

# 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](http://www.huduser.org/datasets/mtsp/mtsp12/HERA_Income_Limits_Report.pdf)

Federal Statistical Area: Windham County  
 Area Median Income: \$71,900

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 (Until Superseded)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	71,900
80% of Median Income	57,520
150% of Median Income	107,850
Qualified Rent	\$1,438

### 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	29,250	\$731
1BR	1.5	31,325	\$783
	2.0	33,400	\$835
2BR	3.0	37,600	\$940
	4.0	41,750	\$1,043
3BR	4.5	43,425	\$1,085
	5.0	45,100	\$1,127
4BR	6.0	48,450	\$1,211
	7.0	51,800	\$1,295

### 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	35,100	\$877
1BR	1.5	37,590	\$939
	2.0	40,080	\$1,002
2BR	3.0	45,120	\$1,128
	4.0	50,100	\$1,252
3BR	4.5	52,110	\$1,302
	5.0	54,120	\$1,353
4BR	6.0	58,140	\$1,453
	7.0	62,160	\$1,554

### 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	14,625	\$365
1BR	1.5	15,663	\$391
	2.0	16,700	\$417
2BR	3.0	18,800	\$470
	4.0	20,875	\$521
3BR	4.5	21,713	\$542
	5.0	22,550	\$563
4BR	6.0	24,225	\$605
	7.0	25,900	\$647