050	63800	68500	73250	77950
	60% INCOME LIMIT	49620	56700	63780	70860	76560	82200	87900	93540
Milford-Ansonia-Seymour, CT HMFA									
FY 2023 MFI: \$126,000	VERY LOW INCOME	42150	48150	54150	60150	65000	69800	74600	79400
	60% INCOME LIMIT	50580	57780	64980	72180	78000	83760	89520	95280
	HERA Special 50%*	44200	50500	56800	63100	68150	73200	78250	83300
	HERA Special 60%*	53040	60600	68160	75720	81780	87840	93900	99960
New Haven-Meriden, CT HMFA									
FY 2023 MFI: \$111,900	VERY LOW INCOME	40150	45900	51650	57350	61950	66550	71150	75750
	60% INCOME LIMIT	48180	55080	61980	68820	74340	79860	85380	90900
Norwich-New London, CT HMFA									
FY 2023 MFI: \$112,300	VERY LOW INCOME	40150	45900	51650	57350	61950	66550	71150	75750
	60% INCOME LIMIT	48180	55080	61980	68820	74340	79860	85380	90900
Southern Middlesex County, CT HMFA									
FY 2023 MFI: \$145,300	VERY LOW INCOME	46300	52900	59500	66100	71400	76700	82000	87300
	60% INCOME LIMIT	55560	63480	71400	79320	85680	92040	98400	104760
	HERA Special 50%*	50900	58150	65400	72650	78500	84300	90100	95900
	HERA Special 60%*	61080	69780	78480	87180	94200	101160	108120	115080
Stamford-Norwalk, CT HMFA									
FY 2023 MFI: \$171,300	VERY LOW INCOME	60000	68550	77100	85650	92550	99400	106250	113100
	60% INCOME LIMIT	72000	82260	92520	102780	111060	119280	127500	135720
	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 2023 MFI: \$101,100	VERY LOW INCOME	40150	45900	51650	57350	61950	66550	71150	75750
	60% INCOME LIMIT	48180	55080	61980	68820	74340	79860	85380	90900
	HERA Special 50%*	42750	48850	54950	61050	65950	70850	75750	80600
	HERA Special 60%*	51300	58620	65940	73260	79140	85020	90900	96720

* 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 (FY2023) 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
Windham County, CT HMFA									
FY 2023 MFI: \$99,800	VERY LOW INCOME	40150	45900	51650	57350	61950	66550	71150	75750
	60% INCOME LIMIT	48180	55080	61980	68820	74340	79860	85380	90900
	HERA Special 50%*	40600	46400	52200	57950	62600	67250	71900	76500
	HERA Special 60%*	48720	55680	62640	69540	75120	80700	86280	91800
Litchfield County, CT									
FY 2023 MFI: \$114,700	VERY LOW INCOME	40150	45900	51650	57350	61950	66550	71150	75750
	60% INCOME LIMIT	48180	55080	61980	68820	74340	79860	85380	90900

* 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 (FY2023) 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: 5/15/2023 (Until Superseded)

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

MAXIMUM INCOME BY HOUSEHOLD/MAXIMUM RENTS LIMITS

BRIDGEPORT HMFA									
For use by ALL developments in this Federal Statistical Area (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16440	18800	21140	23480	25360	27240	29120	31000	
25% of Median	20550	23500	26425	29350	31700	34050	36400	38750	
30% of Median	24660	28200	31710	35220	38040	40860	43680	46500	
40% of Median	32880	37600	42280	46960	50720	54480	58240	62000	
50% of Median	41100	47000	52850	58700	63400	68100	72800	77500	
60% of Median	49320	56400	63420	70440	76080	81720	87360	93000	
70% of Median	57540	65800	73990	82180	88760	95340	101920	108500	
80% of Median	65760	75200	84560	93920	101440	108960	116480	124000	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	411	440	528	610	681				
25% of Median	513	550	660	763	851				
30% of Median	616	660	792	915	1021				
40% of Median	822	881	1057	1221	1362				
50% of Median	1027	1101	1321	1526	1702				
60% of Median	1233	1321	1585	1831	2043				
70% of Median	1438	1541	1849	2136	2383				
80% of Median	1644	1762	2114	2442	2724				

NEW HAVEN-MERIDEN HMFA									
For use by ALL developments in this Federal Statistical Area (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				

SOUTHERN MIDDLESEX HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	20360	23260	26160	29060	31400	33720	36040	38360
25% of Median	25450	29075	32700	36325	39250	42150	45050	47950
30% of Median	30540	34890	39240	43590	47100	50580	54060	57540
40% of Median	40720	46520	52320	58120	62800	67440	72080	76720
50% of Median	50900	58150	65400	72650	78500	84300	90100	95900
60% of Median	61080	69780	78480	87180	94200	101160	108120	115080
70% of Median	71260	81410	91560	101710	109900	118020	126140	134260
80% of Median	81440	93040	104640	116240	125600	134880	144160	153440

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	509	545	654	755	843
25% of Median	636	681	817	944	1053
30% of Median	763	817	981	1133	1264
40% of Median	1018	1090	1308	1511	1686
50% of Median	1272	1363	1635	1889	2107
60% of Median	1527	1635	1962	2267	2529
70% of Median	1781	1908	2289	2645	2950
80% of Median	2036	2181	2616	3023	3372

SOUTHERN MIDDLESEX HMFA

For use by developments Placed in Service ON OR AFTER 1/1/2009 to PRESENT (FY2023)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	18520	21160	23800	26440	28560	30680	32800	34920
25% of Median	23150	26450	29750	33050	35700	38350	41000	43650
30% of Median	27780	31740	35700	39660	42840	46020	49200	52380
40% of Median	37040	42320	47600	52880	57120	61360	65600	69840
50% of Median	46300	52900	59500	66100	71400	76700	82000	87300
60% of Median	55560	63480	71400	79320	85680	92040	98400	104760
70% of Median	64820	74060	83300	92540	99960	107380	114800	122220
80% of Median	74080	84640	95200	105760	114240	122720	131200	139680

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	463	496	595	687	767
25% of Median	578	620	743	859	958
30% of Median	694	744	892	1031	1150
40% of Median	926	992	1190	1375	1534
50% of Median	1157	1240	1487	1718	1917
60% of Median	1389	1488	1785	2062	2301
70% of Median	1620	1736	2082	2406	2684
80% of Median	1852	1984	2380	2750	3068

STAMFORD-NORWALK HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 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 (FY2023)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	24000	27420	30840	34260	37020	39760	42500	45240
25% of Median	30000	34275	38550	42825	46275	49700	53125	56550
30% of Median	36000	41130	46260	51390	55530	59640	63750	67860
40% of Median	48000	54840	61680	68520	74040	79520	85000	90480
50% of Median	60000	68550	77100	85650	92550	99400	106250	113100
60% of Median	72000	82260	92520	102780	111060	119280	127500	135720
70% of Median	84000	95970	107940	119910	129570	139160	148750	158340
80% of Median	96000	109680	123360	137040	148080	159040	170000	180960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	600	642	771	891	994
25% of Median	750	803	963	1113	1242
30% of Median	900	964	1156	1336	1491
40% of Median	1200	1285	1542	1782	1988
50% of Median	1500	1606	1927	2227	2485
60% of Median	1800	1928	2313	2673	2982
70% of Median	2100	2249	2698	3118	3479
80% of Median	2400	2571	3084	3564	3976

HARTFORD – W. HARTFORD – E. HARTFORD HMFA									
For use by ALL developments in this Federal Statistical Area (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16540	18900	21260	23620	25520	27400	29300	31180	
25% of Median	20675	23625	26575	29525	32900	34250	36625	38975	
30% of Median	24810	28350	31890	35430	38280	41100	43950	46770	
40% of Median	33080	37800	42520	47240	51040	54800	58600	62360	
50% of Median	41350	47250	53150	59050	63800	68500	73250	77950	
60% of Median	49620	56700	63780	70860	76560	82200	87900	93540	
70% of Median	57890	66150	74410	82670	89320	95900	102550	109130	
80% of Median	66160	75600	85040	94480	102080	109600	117200	124720	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	413	443	531	614	685				
25% of Median	516	553	664	767	856				
30% of Median	620	664	797	921	1027				
40% of Median	827	886	1063	1228	1370				
50% of Median	1033	1107	1328	1535	1712				
60% of Median	1240	1329	1594	1842	2055				
70% of Median	1447	1550	1860	2149	2397				
80% of Median	1654	1772	2126	2457	2740				

DANBURY HMFA									
For use by ALL developments in this Federal Statistical Area (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19220	21960	24700	27440	29640	31840	34040	36240	
25% of Median	24025	27450	30875	34300	37050	39800	42550	45300	
30% of Median	28830	32940	37050	41160	44460	47760	51060	54360	
40% of Median	38440	43920	49400	54880	59280	63680	68080	72480	
50% of Median	48050	54900	61750	68600	74100	79600	85100	90600	
60% of Median	57660	65880	74100	82320	88920	95520	102120	108720	
70% of Median	67270	76860	86450	96040	103740	111440	119140	126840	
80% of Median	76880	87840	98800	109760	118560	127360	136160	144960	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	480	514	617	713	796				
25% of Median	600	643	771	891	995				
30% of Median	720	772	926	1070	1194				
40% of Median	961	1029	1235	1427	1592				
50% of Median	1201	1286	1543	1783	1990				
60% of Median	1441	1544	1852	2140	2388				
70% of Median	1681	1801	2161	2497	2786				
80% of Median	1922	2059	2470	2854	3184				

WATERBURY HMFA									
For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		17100	19540	21980	24420	26380	28340	30300	32240
25% of Median		21375	24425	27475	30525	32975	35425	37875	40300
30% of Median		25650	29310	32970	36630	39570	42510	45450	48360
40% of Median		34200	39080	43960	48840	52760	56680	60600	64480
50% of Median		42750	48850	54950	61050	65950	70850	75750	80600
60% of Median		51300	58620	65940	73260	79140	85020	90900	96720
70% of Median		59850	68390	76930	85470	92330	99190	106050	112840
80% of Median		68400	78160	87920	97680	105520	113360	121200	128960
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		427	458	549	635	708			
25% of Median		534	572	686	793	885			
30% of Median		641	687	824	952	1062			
40% of Median		855	916	1099	1270	1417			
50% of Median		1068	1145	1373	1587	1771			
60% of Median		1282	1374	1648	1905	2125			
70% of Median		1496	1603	1923	2222	2479			
80% of Median		1710	1832	2198	2540	2834			

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

COLCHESTER-LEBANON HMFA									
For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		19880	22720	25560	28380	30660	32940	35200	37480
25% of Median		24850	28400	31950	35475	38325	41175	44000	46850
30% of Median		29820	34080	38340	42570	45990	49410	52800	56220
40% of Median		39760	45440	51120	56760	61320	65880	70400	74960
50% of Median		49700	56800	63900	70950	76650	82350	88000	93700
60% of Median		59640	68160	76680	85140	91980	98820	105600	112440
70% of Median		69580	79520	89460	99330	107310	115290	123200	131180
80% of Median		79520	90880	102240	113520	122640	131760	140800	149920
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		497	532	639	738	823			
25% of Median		621	665	798	922	1029			
30% of Median		745	798	958	1107	1235			
40% of Median		994	1065	1278	1476	1647			
50% of Median		1242	1331	1597	1845	2058			
60% of Median		1491	1597	1917	2214	2470			
70% of Median		1739	1863	2236	2583	2882			
80% of Median		1988	2130	2556	2952	3294			

COLCHESTER-LEBANON HMFA									
For use by developments Placed in Service ON OR AFTER 1/1/2009 to PRESENT (FY2023)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		19060	21780	24500	27220	29400	31580	33760	35940
25% of Median		23825	27225	30625	34025	36750	39475	42200	44975
30% of Median		28590	32670	36750	40830	44100	47370	50640	53910
40% of Median		38120	43560	49000	54440	58800	63160	67520	71880
50% of Median		47650	54450	61250	68050	73500	78950	84400	89850
60% of Median		57180	65340	73500	81660	88200	94740	101280	107820
70% of Median		66710	76230	85750	95270	102900	110530	118160	125790
80% of Median		76240	87120	98000	108880	117600	126320	135040	143760
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		476	510	612	707	789			
25% of Median		595	638	765	884	986			
30% of Median		714	765	918	1061	1184			
40% of Median		953	1021	1225	1415	1579			
50% of Median		1191	1276	1531	1769	1973			
60% of Median		1429	1531	1837	2123	2368			
70% of Median		1667	1786	2143	2477	2763			
80% of Median		1906	2042	2450	2831	3158			

NORWICH-NEW LONDON HMFA									
For use by ALL developments in this Federal Statistical Area (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			

LITCHFIELD COUNTY									
For use by ALL developments in this Federal Statistical Area (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			

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	17680	20200	22720	25240	27260	29280	31300	33320
25% of Median	22100	25250	28400	31550	34075	36600	39125	41650
30% of Median	26520	30300	34080	37860	40890	43920	46950	49980
40% of Median	35360	40400	45440	50480	54520	58560	62600	66640
50% of Median	44200	50500	56800	63100	68150	73200	78250	83300
60% of Median	53040	60600	68160	75720	81780	87840	93900	99960
70% of Median	61880	70700	79520	88340	95410	102480	109550	116620
80% of Median	70720	80800	90880	100960	109040	117120	125200	133280

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	442	473	568	656	732
25% of Median	552	591	710	820	915
30% of Median	663	710	852	984	1098
40% of Median	884	947	1136	1312	1464
50% of Median	1105	1183	1420	1640	1830
60% of Median	1326	1420	1704	1968	2196
70% of Median	1547	1657	1988	2296	2562
80% of Median	1768	1894	2272	2625	2928

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR AFTER 1/1/2009 to PRESENT (FY2023)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16860	19260	21660	24060	26000	27920	29840	31760
25% of Median	21075	24075	27075	30075	32500	34900	37300	39700
30% of Median	25290	28890	32490	36090	39000	41880	44760	47640
40% of Median	33720	38520	43320	48120	52000	55840	59680	63520
50% of Median	42150	48150	54150	60150	65000	69800	74600	79400
60% of Median	50580	57780	64980	72180	78000	83760	89520	95280
70% of Median	59010	67410	75810	84210	91000	97720	104440	111160
80% of Median	67440	77040	86640	96240	104000	111680	119360	127040

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	421	451	541	625	698
25% of Median	526	564	676	782	872
30% of Median	632	677	812	938	1047
40% of Median	843	903	1083	1251	1396
50% of Median	1053	1128	1353	1564	1745
60% of Median	1264	1354	1624	1877	2094
70% of Median	1475	1580	1895	2190	2443
80% of Median	1686	1806	2166	2503	2792

WINDHAM COUNTY HMFA

For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2023 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	16240	18560	20880	23180	25040	26900	28760	30600
25% of Median	20300	23200	26100	28975	31300	33625	35950	38250
30% of Median	24360	27840	31320	34770	37560	40350	43140	45900
40% of Median	32480	37120	41760	46360	50080	53800	57520	61200
50% of Median	40600	46400	52200	57950	62600	67250	71900	76500
60% of Median	48720	55680	62640	69540	75120	80700	86280	91800
70% of Median	56840	64960	73080	81130	87640	94150	100660	107100
80% of Median	64960	74240	83520	92720	100160	107600	115040	122400

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	406	435	522	602	672
25% of Median	507	543	652	753	840
30% of Median	609	652	783	904	1008
40% of Median	812	870	1044	1205	1345
50% of Median	1015	1087	1305	1506	1681
60% of Median	1218	1305	1566	1808	2017
70% of Median	1421	1522	1827	2109	2353
80% of Median	1624	1740	2088	2411	2690

WINDHAM COUNTY HMFA

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