

# Connecticut Housing Finance Authority

## Schedule of Maximum Affordable Gross Rent and Income Limits

Area Median Income Source: <https://www.huduser.gov/portal/datasets/mtsp/mtsp17/HERA-Income-Limits-Report.PDF>

Federal Statistical Area: Colchester-Lebanon HMFA  
 Area Median Income: \$109,700

Effective Date: 4/14/2017  
 (Until Superseded)

**For use by developments Placed in Service ON OR BEFORE December 31, 2008 (HERA)**

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

Median Income	109,700
80% of Median Income	87,760
150% of Median Income	164,550
Qualified Rent	\$2,194

### 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	38,400	\$960
1BR			\$1,028
	2.0	43,900	
2BR	3.0	49,400	\$1,235
	4.0	54,850	
3BR			\$1,426
	5.0	59,250	
4BR	6.0	63,650	\$1,591
	7.0	68,050	

### 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	46,080	\$1,152
1BR			\$1,234
	2.0	52,680	
2BR	3.0	59,280	\$1,482
	4.0	65,820	
3BR			\$1,711
	5.0	71,100	
4BR	6.0	76,380	\$1,909
	7.0	81,660	

### 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	19,200	\$480
1BR			\$514
	2.0	21,950	
2BR	3.0	24,700	\$617
	4.0	27,425	
3BR			\$713
	5.0	29,625	
4BR	6.0	31,825	\$795
	7.0	34,025	