

# **2024 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas**

**(Effective 04/1/2024)**

**Must be put in use by 5/15/2024**

Source:

<https://www.huduser.gov/portal/datasets/mtsp/mtsp24/HERA-Income-Limits-Report-FY24.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 2024 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits or Held Harmless (HH) to FY2024. 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
- Bridgeport HMFA – PIS on or before 12/31/2008
- Norwich-New London 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
- Litchfield County – 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
<b>Bridgeport, CT HMFA</b>									
FY 2024 MFI: \$117,100	VERY LOW INCOME	41000	46850	52700	58550	63250	67950	72650	77300
	60% INCOME LIMIT	49200	56220	63240	70260	75900	81540	87180	92760
	HERA Special 50%*	41100	47000	52850	58700	63400	68100	72800	77500
	HERA Special 60%*	49320	56400	63420	70440	76080	81720	87360	93000
<b>Colchester-Lebanon, CT HMFA</b>									
FY 2024 MFI: \$148,500	VERY LOW INCOME	52000	59400	66850	74250	80200	86150	92100	98050
	60% INCOME LIMIT	62400	71280	80220	89100	96240	103380	110520	117660
<b>Danbury, CT HMFA</b>									
FY 2024 MFI: \$147,700	VERY LOW INCOME	51700	59100	66500	73850	79800	85700	91600	97500
	60% INCOME LIMIT	62040	70920	79800	88620	95760	102840	109920	117000
<b>Hartford-West Hartford-East Hartford, CT HM</b>									
FY 2024 MFI: \$121,800	VERY LOW INCOME	42650	48750	54850	60900	65800	70650	75550	80400
	60% INCOME LIMIT	51180	58500	65820	73080	78960	84780	90660	96480
<b>Milford-Ansonia-Seymour, CT HMFA</b>									
FY 2024 MFI: \$130,300	VERY LOW INCOME	45650	52150	58650	65150	70400	75600	80800	86000
	60% INCOME LIMIT	54780	62580	70380	78180	84480	90720	96960	103200
	HERA Special 50%*	45700	52200	58750	65250	70500	75700	80950	86150
	HERA Special 60%*	54840	62640	70500	78300	84600	90840	97140	103380
<b>New Haven-Meriden, CT HMFA</b>									
FY 2024 MFI: \$116,100	VERY LOW INCOME	40650	46450	52250	58050	62700	67350	72000	76650
	60% INCOME LIMIT	48780	55740	62700	69660	75240	80820	86400	91980
<b>Norwich-New London, CT HMFA</b>									
FY 2024 MFI: \$107,000	VERY LOW INCOME	40000	45700	51400	57100	61700	66250	70850	75400
	60% INCOME LIMIT	48000	54840	61680	68520	74040	79500	85020	90480
	HERA Special 50%*	40150	45900	51650	57350	61950	66550	71150	75750
	HERA Special 60%*	48180	55080	61980	68820	74340	79860	85380	90900
<b>Southern Middlesex County, CT HMFA</b>									
FY 2024 MFI: \$148,900	VERY LOW INCOME	50900	58150	65450	72700	78500	84350	90150	96000
	60% INCOME LIMIT	61080	69780	78540	87240	94200	101220	108180	115200
	HERA Special 50%*	52150	59600	67050	74450	80450	86400	92350	98300
	HERA Special 60%*	62580	71520	80460	89340	96540	103680	110820	117960
<b>Stamford-Norwalk, CT HMFA</b>									
FY 2024 MFI: \$180,500	VERY LOW INCOME	63200	72200	81250	90250	97500	104700	111950	119150
	60% INCOME LIMIT	75840	86640	97500	108300	117000	125640	134340	142980
	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 (FY2024) 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
Waterbury, CT HMFA FY 2024 MFI: \$91,600	VERY LOW INCOME	40000	45700	51400	57100	61700	66250	70850	75400
	60% INCOME LIMIT	48000	54840	61680	68520	74040	79500	85020	90480
	HERA Special 50%*	42750	48850	54950	61050	65950	70850	75750	80600
	HERA Special 60%*	51300	58620	65940	73260	79140	85020	90900	96720
Windham County, CT HMFA FY 2024 MFI: \$90,300	VERY LOW INCOME	40000	45700	51400	57100	61700	66250	70850	75400
	60% INCOME LIMIT	48000	54840	61680	68520	74040	79500	85020	90480
	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 2024 MFI: \$114,200	VERY LOW INCOME	40000	45700	51400	57100	61700	66250	70850	75400
	60% INCOME LIMIT	48000	54840	61680	68520	74040	79500	85020	90480
	HERA Special 50%*	40150	45900	51650	57350	61950	66550	71150	75750
	HERA Special 60%*	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 (FY2024) 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: 4/1/2024 (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 (HERA)									
For use by developments Placed in Service on or before 12/31/2008 (FY2024 HERA Special)									
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				

BRIDGEPORT HMFA									
For use by developments Placed in Service on 4/1/2024 or after (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16400	18740	21080	23420	25300	27180	29060	30920	
25% of Median	20500	23425	26350	29275	31625	33975	36325	38650	
30% of Median	24600	28110	31620	35130	37950	40770	43590	46380	
40% of Median	32800	37480	42160	46840	50600	54360	58120	61840	
50% of Median	41000	46850	52700	58550	63250	67950	72650	77300	
60% of Median	49200	56220	63240	70260	75900	81540	87180	92760	
70% of Median	57400	65590	73780	81970	88550	95130	101710	108220	
80% of Median	65600	74960	84320	93680	101200	108720	116240	123680	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	410	439	527	609	679				
25% of Median	512	549	658	761	849				
30% of Median	615	658	790	913	1019				
40% of Median	820	878	1054	1218	1359				
50% of Median	1025	1098	1317	1522	1698				
60% of Median	1230	1317	1581	1827	2038				
70% of Median	1435	1537	1844	2131	2378				
80% of Median	1640	1757	2108	2436	2718				

BRIDGEPORT HMFA									
For use by developments Placed in Service between 1/1/2009 and 3/31/2024 (FY2023)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	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 (FY2024)									
INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person	
20% of Median	16260	18580	20900	23220	25080	26940	28800	30660	
25% of Median	20325	23225	26125	29025	31350	33675	36000	38325	
30% of Median	24390	27870	31350	34830	37620	40410	43200	45990	
40% of Median	32520	37160	41800	46440	50160	53880	57600	61320	
50% of Median	40650	46450	52250	58050	62700	67350	72000	76650	
60% of Median	48780	55740	62700	69660	75240	80820	86400	91980	
70% of Median	56910	65030	73150	81270	87780	94290	100800	107310	
80% of Median	65040	74320	83600	92880	100320	107760	115200	122640	
RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom				
20% of Median	406	435	522	603	673				
25% of Median	508	544	653	754	841				
30% of Median	609	653	783	905	1010				
40% of Median	813	871	1045	1207	1347				
50% of Median	1016	1088	1306	1509	1683				
60% of Median	1219	1306	1567	1811	2020				
70% of Median	1422	1524	1828	2113	2357				
80% of Median	1626	1742	2090	2415	2694				

**HARTFORD – W. HARTFORD – E. HARTFORD HMFA**

**For use by ALL developments in this Federal Statistical Area (FY2024)**

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	17060	19500	21940	24360	26320	28260	30220	32160
25% of Median	21325	24375	27425	30450	32900	35325	37775	40200
30% of Median	25590	29250	32910	36540	39480	42390	45330	48240
40% of Median	34120	39000	43880	48720	52640	56520	60440	64320
50% of Median	42650	48750	54850	60900	65800	70650	75550	80400
60% of Median	51180	58500	65820	73080	78960	84780	90660	96480
70% of Median	59710	68250	76790	85260	92120	98910	105770	112560
80% of Median	68240	78000	87760	97440	105280	113040	120880	128640

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	426	457	548	633	706
25% of Median	533	571	685	791	883
30% of Median	639	685	822	950	1059
40% of Median	853	914	1097	1267	1413
50% of Median	1066	1142	1371	1583	1766
60% of Median	1279	1371	1645	1900	2119
70% of Median	1492	1599	1919	2217	2472
80% of Median	1706	1828	2194	2534	2826

**SOUTHERN MIDDLESEX HMFA**

**For use by developments Placed in Service on 1/1/2009 or after (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
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

**SOUTHERN MIDDLESEX HMFA (HERA)**

**For use by developments Placed in Service on or before 12/31/2008 (FY2024 HERA Special)**

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

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

**STAMFORD-NORWALK HMFA**

**For use by developments Placed in Service on 1/1/2009 or after (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	40625	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



**STAMFORD-NORWALK HMFA (HERA)**

**For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 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

**DANBURY HMFA**

**For use by ALL developments in this Federal Statistical Area (FY2024)**

INCOME LIMITS	1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median	20680	23640	26600	29540	31920	34280	36640	39000
25% of Median	25850	29550	33250	36925	39900	42850	45800	48750
30% of Median	31020	35460	39900	44310	47880	51420	54960	58500
40% of Median	41360	47280	53200	59080	63840	68560	73280	78000
50% of Median	51700	59100	66500	73850	79800	85700	91600	97500
60% of Median	62040	70920	79800	88620	95760	102840	109920	117000
70% of Median	72380	82740	93100	103390	111720	119980	128240	136500
80% of Median	82720	94560	106400	118160	127680	137120	146560	156000

  

RENT LIMITS	Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom
20% of Median	517	554	665	768	857
25% of Median	646	692	831	960	1071
30% of Median	775	831	997	1152	1285
40% of Median	1034	1108	1330	1536	1714
50% of Median	1292	1385	1662	1920	2142
60% of Median	1551	1662	1995	2304	2571
70% of Median	1809	1939	2327	2688	2999
80% of Median	2068	2216	2660	3073	3428

### COLCHESTER-LEBANON HMFA

**For use by ALL developments in this Federal Statistical Area (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

### WATERBURY HMFA

**For use by developments Placed in Service on 4/1/2024 to Present (FY2024)**

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

  

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

WATERBURY HMFA (HERA)									
For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 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 between 1/1/2009 and 3/31/2024 (FY2023)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		16060	18360	20660	22940	24780	26620	28460	30300
25% of Median		20075	22950	25825	28675	30975	33275	35575	37875
30% of Median		24090	27540	30990	34410	37170	39930	42690	45450
40% of Median		32120	36720	41320	45880	49560	53240	56920	60600
50% of Median		40150	45900	51650	57350	61950	66550	71150	75750
60% of Median		48180	55080	61980	68820	74340	79860	85380	90900
70% of Median		56210	64260	72310	80290	86730	93170	99610	106050
80% of Median		64240	73440	82640	91760	99120	106480	113840	121200
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		401	430	516	596	665			
25% of Median		501	537	645	745	831			
30% of Median		602	645	774	894	998			
40% of Median		803	860	1033	1193	1331			
50% of Median		1003	1075	1291	1491	1663			
60% of Median		1204	1290	1549	1789	1996			
70% of Median		1405	1505	1807	2087	2329			
80% of Median		1606	1721	2066	2386	2662			

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

NORWICH-NEW LONDON HMFA (HERA)									
For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		16060	18360	20660	22940	24780	26620	28460	30300
25% of Median		20075	22950	25825	28675	30975	33275	35575	37875
30% of Median		24090	27540	30990	34410	37170	39930	42690	45450
40% of Median		32120	36720	41320	45880	49560	53240	56920	60600
50% of Median		40150	45900	51650	57350	61950	66550	71150	75750
60% of Median		48180	55080	61980	68820	74340	79860	85380	90900
70% of Median		56210	64260	72310	80290	86730	93170	99610	106050
80% of Median		64240	73440	82640	91760	99120	106480	113840	121200
RENT LIMITS		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		401	430	516	596	665			
25% of Median		501	537	645	745	831			
30% of Median		602	645	774	894	998			
40% of Median		803	860	1033	1193	1331			
50% of Median		1003	1075	1291	1491	1663			
60% of Median		1204	1290	1549	1789	1996			
70% of Median		1405	1505	1807	2087	2329			
80% of Median		1606	1721	2066	2386	2662			

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

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

LITCHFIELD COUNTY (HERA)									
For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 HERA Special)									
INCOME LIMITS		1 person	2 person	3 person	4 person	5 person	6 person	7 person	8 person
20% of Median		16060	18360	20660	22940	24780	26620	28460	30300
25% of Median		20075	22950	25825	28675	30975	33275	35575	37875
30% of Median		24090	27540	30990	34410	37170	39930	42690	45450
40% of Median		32120	36720	41320	45880	49560	53240	56920	60600
50% of Median		40150	45900	51650	57350	61950	66550	71150	75750
60% of Median		48180	55080	61980	68820	74340	79860	85380	90900
70% of Median		56210	64260	72310	80290	86730	93170	99610	106050
80% of Median		64240	73440	82640	91760	99120	106480	113840	121200
RENT LIMITS									
		Studio	1 bedroom	2 bedroom	3 bedroom	4 bedroom			
20% of Median		401	430	516	596	665			
25% of Median		501	537	645	745	831			
30% of Median		602	645	774	894	998			
40% of Median		803	860	1033	1193	1331			
50% of Median		1003	1075	1291	1491	1663			
60% of Median		1204	1290	1549	1789	1996			
70% of Median		1405	1505	1807	2087	2329			
80% of Median		1606	1721	2066	2386	2662			

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

**MILFORD-ANSONIA-SEYMOUR HMFA**

**For use by developments Placed in Service between on 1/1/2009 or after (FY2024)**

<b>INCOME LIMITS</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
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

  

<b>RENT LIMITS</b>	<b>Studio</b>	<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom</b>
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

**MILFORD-ANSONIA-SEYMOUR HMFA (HERA)**

**For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 HERA Special)**

<b>INCOME LIMITS</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
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

  

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

**WINDHAM COUNTY HMFA**

**For use by developments Placed in Service on 4/1/2024 to Present (FY2024)**

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

  

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

**WINDHAM COUNTY HMFA (HERA)**

**For use by developments Placed in Service ON OR BEFORE 12/31/2008 (FY2024 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**

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

<b>INCOME LIMITS</b>	<b>1 person</b>	<b>2 person</b>	<b>3 person</b>	<b>4 person</b>	<b>5 person</b>	<b>6 person</b>	<b>7 person</b>	<b>8 person</b>
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

<b>RENT LIMITS</b>	<b>Studio</b>	<b>1 bedroom</b>	<b>2 bedroom</b>	<b>3 bedroom</b>	<b>4 bedroom</b>
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