

Rural Rental Housing (Section 515)

Description:

The United States Department of Agriculture (USDA) Rural Development provides assistance to non-profit housing developers and public housing authorities to develop housing in rural areas for individuals with very-low, low and moderate incomes, which includes persons with disabilities and persons age 62 and older. Loans are provided to these developers to assist in building, purchasing (in designated areas), rehabilitating or improving apartment-style housing for health, safety or accessibility purposes for rural residents.

Residents of these housing communities must meet income requirements, which vary depending upon family size and the applicant's place of residence. Persons who live in substandard housing are given priority to reside in Section 515 rental housing. Residents pay a basic rent, which is determined for each community and is set so that charges are affordable for persons with low-incomes. Eligible residents who pay more than 30 percent of their income towards rent may reduce their rental costs through the Rural Rental Assistance Program, which is also administered by Rural Development. Residents must apply for this assistance through their community's housing manager.

Eligibility Requirements, Service Areas and Program Year:

Eligibility Requirements:

- Must have incomes that are below 50 percent of the area median income (very-low income), between 50 and 80 percent of the area median income (low-income), or no more than \$5,500 more than the low-income limit (moderate income). Certain communities may be specifically for persons with very-low, low or moderate incomes. Refer to [Appendix J](#) for income guidelines.

Service Areas:

The following towns have Rural Rental Housing (Section 515) for elderly persons:

Andover	Columbia	Madison
Avon	Cromwell	Moodus
Bantam	Durham	Moosup
Bethlehem	East Granby	Newtown
Brooklyn	Granby	Noank
Canterbury	Griswold	Old Lyme
Canton	Harwinton	Plainfield
Chester	Kent	Putnam
Clinton	Killingly	Rogers
Colchester	Lebanon	Salisbury

Southbury
Suffield
Terryville
Thomaston

Thompson
Waterford
Warehouse Point
Westbrook

Willimantic
Woodbury

Program Year:
March 1 – April 30

Contact Information:

For a list of towns in each Connecticut county that are eligible for USDA Rural Development programs refer to [Appendix L](#).

For answers to questions and to obtain a listing of Rural Development rental housing communities:

Norwich Field Office
238 West Town Street
Norwich, CT 06360
Johan M. Strandson, Area Director
Telephone: 860-859-5218 Ext. 206
Fax: 860-859-5223
Email: johan.strandson@ct.usda.gov
Website: www.rurdev.usda.gov
Office Hours:
Monday – Friday
8:00 a.m. – 4:30 p.m.

Counties Served:
(Only eligible towns within each county)
New London County
Windham County

Windsor Field Office
100 Northfield Drive 4th floor
Windsor, CT 06095
Mary E. Grasso, Area Director
Telephone: 860-688-7725 Ext. 4
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Website: www.rurdev.usda.gov
Office Hours:
Monday – Friday
8:00 a.m. – 4:30 p.m.

Counties Served:
(Only eligible towns within each county)
Fairfield County
Hartford County
Litchfield County
Middlesex County
New Haven County
Tolland County

Related Information:

[Rental Housing for Elderly Persons Program, refer to page XII – 33.](#)