

2017 Income Limit Area Definitions Connecticut Metropolitan & Non-Metropolitan Areas

(Effective 04/14/2017)

Sources: <https://www.huduser.gov/portal/datasets/il/il17/area-definitions-FY17.pdf> OR
<https://www.huduser.gov/portal/datasets/mtsp/mtsp17/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 2017 the U.S. median family income is \$68,000.
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 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 2017 Income Limit, some Connecticut Areas have been assigned HERA Special Income Limits and/or Held Harmless (HH) to FY2014, FY2015, or FY2016. 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:

- Colchester-Lebanon HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Danbury HMFA - PIS on Jan. 1, 2009 thru & including Mar. 5, 2015 (HH to FY2014)
- Danbury HMFA - PIS on Mar. 6, 2015 thru & including Mar. 27, 2016(HH to FY2015)
- Milford-Ansonia-Seymour HMFA - PIS on or before Dec. 31, 2008 (HERA)
- Milford-Ansonia-Seymour HMFA - PIS on Jan. 1, 2009 thru & including Apr. 13, 2017(HH to FY2016)
- Stamford-Norwalk HMFA - PIS on or before Dec. 31, 2008 (HERA)

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.