

2026 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 05/01/2026)

Must be put in use by 06/15/2026

Source:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp26/HERA-Income-Limits-Report-FY26.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:

The hold-harmless provision of HERA prevents income and rent limits for low-income housing tax credit (LIHTC) properties from decreasing, even if the area median incomes decrease. 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

SA: Killingworth town, CT Exception Area - METRO25540M40710
 130-Lower Connecticut River Valley Planning Region, CT

SA: Old Saybrook town, CT Exception Area - METRO25540M57320
 130-Lower Connecticut River Valley Planning Region, CT

SA: Westbrook town, CT Exception Area - METRO25540M81680
 130-Lower Connecticut River Valley Planning Region, CT

New Haven, CT MSA - 35300
 CBSA: New Haven, CT MSA - METRO35300M35300
 170-South Central Connecticut Planning Region, CT

Norwich-New London-Willimantic, CT MSA - 35980
 SA: Colchester town, CT Exception Area - METRO35980M15910
 180-Southeastern Connecticut Planning Region, CT

SA: Lebanon town, CT Exception Area - METRO35980M42390
 180-Southeastern Connecticut Planning Region, CT

CBSA: Norwich-New London-Willimantic, CT MSA - METRO35980M35980
 180-Southeastern Connecticut Planning Region, CT

Waterbury-Shelton, CT MSA - 47930
 CBSA: Waterbury-Shelton, CT MSA - METRO47930M47930
 140-Naugatuck 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, Lyme town, Middlefield town,
 Middletown town, Old Lyme town, Portland town

Killingworth town

Old Saybrook town

Westbrook town

Bethany town, Branford town, East Haven town, Guilford town,
 Hamden town, Madison town, Meriden town, Milford town,
 New Haven town, North Branford town, North Haven town,
 Orange town, Wallingford town, West Haven town, Woodbridge town

Colchester town

Lebanon town

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

Ansonia town, Beacon Falls town, Bethlehem town, Bristol town,
 Cheshire town, Derby town, Middlebury town, Naugatuck town,
 Oxford town, Plymouth town, Prospect town, Seymour town,
 Shelton town, Southbury town, Thomaston town, Waterbury town,
 Watertown town, Wolcott town, Woodbury town

09 CONNECTICUT continued

-----NONMETROPOLITAN AREAS-----

Northeastern Connecticut Planning Region, CT

Northwest Hills Planning Region, CT

Union town, CT Exception Area

-----Towns within nonmetropolitan areas-----

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
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

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Bridgeport town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800
	60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360
	HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500
	HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200
Bridgewater town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	48000	54850	61700	68550	74050	79550	85050	90500
	60% INCOME LIMIT	57600	65820	74040	82260	88860	95460	102060	108600
	HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500
	HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200
Clinton town, CT Exception Area									
FY 2026 MFI: \$129,200	VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700
	60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Colchester town, CT Exception Area									
FY 2026 MFI: \$111,900	VERY LOW INCOME	46950	53650	60400	67050	72450	77800	83150	88550
	60% INCOME LIMIT	56340	64380	72480	80460	86940	93360	99780	106260
	HERA Special 50%*	52000	59400	66850	74250	80200	86150	92100	98050
	HERA Special 60%*	62400	71280	80220	89100	96240	103380	110520	117660
Darrien town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Deep River town, CT Exception Area									
FY 2026 MFI: \$129,200	VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700
	60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Easton town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800
	60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360
	HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500
	HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200

* 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 (FY2026) 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	
Essex town, CT Exception Area									
FY 2026 MFI: \$129,200	VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700
	60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040
	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 2026 MFI: \$156,800	VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800
	60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360
	HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500
	HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200
Greenwich town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Killingworth town, CT Exception Area									
FY 2026 MFI: \$129,200	VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700
	60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
Lebanon town, CT Exception Area									
FY 2026 MFI: \$111,900	VERY LOW INCOME	46950	53650	60400	67050	72450	77800	83150	88550
	60% INCOME LIMIT	56340	64380	72480	80460	86940	93360	99780	106260
	HERA Special 50%*	52000	59400	66850	74250	80200	86150	92100	98050
	HERA Special 60%*	62400	71280	80220	89100	96240	103380	110520	117660
Monroe town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800
	60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360
	HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500
	HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200
New Canaan town, CT Exception Area									
FY 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	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 (FY2026) 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	
New Milford town, CT Exception Area									
FY 2026 MFI: \$156,800 VERY LOW INCOME	48000	54850	61700	68550	74050	79550	85050	90500	
60% INCOME LIMIT	57600	65820	74040	82260	88860	95460	102060	108600	
HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500	
HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200	
Norwalk town, CT Exception Area									
FY 2026 MFI: \$156,800 VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600	
60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120	
HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400	
HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280	
Old Saybrook town, CT Exception Area									
FY 2026 MFI: \$129,200 VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700	
60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040	
HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300	
HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960	
Stamford town, CT Exception Area									
FY 2026 MFI: \$156,800 VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600	
60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120	
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 2026 MFI: \$156,800 VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800	
60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360	
HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500	
HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200	
Trumbull town, CT Exception Area									
FY 2026 MFI: \$156,800 VERY LOW INCOME	49200	56250	63300	70300	75950	81550	87200	92800	
60% INCOME LIMIT	59040	67500	75960	84360	91140	97860	104640	111360	
HERA Special 50%*	54900	62750	70600	78400	84700	90950	97250	103500	
HERA Special 60%*	65880	75300	84720	94080	101640	109140	116700	124200	
Westbrook town, CT Exception Area									
FY 2026 MFI: \$129,200 VERY LOW INCOME	46000	52550	59100	65650	70950	76200	81450	86700	
60% INCOME LIMIT	55200	63060	70920	78780	85140	91440	97740	104040	
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 (FY2026) 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 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	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 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	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 2026 MFI: \$156,800	VERY LOW INCOME	57050	65200	73350	81500	88050	94550	101100	107600
	60% INCOME LIMIT	68460	78240	88020	97800	105660	113460	121320	129120
	HERA Special 50%*	63350	72400	81450	90450	97700	104950	112200	119400
	HERA Special 60%*	76020	86880	97740	108540	117240	125940	134640	143280
Bridgeport-Stamford-Danbury, CT MSA									
FY 2026 MFI: \$156,800	VERY LOW INCOME	54900	62750	70600	78400	84700	90950	97250	103500
	60% INCOME LIMIT	65880	75300	84720	94080	101640	109140	116700	124200
Hartford-West Hartford-East Hartford, CT MSA									
FY 2026 MFI: \$129,200	VERY LOW INCOME	45250	51700	58150	64600	69800	74950	80150	85300
	60% INCOME LIMIT	54300	62040	69780	77520	83760	89940	96180	102360
New Haven, CT MSA									
FY 2026 MFI: \$123,200	VERY LOW INCOME	43600	49800	56050	62250	67250	72250	77200	82200
	60% INCOME LIMIT	52320	59760	67260	74700	80700	86700	92640	98640
Norwich-New London-Willimantic, CT MSA									
FY 2026 MFI: \$111,900	VERY LOW INCOME	43600	49800	56050	62250	67250	72250	77200	82200
	60% INCOME LIMIT	52320	59760	67260	74700	80700	86700	92640	98640
Waterbury-Shelton, CT MSA									
FY 2026 MFI: \$114,000	VERY LOW INCOME	43600	49800	56050	62250	67250	72250	77200	82200
	60% INCOME LIMIT	52320	59760	67260	74700	80700	86700	92640	98640
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
Union town, CT Exception Area									
FY 2026 MFI: \$126,500	VERY LOW INCOME	44300	50600	56950	63250	68350	73400	78450	83500
	60% INCOME LIMIT	53160	60720	68340	75900	82020	88080	94140	100200
Northeastern Connecticut Planning Region, CT									
FY 2026 MFI: \$126,500	VERY LOW INCOME	43750	50000	56250	62500	67500	72500	77500	82500
	60% INCOME LIMIT	52500	60000	67500	75000	81000	87000	93000	99000
	HERA Special 50%*	51450	58800	66150	73450	79350	85250	91100	97000
	HERA Special 60%*	61740	70560	79380	88140	95220	102300	109320	116400

* 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 (FY2026) 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: 5/1/2026 (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. 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 – Greater Bridgeport Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 HERA Special)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	21960	25100	28240	31360	33880	36380	38900	41400	
25% of Median	27450	31375	35300	39200	42350	45475	48625	51750	
30% of Median	32940	37650	42360	47040	50820	54570	58350	62100	
40% of Median	43920	50200	56480	62720	67760	72760	77800	82800	
50% of Median	54900	62750	70600	78400	84700	90950	97250	103500	
60% of Median	65880	75300	84720	94080	101640	109140	116700	124200	
70% of Median	76860	87850	98840	109760	118580	127330	136150	144900	
80% of Median	87840	100400	112960	125440	135520	145520	155600	165600	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull			
20% of Median	549	588	706	815	909				
25% of Median	686	735	882	1019	1136				
30% of Median	823	882	1059	1223	1364				
40% of Median	1098	1176	1412	1631	1819				
50% of Median	1372	1470	1765	2038	2273				
60% of Median	1647	1764	2118	2446	2728				
70% of Median	1921	2058	2471	2854	3183				
80% of Median	2196	2353	2824	3262	3638				

BRIDGEPORT-STAMFORD- DANBURY – Greater Bridgeport Planning Region									
For use by developments Placed in Service from 1/1/2009 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19680	22500	25320	28120	30380	32620	34880	37120	
25% of Median	24600	28125	31650	35150	37975	40775	43600	46400	
30% of Median	29520	33750	37980	42180	45570	48930	52320	55680	
40% of Median	39360	45000	50640	56240	60760	65240	69760	74240	
50% of Median	49200	56250	63300	70300	75950	81550	87200	92800	
60% of Median	59040	67500	75960	84360	91140	97860	104640	111360	
70% of Median	68880	78750	88620	98420	106330	114170	122080	129920	
80% of Median	78720	90000	101280	112480	121520	130480	139520	148480	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull			
20% of Median	492	527	633	731	815				
25% of Median	615	659	791	914	1019				
30% of Median	738	790	949	1096	1223				
40% of Median	984	1054	1266	1462	1631				
50% of Median	1230	1318	1582	1828	2038				
60% of Median	1476	1581	1899	2193	2446				
70% of Median	1722	1845	2215	2559	2854				
80% of Median	1968	2109	2532	2925	3262				

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region

For use by ALL developments in this Federal Statistical Area (FY2026)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	21960	25100	28240	31360	33880	36380	38900	41400
25% of Median	27450	31375	35300	39200	42350	45475	48625	51750
30% of Median	32940	37650	42360	47040	50820	54570	58350	62100
40% of Median	43920	50200	56480	62720	67760	72760	77800	82800
50% of Median	54900	62750	70600	78400	84700	90950	97250	103500
60% of Median	65880	75300	84720	94080	101640	109140	116700	124200
70% of Median	76860	87850	98840	109760	118580	127330	136150	144900
80% of Median	87840	100400	112960	125440	135520	145520	155600	165600

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	549	588	706	815	909
25% of Median	686	735	882	1019	1136
30% of Median	823	882	1059	1223	1364
40% of Median	1098	1176	1412	1631	1819
50% of Median	1372	1470	1765	2038	2273
60% of Median	1647	1764	2118	2446	2728
70% of Median	1921	2058	2471	2854	3183
80% of Median	2196	2353	2824	3262	3638

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

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region

For use by developments Placed in Service on or before 12/31/2008 (FY2026 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	21960	25100	28240	31360	33880	36380	38900	41400
25% of Median	27450	31375	35300	39200	42350	45475	48625	51750
30% of Median	32940	37650	42360	47040	50820	54570	58350	62100
40% of Median	43920	50200	56480	62720	67760	72760	77800	82800
50% of Median	54900	62750	70600	78400	84700	90950	97250	103500
60% of Median	65880	75300	84720	94080	101640	109140	116700	124200
70% of Median	76860	87850	98840	109760	118580	127330	136150	144900
80% of Median	87840	100400	112960	125440	135520	145520	155600	165600

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	549	588	706	815	909
25% of Median	686	735	882	1019	1136
30% of Median	823	882	1059	1223	1364
40% of Median	1098	1176	1412	1631	1819
50% of Median	1372	1470	1765	2038	2273
60% of Median	1647	1764	2118	2446	2728
70% of Median	1921	2058	2471	2854	3183
80% of Median	2196	2353	2824	3262	3638

Bridgewater Town

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region									
For use by developments Placed in Service from 1/1/2009 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19200	21940	24680	27420	29620	31820	34020	36200	
25% of Median	24000	27425	30850	34275	37025	39775	42525	45250	
30% of Median	28800	32910	37020	41130	44430	47730	51030	54300	
40% of Median	38400	43880	49360	54840	59240	63640	68040	72400	
50% of Median	48000	54850	61700	68550	74050	79550	85050	90500	
60% of Median	57600	65820	74040	82260	88860	95460	102060	108600	
70% of Median	67200	76790	86380	95970	103670	111370	119070	126700	
80% of Median	76800	87760	98720	109680	118480	127280	136080	144800	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bridgewater Town			
20% of Median	480	514	617	713	795				
25% of Median	600	642	771	891	994				
30% of Median	720	771	925	1069	1193				
40% of Median	960	1028	1234	1426	1591				
50% of Median	1200	1285	1542	1782	1988				
60% of Median	1440	1542	1851	2139	2386				
70% of Median	1680	1799	2159	2495	2784				
80% of Median	1920	2057	2468	2852	3182				

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 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 – Western Connecticut Planning Region									
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 – Western Connecticut Planning Region									
For use by developments Placed in Service on 4/1/2025 to 4/30/2026 (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 – Western Connecticut Planning Region

For use by developments Placed in Service on 5/1/2026 to Present (FY2026)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	22820	26080	29340	32600	35220	37820	40440	43040
25% of Median	28525	32600	36675	40750	44025	47275	50550	53800
30% of Median	34230	39120	44010	48900	52830	56730	60660	64560
40% of Median	45640	52160	58680	65200	70440	75640	80880	86080
50% of Median	57050	65200	73350	81500	88050	94550	101100	107600
60% of Median	68460	78240	88020	97800	105660	113460	121320	129120
70% of Median	79870	91280	102690	114100	123270	132370	141540	150640
80% of Median	91280	104320	117360	130400	140880	151280	161760	172160

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	570	611	733	847	945
25% of Median	713	764	916	1059	1181
30% of Median	855	916	1100	1271	1418
40% of Median	1141	1222	1467	1695	1891
50% of Median	1426	1528	1833	2119	2363
60% of Median	1711	1833	2200	2543	2836
70% of Median	1996	2139	2567	2967	3309
80% of Median	2282	2445	2934	3391	3782

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

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region

For use by developments Placed in Service on or before 12/31/2008 (FY2026 HERA Special)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	21960	25100	28240	31360	33880	36380	38900	41400
25% of Median	27450	31375	35300	39200	42350	45475	48625	51750
30% of Median	32940	37650	42360	47040	50820	54570	58350	62100
40% of Median	43920	50200	56480	62720	67760	72760	77800	82800
50% of Median	54900	62750	70600	78400	84700	90950	97250	103500
60% of Median	65880	75300	84720	94080	101640	109140	116700	124200
70% of Median	76860	87850	98840	109760	118580	127330	136150	144900
80% of Median	87840	100400	112960	125440	135520	145520	155600	165600

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	549	588	706	815	909
25% of Median	686	735	882	1019	1136
30% of Median	823	882	1059	1223	1364
40% of Median	1098	1176	1412	1631	1819
50% of Median	1372	1470	1765	2038	2273
60% of Median	1647	1764	2118	2446	2728
70% of Median	1921	2058	2471	2854	3183
80% of Median	2196	2353	2824	3262	3638

New Milford

BRIDGEPORT-STAMFORD-DANBURY – Western Connecticut Planning Region									
For use by developments Placed in Service from 1/1/2009 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	19200	21940	24680	27420	29620	31820	34020	36200	
25% of Median	24000	27425	30850	34275	37025	39775	42525	45250	
30% of Median	28800	32910	37020	41130	44430	47730	51030	54300	
40% of Median	38400	43880	49360	54840	59240	63640	68040	72400	
50% of Median	48000	54850	61700	68550	74050	79550	85050	90500	
60% of Median	57600	65820	74040	82260	88860	95460	102060	108600	
70% of Median	67200	76790	86380	95970	103670	111370	119070	126700	
80% of Median	76800	87760	98720	109680	118480	127280	136080	144800	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	New Milford			
20% of Median	480	514	617	713	795				
25% of Median	600	642	771	891	994				
30% of Median	720	771	925	1069	1193				
40% of Median	960	1028	1234	1426	1591				
50% of Median	1200	1285	1542	1782	1988				
60% of Median	1440	1542	1851	2139	2386				
70% of Median	1680	1799	2159	2495	2784				
80% of Median	1920	2057	2468	2852	3182				

HARTFORD-West – HARTFORD-East – HARTFORD – Lower Connecticut River Valley Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 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	Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook			
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				

HARTFORD-West – HARTFORD-East – HARTFORD – Lower Connecticut River Valley Planning Region									
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 – Lower Connecticut River Valley Planning Region									
For use by developments Placed in Service on 4/1/2025 to 4/30/2026 (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 – Lower Connecticut River Valley Planning Region									
For use by developments Placed in Service on 5/1/2026 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18400	21020	23640	26260	28380	30480	32580	34680	
25% of Median	23000	26275	29550	32825	35475	38100	40725	43350	
30% of Median	27600	31530	35460	39390	42570	45720	48870	52020	
40% of Median	36800	42040	47280	52520	56760	60960	65160	69360	
50% of Median	46000	52550	59100	65650	70950	76200	81450	86700	
60% of Median	55200	63060	70920	78780	85140	91440	97740	104040	
70% of Median	64400	73570	82740	91910	99330	106680	114030	121380	
80% of Median	73600	84080	94560	105040	113520	121920	130320	138720	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	460	492	591	683	762	Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook			
25% of Median	575	615	738	853	952				
30% of Median	690	739	886	1024	1143				
40% of Median	920	985	1182	1366	1524				
50% of Median	1150	1231	1477	1707	1905				
60% of Median	1380	1478	1773	2049	2286				
70% of Median	1610	1724	2068	2390	2667				
80% of Median	1840	1971	2364	2732	3048				

HARTFORD-West – HARTFORD-East – HARTFORD – Capitol Planning Region									
For use by ALL developments in this Federal Statistical Area (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18100	20680	23260	25840	27920	29980	32060	34120	
25% of Median	22625	25850	29075	32300	34900	37475	40075	42650	
30% of Median	27150	31020	34890	38760	41880	44970	48090	51180	
40% of Median	36200	41360	46520	51680	55840	59960	64120	68240	
50% of Median	45250	51700	58150	64600	69800	74950	80150	85300	
60% of Median	54300	62040	69780	77520	83760	89940	96180	102360	
70% of Median	63350	72380	81410	90440	97720	104930	112210	119420	
80% of Median	72400	82720	93040	103360	111680	119920	128240	136480	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	452	484	581	672	749	Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Columbia, Coventry, East Granby, East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, Hartford, Hebron, Manchester, Mansfield, Marlborough, New Britain, Newington, Plainville, Rocky Hill, Simsbury, Somers, Southington, South Windsor, Stafford, Suffield, Tolland, Vernon, West Hartford, Wethersfield, Willington, Windsor, Windsor Locks			
25% of Median	565	605	726	840	936				
30% of Median	678	727	872	1008	1124				
40% of Median	905	969	1163	1344	1499				
50% of Median	1131	1211	1453	1680	1873				
60% of Median	1357	1454	1744	2016	2248				
70% of Median	1583	1696	2035	2352	2623				
80% of Median	1810	1939	2326	2688	2998				

HARTFORD-West – HARTFORD-East – HARTFORD – Lower Connecticut River Valley Planning Region									
For use by ALL developments in this Federal Statistical Area (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18100	20680	23260	25840	27920	29980	32060	34120	
25% of Median	22625	25850	29075	32300	34900	37475	40075	42650	
30% of Median	27150	31020	34890	38760	41880	44970	48090	51180	
40% of Median	36200	41360	46520	51680	55840	59960	64120	68240	
50% of Median	45250	51700	58150	64600	69800	74950	80150	85300	
60% of Median	54300	62040	69780	77520	83760	89940	96180	102360	
70% of Median	63350	72380	81410	90440	97720	104930	112210	119420	
80% of Median	72400	82720	93040	103360	111680	119920	128240	136480	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	452	484	581	672	749	Chester, Cromwell, Durham, East Haddam, East Hampton, Haddam, Lyme, Middlefield, Middletown, Old Lyme, Portland			
25% of Median	565	605	726	840	936				
30% of Median	678	727	872	1008	1124				
40% of Median	905	969	1163	1344	1499				
50% of Median	1131	1211	1453	1680	1873				
60% of Median	1357	1454	1744	2016	2248				
70% of Median	1583	1696	2035	2352	2623				
80% of Median	1810	1939	2326	2688	2998				

NEW HAVEN – South Central Connecticut Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 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	Milford			
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 – South Central Connecticut Planning Region									
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 – South Central Connecticut Planning Region									
For use by developments Placed in Service between 4/1/2025 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17440	19920	22420	24900	26900	28900	30880	32880	
25% of Median	21800	24900	28025	31125	33625	36125	38600	41100	
30% of Median	26160	29880	33630	37350	40350	43350	46320	49320	
40% of Median	34880	39840	44840	49800	53800	57800	61760	65760	
50% of Median	43600	49800	56050	62250	67250	72250	77200	82200	
60% of Median	52320	59760	67260	74700	80700	86700	92640	98640	
70% of Median	61040	69720	78470	87150	94150	101150	108080	115080	
80% of Median	69760	79680	89680	99600	107600	115600	123520	131520	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Milford			
20% of Median	436	467	560	647	722				
25% of Median	545	583	700	809	903				
30% of Median	654	700	840	971	1083				
40% of Median	872	934	1121	1295	1445				
50% of Median	1090	1167	1401	1618	1806				
60% of Median	1308	1401	1681	1942	2167				
70% of Median	1526	1634	1961	2266	2528				
80% of Median	1744	1868	2242	2590	2890				

NEW HAVEN – South Central Connecticut Planning Region									
For use by ALL developments in this Federal Statistical Area (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17440	19920	22420	24900	26900	28900	30880	32880	
25% of Median	21800	24900	28025	31125	33625	36125	38600	41100	
30% of Median	26160	29880	33630	37350	40350	43350	46320	49320	
40% of Median	34880	39840	44840	49800	53800	57800	61760	65760	
50% of Median	43600	49800	56050	62250	67250	72250	77200	82200	
60% of Median	52320	59760	67260	74700	80700	86700	92640	98640	
70% of Median	61040	69720	78470	87150	94150	101150	108080	115080	
80% of Median	69760	79680	89680	99600	107600	115600	123520	131520	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	436	467	560	647	722	Bethany, Branford, East Haven, Guilford, Hamden, Madison, Meriden, New Haven, North Branford, North Haven, Orange, Wallingford, West Haven, Woodbridge			
25% of Median	545	583	700	809	903				
30% of Median	654	700	840	971	1083				
40% of Median	872	934	1121	1295	1445				
50% of Median	1090	1167	1401	1618	1806				
60% of Median	1308	1401	1681	1942	2167				
70% of Median	1526	1634	1961	2266	2528				
80% of Median	1744	1868	2242	2590	2890				

NORWICH – NEW LONDON – WILLIMANTIC – Southeastern Connecticut Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 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				
20% of Median	520	557	668	772	861	Colchester, Lebanon			
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 – Southeastern Connecticut Planning Region

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
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

Colchester, Lebanon

NORWICH – NEW LONDON – WILLIMANTIC – Southeastern Connecticut Planning Region

For use by developments Placed in Service on 4/1/2025 to 4/30/2026 (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
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

Colchester, Lebanon

NORWICH – NEW LONDON – WILLIMANTIC – Southeastern Connecticut Planning Region									
For use by developments Placed in Service on 5/1/2026 to Present (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	18780	21460	24160	26820	28980	31120	33260	35420	
25% of Median	23475	26825	30200	33525	36225	38900	41575	44275	
30% of Median	28170	32190	36240	40230	43470	46680	49890	53130	
40% of Median	37560	42920	48320	53640	57960	62240	66520	70840	
50% of Median	46950	53650	60400	67050	72450	77800	83150	88550	
60% of Median	56340	64380	72480	80460	86940	93360	99780	106260	
70% of Median	65730	75110	84560	93870	101430	108920	116410	123970	
80% of Median	75120	85840	96640	107280	115920	124480	133040	141680	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Colchester, Lebanon			
20% of Median	469	503	604	697	778				
25% of Median	586	628	755	871	972				
30% of Median	704	754	906	1046	1167				
40% of Median	939	1006	1208	1395	1556				
50% of Median	1173	1257	1510	1743	1945				
60% of Median	1408	1509	1812	2092	2334				
70% of Median	1643	1760	2114	2441	2723				
80% of Median	1878	2012	2416	2790	3112				

NORWICH – NEW LONDON – WILLIMANTIC – Southeastern Connecticut Planning Region									
For use by ALL developments in this Federal Statistical Area (FY2026)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	17440	19920	22420	24900	26900	28900	30880	32880	
25% of Median	21800	24900	28025	31125	33625	36125	38600	41100	
30% of Median	26160	29880	33630	37350	40350	43350	46320	49320	
40% of Median	34880	39840	44840	49800	53800	57800	61760	65760	
50% of Median	43600	49800	56050	62250	67250	72250	77200	82200	
60% of Median	52320	59760	67260	74700	80700	86700	92640	98640	
70% of Median	61040	69720	78470	87150	94150	101150	108080	115080	
80% of Median	69760	79680	89680	99600	107600	115600	123520	131520	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom	Bozrah, East Lyme, Franklin, Griswold, Groton, Ledyard, Lisbon, Montville, New London, North Stonington, Norwich, Preston, Salem, Sprague, Stonington, Waterford, Windham			
20% of Median	436	467	560	647	722				
25% of Median	545	583	700	809	903				
30% of Median	654	700	840	971	1083				
40% of Median	872	934	1121	1295	1445				
50% of Median	1090	1167	1401	1618	1806				
60% of Median	1308	1401	1681	1942	2167				
70% of Median	1526	1634	1961	2266	2528				
80% of Median	1744	1868	2242	2590	2890				

WATERBURY – SHELTON – Naugatuck Valley Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 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	Ansonia, Beacon Falls, Derby, Oxford, Seymour			
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				

WATERBURY – SHELTON – Naugatuck Valley Planning Region									
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				
20% of Median	456	489	586	677	756	Ansonia, Beacon Falls, Derby, Oxford, Seymour			
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 – Naugatuck Valley Planning Region										
For use by developments Placed in Service on 4/1/2025 to Present (FY2026)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		17440	19920	22420	24900	26900	28900	30880	32880	
25% of Median		21800	24900	28025	31125	33625	36125	38600	41100	
30% of Median		26160	29880	33630	37350	40350	43350	46320	49320	
40% of Median		34880	39840	44840	49800	53800	57800	61760	65760	
50% of Median		43600	49800	56050	62250	67250	72250	77200	82200	
60% of Median		52320	59760	67260	74700	80700	86700	92640	98640	
70% of Median		61040	69720	78470	87150	94150	101150	108080	115080	
80% of Median		69760	79680	89680	99600	107600	115600	123520	131520	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median		436	467	560	647	722	Ansonia, Beacon Falls, Derby, Oxford, Seymour			
25% of Median		545	583	700	809	903				
30% of Median		654	700	840	971	1083				
40% of Median		872	934	1121	1295	1445				
50% of Median		1090	1167	1401	1618	1806				
60% of Median		1308	1401	1681	1942	2167				
70% of Median		1526	1634	1961	2266	2528				
80% of Median		1744	1868	2242	2590	2890				

WATERBURY – SHELTON – Naugatuck Valley Planning Region										
For use by ALL developments in this Federal Statistical Area (FY2026)										
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median		17440	19920	22420	24900	26900	28900	30880	32880	
25% of Median		21800	24900	28025	31125	33625	36125	38600	41100	
30% of Median		26160	29880	33630	37350	40350	43350	46320	49320	
40% of Median		34880	39840	44840	49800	53800	57800	61760	65760	
50% of Median		43600	49800	56050	62250	67250	72250	77200	82200	
60% of Median		52320	59760	67260	74700	80700	86700	92640	98640	
70% of Median		61040	69720	78470	87150	94150	101150	108080	115080	
80% of Median		69760	79680	89680	99600	107600	115600	123520	131520	
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median		436	467	560	647	722	Bethlehem, Bristol, Cheshire, Middlebury, Naugatuck, Plymouth, Prospect, Shelton, Southbury, Thomaston, Waterbury, Watertown, Wolcott, Woodbury			
25% of Median		545	583	700	809	903				
30% of Median		654	700	840	971	1083				
40% of Median		872	934	1121	1295	1445				
50% of Median		1090	1167	1401	1618	1806				
60% of Median		1308	1401	1681	1942	2167				
70% of Median		1526	1634	1961	2266	2528				
80% of Median		1744	1868	2242	2590	2890				

NONMETROPOLITAN AREAS – Northeastern Connecticut Planning Region									
For use by developments Placed in Service on or before 12/31/2008 (FY2026 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		20580	23520	26460	29380	31740	34100	36440	38800
25% of Median		25725	29400	33075	36725	39675	42625	45550	48500
30% of Median		30870	35280	39690	44070	47610	51150	54660	58200
40% of Median		41160	47040	52920	58760	63480	68200	72880	77600
50% of Median		51450	58800	66150	73450	79350	85250	91100	97000
60% of Median		61740	70560	79380	88140	95220	102300	109320	116400
70% of Median		72030	82320	92610	102830	111090	119350	127540	135800
80% of Median		82320	94080	105840	117520	126960	136400	145760	155200
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		514	551	661	764	852			
25% of Median		643	689	826	955	1065			
30% of Median		771	826	992	1146	1278			
40% of Median		1029	1102	1323	1528	1705			
50% of Median		1286	1378	1653	1910	2131			
60% of Median		1543	1653	1984	2292	2557			
70% of Median		1800	1929	2315	2674	2983			
80% of Median		2058	2205	2646	3056	3410			

NONMETROPOLITAN AREAS – Northeastern Connecticut Planning Region									
For use by developments Placed in Service on 1/1/2009 to Present (FY2026)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		17500	20000	22500	25000	27000	29000	31000	33000
25% of Median		21875	25000	28125	31250	33750	36250	38750	41250
30% of Median		26250	30000	33750	37500	40500	43500	46500	49500
40% of Median		35000	40000	45000	50000	54000	58000	62000	66000
50% of Median		43750	50000	56250	62500	67500	72500	77500	82500
60% of Median		52500	60000	67500	75000	81000	87000	93000	99000
70% of Median		61250	70000	78750	87500	94500	101500	108500	115500
80% of Median		70000	80000	90000	100000	108000	116000	124000	132000
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		437	468	562	650	725			
25% of Median		546	585	703	812	906			
30% of Median		656	703	843	975	1087			
40% of Median		875	937	1125	1300	1450			
50% of Median		1093	1171	1406	1625	1812			
60% of Median		1312	1406	1687	1950	2175			
70% of Median		1531	1640	1968	2275	2537			
80% of Median		1750	1875	2250	2600	2900			

NONMETROPOLITAN AREAS – Northwest Hills Planning Region

For use by ALL developments in this Federal Statistical Area (FY2026)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	17440	19920	22420	24900	26900	28900	30880	32880
25% of Median	21800	24900	28025	31125	33625	36125	38600	41100
30% of Median	26160	29880	33630	37350	40350	43350	46320	49320
40% of Median	34880	39840	44840	49800	53800	57800	61760	65760
50% of Median	43600	49800	56050	62250	67250	72250	77200	82200
60% of Median	52320	59760	67260	74700	80700	86700	92640	98640
70% of Median	61040	69720	78470	87150	94150	101150	108080	115080
80% of Median	69760	79680	89680	99600	107600	115600	123520	131520

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	436	467	560	647	722
25% of Median	545	583	700	809	903
30% of Median	654	700	840	971	1083
40% of Median	872	934	1121	1295	1445
50% of Median	1090	1167	1401	1618	1806
60% of Median	1308	1401	1681	1942	2167
70% of Median	1526	1634	1961	2266	2528
80% of Median	1744	1868	2242	2590	2890

Barkhamsted, Burlington, Canaan, Colebrook, Cornwall, Goshen, Hartland, Harwinton, Kent, Litchfield, Morris, New Hartford, Norfolk, North Canaan, Roxbury, Salisbury, Sharon, Torrington, Warren, Washington, Winchester

NONMETROPOLITAN AREAS – Union Town

For use by ALL developments in this Federal Statistical Area (FY2026)

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	17720	20240	22780	25300	27340	29360	31380	33400
25% of Median	22150	25300	28475	31625	34175	36700	39225	41750
30% of Median	26580	30360	34170	37950	41010	44040	47070	50100
40% of Median	35440	40480	45560	50600	54680	58720	62760	66800
50% of Median	44300	50600	56950	63250	68350	73400	78450	83500
60% of Median	53160	60720	68340	75900	82020	88080	94140	100200
70% of Median	62020	70840	79730	88550	95690	102760	109830	116900
80% of Median	70880	80960	91120	101200	109360	117440	125520	133600

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	443	474	569	658	734
25% of Median	553	593	711	822	917
30% of Median	664	711	854	987	1101
40% of Median	886	949	1139	1316	1468
50% of Median	1107	1186	1423	1645	1835
60% of Median	1329	1423	1708	1974	2202
70% of Median	1550	1660	1993	2303	2569
80% of Median	1772	1898	2278	2632	2936

Union