

Rental Housing for Elderly Persons Program

Description:

The Housing for Elderly Persons program provides assistance to non-profit housing developers and public housing authorities to develop housing for elderly persons. The Department of Economic and Community Development (DECD) issues grants and loans to develop such housing. The Connecticut Housing Finance Authority (CHFA) provides administrative oversight of the established programs. Rental Housing for the Elderly Programs provides eligible older adults and persons with disabilities with affordable housing. Residents pay the greater of the following two amounts for rent:

- A base rent, which is the minimum rent each community can charge residents and still meet its operating expenses, or
- A percentage of their adjusted gross income, minus a utility allowance.

The utility allowance is each housing community's estimate of residents' average monthly utility costs. These estimates only include those utilities that are paid directly by residents; consequently, if all utilities are included in the rent, no utility allowance is offered. Although the communities are age restricted, younger persons with disabilities may also reside in them. Ten percent of the units in these communities must be designed to be accessible to persons with physical disabilities, regardless of age.

Eligibility Requirements, Service Areas and Program Year:

Eligibility Requirements:

- Must be at least 62 years of age or be certified as totally disabled by a federal board or agency. The Social Security Board can issue this certification under the federal Social Security Act; any other federal board or agency can also make the certification.
- Must have incomes no greater than 80 percent of their area's median income, which is adjusted for household size. Refer to the HUD income guidelines in [Appendix I](#).
- Applicants can be denied admission if they currently use illegal drugs, or currently abuse alcohol and have a recent history of disruptive or dangerous behavior and whose tenancy constitutes a direct threat to the health or safety of another individual or results in substantial damage to the property of others, or have been convicted of illegally selling or possessing a controlled substance as defined in Section 21a-240 of the general statutes within a prior 24-month period.
- There are no asset limitations for this program.
- Some communities participate in DECD's Rental Assistance program, which provides a rental subsidy to eligible residents.

Service Areas:

Ansonia	Hebron	Ridgefield
Ashford	Killingly	Rocky Hill
Berlin	Ledyard	Rockville
Bethel	Litchfield	Seymour
Branford	Manchester	Shelton
Bridgeport	Mansfield	Simsbury
Bristol	Marlborough	Somers
Brookfield	Meriden	Southington
Canton	Middlefield	South Windsor
Cheshire	Middletown	Sprague
Clinton	Milford	Stafford
Colchester	Monroe	Stamford
Coventry	Montville	Stonington
Danbury	Morris	Stratford
Darien	Naugatuck	Suffield
Deep River	New Britain	Thomaston
Derby	Newington	Thompson
East Hampton	New London	Torrington
East Hartford	North Branford	Trumbull
East Haven	North Canaan	Voluntown
Ellington	North Haven	Wallingford
Enfield	Norwalk	Waterbury
Fairfield	Norwich	Watertown
Farmington	Old Lyme	Westbrook
Glastonbury	Oxford	West Hartford
Greenwich	Plainfield	Westport
Griswold	Plainville	Wethersfield
Groton	Plymouth	Willimantic
Guilford	Portland	Winchester
Hamden	Preston	Windsor
Hartford	Putnam	Windsor Locks
		Woodstock

Program Year:
July 1 – June 30

Contact Information:

For general questions and information on unit availability call:

The Housing Authority (refer to [Appendix K](#)) in the town in which the housing community is located or the housing community directly.

For information about the administration of the program, to file a complaint about a housing community or to obtain a list of Rental Housing for the Elderly communities call:

Connecticut Housing Finance Authority
999 West Street
Rocky Hill, CT 06067
Telephone: 860-571-4376

For information on funds available for the construction of new communities contact:

Department of Economic and Community Development
505 Hudson Street
Hartford, CT 06106
Telephone: 860-270-8171

Related Information:

[*Rural Rental Housing \(Section 515\), refer to page XII – 44.*](#)

[*Supportive Housing for the Elderly Program \(Section 202\), refer to page XII -48.*](#)