

2021 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

**(Effective 04/1/2021)
Must be in use no later than 5/15/2021**

Sources:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp21/area-definitions.pdf>

AND

<https://www.huduser.gov/portal/datasets/mtsp/mtsp21/HERA-Income-Limits-Report.pdf>

09 CONNECTICUT

-----METROPOLITAN AREA-----

Bridgeport-Stamford-Norwalk, CT MSA - 14
 SA: Bridgeport, CT HMFA - METRO14860MM1160
 001-Fairfield County, CT

SA: Danbury, CT HMFA - METRO14860MM1930
 001-Fairfield County, CT

SA: Stamford-Norwalk, CT HMFA - METRO14860MM8040
 001-Fairfield County, CT

Hartford-West Hartford-East Hartford, CT
 SA: Hartford-West Hartford-East Hartford, CT HMFA - METRO25540M25540
 003-Hartford County, CT

007-Middlesex County, CT

013-Tolland County, CT

SA: Southern Middlesex County, CT HMFA - METRO25540MM5480
 007-Middlesex County, CT

New Haven-Milford, CT MSA - 35300
 SA: Milford-Ansonia-Seymour, CT HMFA - METRO35300MM1160
 009-New Haven County, CT

SA: New Haven-Meriden, CT HMFA - METRO35300MM5480
 009-New Haven County, CT

SA: Waterbury, CT HMFA - METRO35300MM8880
 009-New Haven County, CT

Norwich-New London, CT MSA - 35980
 SA: Colchester-Lebanon, CT HMFA - METRO35980MM3280
 011-New London County, CT

-----Components of FMR AREA within STATE-----

Bridgeport town, Easton town, Fairfield town, Monroe town,
 Shelton town, Stratford town, Trumbull town

Bethel town, Brookfield town, Danbury town, New Fairfield town,
 Newtown town, Redding town, Ridgefield town, Sherman town

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

Avon town, Berlin town, Bloomfield town, Bristol town,
 Burlington town, Canton town, East Granby town,
 East Hartford town, East Windsor town, Enfield town,
 Farmington town, Glastonbury town, Granby town, Hartford town,
 Hartland town, Manchester town, Marlborough town,
 New Britain town, Newington town, Plainville town,
 Rocky Hill town, Simsbury town, Southington town,
 South Windsor town, Suffield town, West Hartford town,
 Wethersfield 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
 Andover town, Bolton town, Columbia town, Coventry town,
 Ellington town, Hebron town, Mansfield town, Somers town,
 Stafford town, Tolland town, Union town, Vernon town,
 Willington town

Clinton town, Deep River town, Essex town, Killingworth town,
 Old Saybrook town, Westbrook town

Ansonia town, Beacon Falls town, Derby town, Milford town,
 Oxford town, Seymour town

Bethany town, Branford town, Cheshire 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

Middlebury town, Naugatuck town, Prospect town, Southbury town,
 Waterbury town, Wolcott town

Colchester town, Lebanon town

09 CONNECTICUT continued

-----METROPOLITAN AREA-----

-----Components of FMR AREA within STATE-----

SA: Norwich-New London, CT HMFA - METRO35980M35980
011-New London County, CT

Bozrah town, East Lyme town, Franklin town, Griswold town,
Groton town, Ledyard town, Lisbon town, Lyme town,
Montville town, New London town, North Stonington town,
Norwich town, Old Lyme town, Preston town, Salem town,
Sprague town, Stonington town, Voluntown town, Waterford town

Worcester, MA-CT - 49340

SA: Windham County, CT HMFA - METRO49340N09015
015-Windham County, 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, Windham town, Woodstock town

-----NONMETROPOLITAN COUNTIES-----

-----Towns within nonmetropolitan counties-----

005-Litchfield County.....

Barkhamsted town, Bethlehem town, Bridgewater town, Canaan town,
Colebrook town, Cornwall town, Goshen town, Harwinton town,
Kent town, Litchfield town, Morris town, New Hartford town,
New Milford town, Norfolk town, North Canaan town,
Plymouth town, Roxbury town, Salisbury town, Sharon town,
Thomaston town, Torrington town, Warren town, Washington town,
Watertown town, Winchester town, Woodbury town

Notes to Schedule of Maximum Affordable Rent and Gross Income Limits

1. Maximum monthly rent is computed by multiplying the HUD maximum income adjusted for family size by 30% (maximum imputed housing expense allowance) then dividing by 12 (months). All decimal points round down.
2. Maximum monthly rent includes utilities except for household phone, internet and cable. Maximum rent must be reduced by an approved utility allowance for tenants that pay all or some utilities not provided by owner.
3. Maximum rents for LIHTC developments are determined by bedroom size for all developments after 1989 and pre-1990 developments receiving the irrevocable Rent Change Election of 1994. For developments before 1990, number of unit occupants must be used.
4. Per HUD methodology, the 4 person Low Income (80% of AMI) is limited to the U.S. median family income level unless justified by high housing costs. For 2021 the U.S. median family income is \$79,900.
5. Please be aware that all income limits used for the LIHTC program must be from the Multifamily Tax Subsidy Project (MTSP) Income Limits published by HUD. Section 8 properties will continue to use the Section 8 Income Limits.
6. For LIHTC properties – please note that HUD has added a Hold Harmless Policy which is impacting this year’s income limits. Therefore, there are now areas that are impacted by the HUD Hold Harmless Policy in addition to areas that were previously impacted by the Housing & Economic Recovery Act of 2008 (HERA).
7. Applying the New Income Limits to LIHTC Properties:

HERA SPECIAL INCOME LIMITS AND HELD HARMLESS INCOME LIMITS:

In addition to a 2021 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits or Held Harmless (HH) to FY2020. 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:

- Stamford-Norwalk HMFA – PIS on or before December 31, 2008 (FY2021 HERA Special)
- Danbury HMFA – PIS on or before March 31, 2021 (FY2020 HERA & HH)
- Milford-Ansonia-Seymour HMFA – PIS on or before December 31, 2008 (FY2021 HERA Special)
- Milford-Ansonia-Seymour HMFA – PIS between January 1, 2009 and March 31, 2021 (FY2020 HH)

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.

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, CT HMFA									
FY 2021 MFI: 100600	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
Colchester-Lebanon, CT HMFA									
FY 2021 MFI: 115200	VERY LOW INCOME	40350	46100	51850	57600	62250	66850	71450	76050
	60% INCOME LIMIT	48420	55320	62220	69120	74700	80220	85740	91260
Danbury, CT HMFA									
FY 2021 MFI: 115800	VERY LOW INCOME	40600	46400	52200	57950	62600	67250	71900	76500
	60% INCOME LIMIT	48720	55680	62640	69540	75120	80700	86280	91800
Hartford-West Hartford-East Hartford, CT HMFA									
FY 2021 MFI: 104300	VERY LOW INCOME	36550	41750	46950	52150	56350	60500	64700	68850
	60% INCOME LIMIT	43860	50100	56340	62580	67620	72600	77640	82620
Milford-Ansonia-Seymour, CT HMFA									
FY 2021 MFI: 99200	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
	HERA Special 50%*	37950	43350	48750	54150	58500	62850	67150	71500
	HERA Special 60%*	45540	52020	58500	64980	70200	75420	80580	85800
New Haven-Meriden, CT HMFA									
FY 2021 MFI: 93000	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
Norwich-New London, CT HMFA									
FY 2021 MFI: 88600	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
Southern Middlesex County, CT HMFA									
FY 2021 MFI: 114600	VERY LOW INCOME	40150	45850	51600	57300	61900	66500	71100	75650
	60% INCOME LIMIT	48180	55020	61920	68760	74280	79800	85320	90780
Stamford-Norwalk, CT HMFA									
FY 2021 MFI: 151800	VERY LOW INCOME	52700	60200	67750	75250	81300	87300	93350	99350
	60% INCOME LIMIT	63240	72240	81300	90300	97560	104760	112020	119220
	HERA Special 50%*	53150	60750	68350	75900	82000	88050	94150	100200
	HERA Special 60%*	63780	72900	82020	91080	98400	105660	112980	120240
Waterbury, CT HMFA									
FY 2021 MFI: 80800	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
Windham County, CT HMFA									
FY 2021 MFI: 83200	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540
Litchfield County, CT									
FY 2021 MFI: 102900	VERY LOW INCOME	36050	41200	46350	51450	55600	59700	63800	67950
	60% INCOME LIMIT	43260	49440	55620	61740	66720	71640	76560	81540

* Income Limit for any project in a HUD impacted area whose current limit would be less than last year or less than its FY2008 limit times the Current Year Median (FY2021) over the FY2008 median. HUD impacted areas are areas with Section 8 Income Limits held harmless by HUD in FY2007 or FY2008.

Multifamily Tax Subsidy Project

Income Limits

EFFECTIVE DATE: 4/1/2021 (Until Superseded)

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

MAXIMUM INCOME BY HOUSEHOLD/MAXIMUM RENTS LIMITS

BRIDGEPORT HMFA									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	14420	16480	18540	20580	22240	23880	25520	27180	
25% of Median	18025	20600	23175	25725	27800	29850	31900	33975	
30% of Median	21630	24720	27810	30870	33360	35820	38280	40770	
40% of Median	28840	32960	37080	41160	44480	47760	51040	54360	
50% of Median	36050	41200	46350	51450	55600	59700	63800	67950	
60% of Median	43260	49440	55620	61740	66720	71640	76560	81540	
70% of Median	50470	57680	64890	72030	77840	83580	89320	95130	
80% of Median	57680	65920	74160	82320	88960	95520	102080	108720	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	360	386	463	535	597				
25% of Median	450	482	579	669	746				
30% of Median	540	579	695	802	895				
40% of Median	721	772	927	1070	1194				
50% of Median	901	965	1158	1338	1492				
60% of Median	1081	1158	1390	1605	1791				
70% of Median	1261	1351	1622	1873	2089				
80% of Median	1442	1545	1854	2141	2388				

SOUTHERN MIDDLESEX HMFA									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16060	18340	20640	22920	24760	26600	28440	30260	
25% of Median	20075	22925	25800	28650	30950	33250	35550	37825	
30% of Median	24090	27510	30960	34380	37140	39900	42660	45390	
40% of Median	32120	36680	41280	45840	49520	53200	56880	60520	
50% of Median	40150	45850	51600	57300	61900	66500	71100	75650	
60% of Median	48180	55020	61920	68760	74280	79800	85320	90780	
70% of Median	56210	64190	72240	80220	86660	93100	99540	105910	
80% of Median	64240	73360	82560	91680	99040	106400	113760	121040	
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	997				
40% of Median	803	860	1032	1192	1330				
50% of Median	1003	1075	1290	1490	1662				
60% of Median	1204	1290	1548	1788	1995				
70% of Median	1405	1505	1806	2086	2327				
80% of Median	1606	1720	2064	2384	2660				

STAMFORD-NORWALK HMFA

For use by developments Placed In Service On or Before December 31, 2008 (FY2021 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	21260	24300	27340	30360	32800	35220	37660	40080
25% of Median	26575	30375	34175	37950	41000	44025	47075	50100
30% of Median	31890	36450	41010	45540	49200	52830	56490	60120
40% of Median	42520	48600	54680	60720	65600	70440	75320	80160
50% of Median	53150	60750	68350	75900	82000	88050	94150	100200
60% of Median	63780	72900	82020	91080	98400	105660	112980	120240
70% of Median	74410	85050	95690	106260	114800	123270	131810	140280
80% of Median	85040	97200	109360	121440	131200	140880	150640	160320

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	531	569	683	789	880
25% of Median	664	711	854	986	1100
30% of Median	797	854	1025	1184	1320
40% of Median	1063	1139	1367	1579	1761
50% of Median	1328	1423	1708	1973	2201
60% of Median	1594	1708	2050	2368	2641
70% of Median	1860	1993	2392	2763	3081
80% of Median	2126	2278	2734	3158	3522

STAMFORD-NORWALK HMFA

For use by developments Placed In Service On or After January 1, 2009 (FY2021)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	21080	24080	27100	30100	32520	34920	37340	39740
25% of Median	26350	30100	33875	37625	40650	43650	46675	49675
30% of Median	31620	36120	40650	45150	48780	52380	56010	59610
40% of Median	42160	48160	54200	60200	65040	69840	74680	79480
50% of Median	52700	60200	67750	75250	81300	87300	93350	99350
60% of Median	63240	72240	81300	90300	97560	104760	112020	119220
70% of Median	73780	84280	94850	105350	113820	122220	130690	139090
80% of Median	84320	96320	108400	120400	130080	139680	149360	158960

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	527	564	677	782	873
25% of Median	658	705	846	978	1091
30% of Median	790	846	1016	1174	1309
40% of Median	1054	1129	1355	1565	1746
50% of Median	1317	1411	1693	1956	2182
60% of Median	1581	1693	2032	2348	2619
70% of Median	1844	1975	2371	2739	3055
80% of Median	2108	2258	2710	3131	3492

DANBURY HMFA									
For use by developments Placed In Service On or Before March 31, 2021 (FY2020 HERA & HH)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17080	19520	21960	24400	26360	28320	30260	32220	
25% of Median	21350	24400	27450	30500	32950	35400	37825	40275	
30% of Median	25620	29280	32940	36600	39540	42480	45390	48330	
40% of Median	34160	39040	43920	48800	52720	56640	60520	64440	
50% of Median	42700	48800	54900	61000	65900	70800	75650	80550	
60% of Median	51240	58560	65880	73200	79080	84960	90780	96660	
70% of Median	59780	68320	76860	85400	92260	99120	105910	112770	
80% of Median	68320	78080	87840	97600	105440	113280	121040	128880	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	427	457	549	634	708				
25% of Median	533	571	686	793	885				
30% of Median	640	686	823	951	1062				
40% of Median	854	915	1098	1269	1416				
50% of Median	1067	1143	1372	1586	1770				
60% of Median	1281	1372	1647	1903	2124				
70% of Median	1494	1601	1921	2220	2478				
80% of Median	1708	1830	2196	2538	2832				

DANBURY HMFA									
For use by developments Placed In Service On or After April 1, 2021 (FY2021)									
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				

HARTFORD – W. HARTFORD – E. HARTFORD HMFA

For use by ALL developments in this Federal Statistical Area (FY2021)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	14620	16700	18780	20860	22540	24200	25880	27540
25% of Median	18275	20875	23475	26075	28175	30250	32350	34425
30% of Median	21930	25050	28170	31290	33810	36300	38820	41310
40% of Median	29240	33400	37560	41720	45080	48400	51760	55080
50% of Median	36550	41750	46950	52150	56350	60500	64700	68850
60% of Median	43860	50100	56340	62580	67620	72600	77640	82620
70% of Median	51170	58450	65730	73010	78890	84700	90580	96390
80% of Median	58480	66800	75120	83440	90160	96800	103520	110160

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	365	391	469	542	605
25% of Median	456	489	586	678	756
30% of Median	548	587	704	813	907
40% of Median	731	783	939	1085	1210
50% of Median	913	978	1173	1356	1512
60% of Median	1096	1174	1408	1627	1815
70% of Median	1279	1370	1643	1898	2117
80% of Median	1462	1566	1878	2170	2420

NEW HAVEN-MERIDEN HMFA

For use by ALL developments in this Federal Statistical Area (FY2021)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	14420	16480	18540	20580	22240	23880	25520	27180
25% of Median	18025	20600	23175	25725	27800	29850	31900	33975
30% of Median	21630	24720	27810	30870	33360	35820	38280	40770
40% of Median	28840	32960	37080	41160	44480	47760	51040	54360
50% of Median	36050	41200	46350	51450	55600	59700	63800	67950
60% of Median	43260	49440	55620	61740	66720	71640	76560	81540
70% of Median	50470	57680	64890	72030	77840	83580	89320	95130
80% of Median	57680	65920	74160	82320	88960	95520	102080	108720

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	360	386	463	535	597
25% of Median	450	482	579	669	746
30% of Median	540	579	695	802	895
40% of Median	721	772	927	1070	1194
50% of Median	901	965	1158	1338	1492
60% of Median	1081	1158	1390	1605	1791
70% of Median	1261	1351	1622	1873	2089
80% of Median	1442	1545	1854	2141	2388

MILFORD-ANSONIA-SEYMOUR HMFA									
For use by developments Placed in Service ON OR BEFORE December 31, 2008 (FY2021 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		15180	17340	19500	21660	23400	25140	26860	28600
25% of Median		18975	21675	24375	27075	29250	31425	33575	35750
30% of Median		22770	26010	29250	32490	35100	37710	40290	42900
40% of Median		30360	34680	39000	43320	46800	50280	53720	57200
50% of Median		37950	43350	48750	54150	58500	62850	67150	71500
60% of Median		45540	52020	58500	64980	70200	75420	80580	85800
70% of Median		53130	60690	68250	75810	81900	87990	94010	100100
80% of Median		60720	69360	78000	86640	93600	100560	107440	114400
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		379	406	487	563	628			
25% of Median		474	508	609	704	785			
30% of Median		569	609	731	844	942			
40% of Median		759	813	975	1126	1257			
50% of Median		948	1016	1218	1408	1571			
60% of Median		1138	1219	1462	1689	1885			
70% of Median		1328	1422	1706	1971	2199			
80% of Median		1518	1626	1950	2253	2514			

MILFORD-ANSONIA-SEYMOUR HMFA									
For use by developments Placed in Service BETWEEN 1/1/2009 and 3/31/2021 (FY2020 HH)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		15160	17320	19480	21640	23380	25120	26840	28580
25% of Median		18950	21650	24350	27050	29225	31400	33550	35725
30% of Median		22740	25980	29220	32460	35070	37680	40260	42870
40% of Median		30320	34640	38960	43280	46760	50240	53680	57160
50% of Median		37900	43300	48700	54100	58450	62800	67100	71450
60% of Median		45480	51960	58440	64920	70140	75360	80520	85740
70% of Median		53060	60620	68180	75740	81830	87920	93940	100030
80% of Median		60640	69280	77920	86560	93520	100480	107360	114320
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		379	406	487	562	628			
25% of Median		473	507	608	703	785			
30% of Median		568	609	730	844	942			
40% of Median		758	812	974	1125	1256			
50% of Median		947	1015	1217	1406	1570			
60% of Median		1137	1218	1461	1688	1884			
70% of Median		1326	1421	1704	1969	2198			
80% of Median		1516	1624	1948	2251	2512			

MILFORD-ANSONIA-SEYMOUR HMFA

For use by developments Placed in Service ON OR AFTER April 1, 2021 (FY2021)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	14420	16480	18540	20580	22240	23880	25520	27180
25% of Median	18025	20600	23175	25725	27800	29850	31900	33975
30% of Median	21630	24720	27810	30870	33360	35820	38280	40770
40% of Median	28840	32960	37080	41160	44480	47760	51040	54360
50% of Median	36050	41200	46350	51450	55600	59700	63800	67950
60% of Median	43260	49440	55620	61740	66720	71640	76560	81540
70% of Median	50470	57680	64890	72030	77840	83580	89320	95130
80% of Median	57680	65920	74160	82320	88960	95520	102080	108720

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	360	386	463	535	597
25% of Median	450	482	579	669	746
30% of Median	540	579	695	802	895
40% of Median	721	772	927	1070	1194
50% of Median	901	965	1158	1338	1492
60% of Median	1081	1158	1390	1605	1791
70% of Median	1261	1351	1622	1873	2089
80% of Median	1442	1545	1854	2141	2388

WATERBURY HMFA

For use by ALL developments in this Federal Statistical Area (FY2021)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	14420	16480	18540	20580	22240	23880	25520	27180
25% of Median	18025	20600	23175	25725	27800	29850	31900	33975
30% of Median	21630	24720	27810	30870	33360	35820	38280	40770
40% of Median	28840	32960	37080	41160	44480	47760	51040	54360
50% of Median	36050	41200	46350	51450	55600	59700	63800	67950
60% of Median	43260	49440	55620	61740	66720	71640	76560	81540
70% of Median	50470	57680	64890	72030	77840	83580	89320	95130
80% of Median	57680	65920	74160	82320	88960	95520	102080	108720

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	360	386	463	535	597
25% of Median	450	482	579	669	746
30% of Median	540	579	695	802	895
40% of Median	721	772	927	1070	1194
50% of Median	901	965	1158	1338	1492
60% of Median	1081	1158	1390	1605	1791
70% of Median	1261	1351	1622	1873	2089
80% of Median	1442	1545	1854	2141	2388

COLCHESTER-LEBANON HMFA									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		16140	18440	20740	23040	24900	26740	28580	30420
25% of Median		20175	23050	25925	28800	31125	33425	35725	38025
30% of Median		24210	27660	31110	34560	37350	40110	42870	45630
40% of Median		32280	36880	41480	46080	49800	53480	57160	60840
50% of Median		40350	46100	51850	57600	62250	66850	71450	76050
60% of Median		48420	55320	62220	69120	74700	80220	85740	91260
70% of Median		56490	64540	72590	80640	87150	93590	100030	106470
80% of Median		64560	73760	82960	92160	99600	106960	114320	121680
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		403	432	518	599	668			
25% of Median		504	540	648	749	835			
30% of Median		605	648	777	898	1002			
40% of Median		807	864	1037	1198	1337			
50% of Median		1008	1080	1296	1498	1671			
60% of Median		1210	1296	1555	1797	2005			
70% of Median		1412	1512	1814	2097	2339			
80% of Median		1614	1729	2074	2397	2674			

NORWICH-NEW LONDON HMFA									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		14420	16480	18540	20580	22240	23880	25520	27180
25% of Median		18025	20600	23175	25725	27800	29850	31900	33975
30% of Median		21630	24720	27810	30870	33360	35820	38280	40770
40% of Median		28840	32960	37080	41160	44480	47760	51040	54360
50% of Median		36050	41200	46350	51450	55600	59700	63800	67950
60% of Median		43260	49440	55620	61740	66720	71640	76560	81540
70% of Median		50470	57680	64890	72030	77840	83580	89320	95130
80% of Median		57680	65920	74160	82320	88960	95520	102080	108720
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		360	386	463	535	597			
25% of Median		450	482	579	669	746			
30% of Median		540	579	695	802	895			
40% of Median		721	772	927	1070	1194			
50% of Median		901	965	1158	1338	1492			
60% of Median		1081	1158	1390	1605	1791			
70% of Median		1261	1351	1622	1873	2089			
80% of Median		1442	1545	1854	2141	2388			

LITCHFIELD COUNTY									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		14420	16480	18540	20580	22240	23880	25520	27180
25% of Median		18025	20600	23175	25725	27800	29850	31900	33975
30% of Median		21630	24720	27810	30870	33360	35820	38280	40770
40% of Median		28840	32960	37080	41160	44480	47760	51040	54360
50% of Median		36050	41200	46350	51450	55600	59700	63800	67950
60% of Median		43260	49440	55620	61740	66720	71640	76560	81540
70% of Median		50470	57680	64890	72030	77840	83580	89320	95130
80% of Median		57680	65920	74160	82320	88960	95520	102080	108720
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		360	386	463	535	597			
25% of Median		450	482	579	669	746			
30% of Median		540	579	695	802	895			
40% of Median		721	772	927	1070	1194			
50% of Median		901	965	1158	1338	1492			
60% of Median		1081	1158	1390	1605	1791			
70% of Median		1261	1351	1622	1873	2089			
80% of Median		1442	1545	1854	2141	2388			

WINDHAM COUNTY HMFA									
For use by ALL developments in this Federal Statistical Area (FY2021)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		14420	16480	18540	20580	22240	23880	25520	27180
25% of Median		18025	20600	23175	25725	27800	29850	31900	33975
30% of Median		21630	24720	27810	30870	33360	35820	38280	40770
40% of Median		28840	32960	37080	41160	44480	47760	51040	54360
50% of Median		36050	41200	46350	51450	55600	59700	63800	67950
60% of Median		43260	49440	55620	61740	66720	71640	76560	81540
70% of Median		50470	57680	64890	72030	77840	83580	89320	95130
80% of Median		57680	65920	74160	82320	88960	95520	102080	108720
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		360	386	463	535	597			
25% of Median		450	482	579	669	746			
30% of Median		540	579	695	802	895			
40% of Median		721	772	927	1070	1194			
50% of Median		901	965	1158	1338	1492			
60% of Median		1081	1158	1390	1605	1791			
70% of Median		1261	1351	1622	1873	2089			
80% of Median		1442	1545	1854	2141	2388			