

HUD Section 8 Program Income Limits

SOURCE: http://www.huduser.org/portal/datasets/il/il12/IncomeLimits_Section8.pdf

STATE: CONNECTICUT		----- I N C O M E L I M I T S -----									
		MEDIAN FAMILY INCOME	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
EFFECTIVE: 12-01-2011 (Until Superseded)											
HMFA	: Bridgeport, CT	87100									
	FY 2012 MEDIAN FAMILY INCOME: 87100	30% of MEDIAN	18350	20950	23550	26150	28250	30350	32450	34550	
		VERY LOW-INCOME	30500	34850	39200	43550	47050	50550	54050	57500	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Danbury, CT	110400									
	FY 2012 MEDIAN FAMILY INCOME: 110400	30% of MEDIAN	23200	26500	29800	33100	35750	38400	41050	43700	
		VERY LOW-INCOME	38650	44200	49700	55200	59650	64050	68450	72900	
		LOW-INCOME	49700	56800	63900	70950	76650	82350	88000	93700	
HMFA	: Stamford-Norwalk, CT	128400									
	FY 2012 MEDIAN FAMILY INCOME: 128400	30% of MEDIAN	26950	30800	34650	38500	41600	44700	47750	50850	
		VERY LOW-INCOME	44950	51400	57800	64200	69350	74500	79650	84750	
		LOW-INCOME	57750	66000	74250	82500	89100	95700	102300	108900	
HMFA	: Hartford-W.Hartford-E.Hartford, CT	87700									
	FY 2012 MEDIAN FAMILY INCOME: 87700	30% of MEDIAN	18450	21050	23700	26300	28450	30550	32650	34750	
		VERY LOW-INCOME	30700	35100	39500	43850	47400	50900	54400	57900	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Southern Middlesex County, CT	98600									
	FY 2012 MEDIAN FAMILY INCOME: 98600	30% of MEDIAN	20750	23700	26650	29600	32000	34350	36750	39100	
		VERY LOW-INCOME	34550	39450	44400	49300	53250	57200	61150	65100	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Milford-Ansonia-Seymour, CT	92200									
	FY 2012 MEDIAN FAMILY INCOME: 92200	30% of MEDIAN	19400	22150	24900	27650	29900	32100	34300	36500	
		VERY LOW-INCOME	32300	36900	41500	46100	49800	53500	57200	60900	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: New Haven-Meriden, CT	84900									
	FY 2012 MEDIAN FAMILY INCOME: 84900	30% of MEDIAN	17850	20400	22950	25450	27500	29550	31600	33600	
		VERY LOW-INCOME	29750	34000	38250	42450	45850	49250	52650	56050	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Waterbury, CT	68100									
	FY 2012 MEDIAN FAMILY INCOME: 68100	30% of MEDIAN	17500	20000	22500	24950	26950	28950	30950	32950	
		VERY LOW-INCOME	29150	33300	37450	41600	44950	48300	51600	54950	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Colchester-Lebanon, CT	100100									
	FY 2012 MEDIAN FAMILY INCOME: 100100	30% of MEDIAN	21050	24050	27050	30050	32500	34900	37300	39700	
		VERY LOW-INCOME	35050	40050	45050	50050	54100	58100	62100	66100	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
HMFA	: Norwich-New London, CT	84400									
	FY 2012 MEDIAN FAMILY INCOME: 84400	30% of MEDIAN	17750	20250	22800	25300	27350	29350	31400	33400	
		VERY LOW-INCOME	29550	33800	38000	42200	45600	49000	52350	55750	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
COUNTY	: LITCHFIELD COUNTY	89900									
	FY 2012 MEDIAN FAMILY INCOME: 89900	30% of MEDIAN	18900	21600	24300	26950	29150	31300	33450	35600	
		VERY LOW-INCOME	31500	36000	40500	44950	48550	52150	55750	59350	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	
COUNTY	: WINDHAM COUNTY	71900									
	FY 2012 MEDIAN FAMILY INCOME: 71900	30% of MEDIAN	17500	20000	22500	24950	26950	28950	30950	32950	
		VERY LOW-INCOME	29150	33300	37450	41600	44950	48300	51600	54950	
		LOW-INCOME	45500	52000	58500	65000	70200	75400	80600	85800	

2012 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 12/01/2011)

Sources: http://www.huduser.org/portal/datasets/il/il12/area_definitions.pdf OR
http://www.huduser.org/portal/datasets/mtsp/mtsp12/area_definitions.PDF

METROPOLITAN STATISTICAL AREAS

BRIDGEPORT – STAMFORD – NORWALK MSA

SA: BRIDGEPORT HMFA

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

SA: DANBURY HMFA

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

SA: STAMFORD – NORWALK HMFA

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

HARTFORD - WEST HARTFORD – EAST HARTFORD MSA

CBSA: HARTFORD – WEST HARTFORD – EAST HARTFORD HMFA

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

SA: SOUTHERN MIDDLESEX COUNTY HMFA

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

NEW HAVEN – MILFORD MSA

SA: MILFORD – ANSONIA – SEYMOUR HMFA

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

SA: NEW HAVEN – MERIDEN HMFA

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

SA: WATERBURY HMFA

Middlebury, Naugatuck, Prospect, Southbury, Waterbury, Wolcott

NORWICH – NEW LONDON MSA

SA: COLCHESTER – LEBANON HMFA

Colchester, Lebanon

CBSA: NORWICH – NEW LONDON HMFA

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

NON-METROPOLITAN COUNTIES

LITCHFIELD COUNTY

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

WINDHAM COUNTY

Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Windham, Woodstock

Notes to Schedule of Maximum Affordable Rent and Gross Income Limits

1. Maximum monthly rent is computed by multiplying the HUD maximum income adjusted for family size by 30% (maximum imputed housing expense allowance) then dividing by 12 (months). All decimal points round down.
2. Maximum monthly rent includes utilities except for household phone, internet and cable. Maximum rent must be reduced by an approved utility allowance for tenants that pay all or some utilities not provided by owner.
3. Maximum rents for LIHTC developments are determined by bedroom size for all developments after 1989 and pre-1990 developments receiving the irrevocable Rent Change Election of 1994. For developments before 1990, number of unit occupants must be used.
4. Per HUD methodology, the 4 person Low Income (80% of AMI) is limited to the U.S. median family income level unless justified by high housing costs. For 2012 the U.S. median family income is \$65,000.
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 the 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:

Two (2) Connecticut Areas have been assigned HERA Special Income Limits, in addition to a 2012 Income Limit. The HERA Special Income Limits **MUST** be used by developments in those affected areas that were Placed In Service (PIS) before an applicable date. The areas with HUD's special instructions are as follows:

- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008
- Windham County - PIS on or before Dec. 31, 2008

If the development was or will be placed in service on or after 12/01/2011:

- Use the current MTSP limits
- The development may **NOT** use the HERA Special 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.