

Connecticut Housing Finance Authority

Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: http://www.huduser.org/datasets/mtsp/mtsp12/HERA_Income_Limits_Report.pdf

Federal Statistical Area: Milford-Ansonia-Seymour HMFA
Area Median Income: \$92,200

Effective Date: 12/1/2011
(Until Superseded)

For use by developments that Placed in Service PRIOR to Jan. 1, 2009 (impacted area under HERA)

Tax Exempt Bond Financing - Min. 20% of Units @ 80% Median Income (as defined by HUD)

Median Income	92,200
80% of Median Income	73,760
150% of Median Income	138,300
Qualified Rent	\$1,844

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option A - Min. 20% of Units @ 50% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	32,350	\$808
1BR	1.5	34,650	\$866
	2.0	36,950	\$923
2BR	3.0	41,550	\$1,038
	4.0	46,150	\$1,153
3BR	4.5	48,000	\$1,200
	5.0	49,850	\$1,246
4BR	6.0	53,550	\$1,338
	7.0	57,250	\$1,431

Minimum Set-aside for LIHTC/Tax Exempt Bonds - Option B - Min. 40% of Units @ 60% Median Income

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	38,820	\$970
1BR	1.5	41,580	\$1,039
	2.0	44,340	\$1,108
2BR	3.0	49,860	\$1,246
	4.0	55,380	\$1,384
3BR	4.5	57,600	\$1,440
	5.0	59,820	\$1,495
4BR	6.0	64,260	\$1,606
	7.0	68,700	\$1,717

Limits for Developments with a Deep Targeting Income Requirement of 25% of AMI

Unit Size Equiv.	Persons Per Unit	HUD Max. Income	Maximum Rent / Month
0BR	1.0	16,175	\$404
1BR	1.5	17,325	\$433
	2.0	18,475	\$461
2BR	3.0	20,775	\$519
	4.0	23,075	\$576
3BR	4.5	24,000	\$600
	5.0	24,925	\$623
4BR	6.0	26,775	\$669
	7.0	28,625	\$715