



State of Connecticut
Department of Economic and
Community Development

Compliance Office and Planning/Program Support

All Sponsors – HOME Program

Notice: COPS 05-11

Distribution Date: March 31, 2005

Effective: March 31, 2005

SUBJECT: 2005 HOME INCOME AND RENT LIMITS

Enclosed are copies of the recently HUD published HOME income and rent limits effective March 31st for calendar year 2005. Please update the information and use for all new applicants and re-certifications.

If you have any questions, please call Scott McNulty at 860-270-8212.

Enclosure

U.S. DEPARTMENT OF HUD 02/2005
 STATE: CONNECTICUT

----- FEBRUARY 2005 ADJUSTED HOME INCOME LIMITS -----

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Bridgeport, CT PMSA	30% LIMITS	16100	18400	20700	23000	24800	26650	28500	30350
	VERY LOW INCOME	26800	30650	34450	38300	41350	44450	47500	50550
	60% LIMITS	32160	36780	41340	45960	49620	53340	57000	60660
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
Danbury, CT PMSA	30% LIMITS	19500	22250	25050	27850	30050	32300	34500	36750
	VERY LOW INCOME	32500	37100	41750	46400	50100	53800	57550	61250
	60% LIMITS	39000	44520	50100	55680	60120	64560	69060	73500
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
Hartford, CT MSA	30% LIMITS	15850	18100	20350	22600	24450	26250	28050	29850
	VERY LOW INCOME	26350	30150	33900	37700	40700	43700	46700	49750
	60% LIMITS	31620	36180	40680	45240	48840	52440	56040	59700
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
New Haven-Meriden, CT PMSA	30% LIMITS	15450	17650	19850	22050	23800	25600	27350	29100
	VERY LOW INCOME	25700	29400	33050	36750	39650	42600	45550	48500
	60% LIMITS	30840	35280	39660	44100	47580	51120	54660	58200
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
New London-Norwich, CT-RI MSA	30% LIMITS	14950	17100	19250	21400	23100	24800	26500	28250
	VERY LOW INCOME	24950	28500	32050	35650	38500	41350	44200	47050
	60% LIMITS	29940	34200	38460	42780	46200	49620	53040	56460
	LOW INCOME	39950	45650	51350	57050	61600	66150	70750	75300
Stamford-Norwalk, CT PMSA	30% LIMITS	23450	26800	30150	33500	36150	38850	41500	44200
	VERY LOW INCOME	39050	44650	50200	55800	60250	64750	69200	73650
	60% LIMITS	46860	53580	60240	66960	72300	77700	83040	88380
	LOW INCOME	48700	55700	62650	69600	75150	80750	86300	91850
Waterbury, CT PMSA	30% LIMITS	14950	17100	19250	21400	23100	24800	26500	28250
	VERY LOW INCOME	24950	28500	32050	35650	38500	41350	44200	47050
	60% LIMITS	29940	34200	38460	42780	46200	49620	53040	56460
	LOW INCOME	39950	45650	51350	57050	61600	66150	70750	75300

PROGRAM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON	
Worcester, MA-CT PMSA	30% LIMITS	14900	17000	19150	21250	22950	24650	26350	28100
	VERY LOW INCOME	24800	28350	31900	35450	38250	41100	43950	46750
	60% LIMITS	29760	34020	38280	42540	45900	49320	52740	56100
	LOW INCOME	39700	45400	51050	56700	61250	65800	70350	74850
Hartford County	30% LIMITS	16400	18750	21100	23450	25350	27200	29100	30950
	VERY LOW INCOME	27350	31300	35200	39100	42250	45350	48500	51600
	60% LIMITS	32820	37560	42240	46920	50700	54420	58200	61920
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
Litchfield County	30% LIMITS	14950	17100	19250	21400	23100	24800	26500	28250
	VERY LOW INCOME	24950	28500	32050	35650	38500	41350	44200	47050
	60% LIMITS	29940	34200	38460	42780	46200	49620	53040	56460
	LOW INCOME	39950	45650	51350	57050	61600	66150	70750	75300
Middlesex County	30% LIMITS	18850	21550	24250	26950	29100	31250	33400	35550
	VERY LOW INCOME	31450	35900	40400	44900	48500	52100	55700	59250
	60% LIMITS	37740	43080	48480	53880	58200	62520	66840	71100
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
New London County	30% LIMITS	16700	19100	21450	23850	25750	27650	29550	31500
	VERY LOW INCOME	27850	31800	35800	39750	42950	46100	49300	52450
	60% LIMITS	33420	38160	42960	47700	51540	55320	59160	62940
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
Tolland County	30% LIMITS	16300	18600	20950	23250	25100	26950	28850	30700
	VERY LOW INCOME	27150	31000	34900	38750	41850	44950	48050	51150
	60% LIMITS	32580	37200	41880	46500	50220	53940	57660	61380
	LOW INCOME	40600	46400	52200	58000	62650	67300	71900	76550
Windham County	30% LIMITS	14950	17100	19250	21400	23100	24800	26500	28250
	VERY LOW INCOME	24950	28500	32050	35650	38500	41350	44200	47050
	60% LIMITS	29940	34200	38460	42780	46200	49620	53040	56460
	LOW INCOME	39950	45650	51350	57050	61600	66150	70750	75300

U.S. DEPARTMENT OF HUD 02/2005
STATE: CONNECTICUT

-----FEBRUARY 2005 HOME PROGRAM RENTS-----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Bridgeport, CT PMSA	LOW HOME RENT LIMIT	615	718	861	995	1111	1225	1340
	HIGH HOME RENT LIMIT	615	790	925	1105	1316	1511	1637
	For Information Only:							
	FAIR MARKET RENT	615	790	925	1105	1316	1513	1711
	50% RENT LIMIT	670	718	861	995	1111	1225	1340
	65% RENT LIMIT	851	914	1098	1260	1386	1511	1637
Danbury, CT PMSA	LOW HOME RENT LIMIT	736	870	1043	1206	1345	1485	1624
	HIGH HOME RENT LIMIT	736	886	1109	1348	1592	1774	1924
	For Information Only:							
	FAIR MARKET RENT	736	886	1109	1348	1592	1831	2070
	50% RENT LIMIT	812	870	1043	1206	1345	1485	1624
	65% RENT LIMIT	995	1068	1283	1474	1625	1774	1924
Hartford, CT MSA	LOW HOME RENT LIMIT	593	706	847	980	1092	1205	1319
	HIGH HOME RENT LIMIT	593	710	873	1053	1214	1396	1578
	For Information Only:							
	FAIR MARKET RENT	593	710	873	1053	1214	1396	1578
	50% RENT LIMIT	658	706	847	980	1092	1205	1319
	65% RENT LIMIT	838	899	1081	1240	1364	1486	1609
New Haven-Meriden, CT PMSA	LOW HOME RENT LIMIT	635	688	826	955	1065	1175	1286
	HIGH HOME RENT LIMIT	635	750	903	1080	1183	1360	1538
	For Information Only:							
	FAIR MARKET RENT	635	750	903	1080	1183	1360	1538
	50% RENT LIMIT	642	688	826	955	1065	1175	1286
	65% RENT LIMIT	816	876	1053	1209	1328	1447	1567
New London-Norwich, CT-RI MSA	LOW HOME RENT LIMIT	568	668	774	926	1033	1140	1247
	HIGH HOME RENT LIMIT	568	668	774	926	1035	1190	1346
	For Information Only:							
	FAIR MARKET RENT	568	668	774	926	1035	1190	1346
	50% RENT LIMIT	623	668	801	926	1033	1140	1247
	65% RENT LIMIT	791	849	1021	1171	1286	1401	1516

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-----FEBRUARY 2005 HOME PROGRAM RENTS-----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Stamford-Norwalk, CT PMSA	LOW HOME RENT LIMIT	944	1046	1255	1450	1618	1774	1924
	HIGH HOME RENT LIMIT	944	1068	1283	1474	1625	1774	1924
	For Information Only:							
	FAIR MARKET RENT	944	1149	1437	1873	2262	2601	2941
	50% RENT LIMIT	976	1046	1255	1450	1618	1785	1953
	65% RENT LIMIT	995	1068	1283	1474	1625	1774	1924
Waterbury, CT PMSA	LOW HOME RENT LIMIT	491	640	755	904	937	1078	1218
	HIGH HOME RENT LIMIT	491	640	755	904	937	1078	1218
	For Information Only:							
	FAIR MARKET RENT	491	640	755	904	937	1078	1218
	50% RENT LIMIT	623	668	801	926	1033	1140	1247
	65% RENT LIMIT	791	849	1021	1171	1286	1401	1516
Worcester, MA-CT PMSA	LOW HOME RENT LIMIT	592	664	797	921	1027	1133	1240
	HIGH HOME RENT LIMIT	592	701	840	1004	1043	1199	1356
	For Information Only:							
	FAIR MARKET RENT	592	701	840	1004	1043	1199	1356
	50% RENT LIMIT	620	664	797	921	1027	1133	1240
	65% RENT LIMIT	786	844	1016	1164	1279	1393	1508
Hartford County	LOW HOME RENT LIMIT	534	642	806	967	1131	1251	1368
	HIGH HOME RENT LIMIT	534	642	806	967	1131	1301	1470
	For Information Only:							
	FAIR MARKET RENT	534	642	806	967	1131	1301	1470
	50% RENT LIMIT	683	733	880	1016	1133	1251	1368
	65% RENT LIMIT	870	933	1122	1288	1416	1545	1674
Litchfield County	LOW HOME RENT LIMIT	518	599	765	926	1033	1140	1247
	HIGH HOME RENT LIMIT	518	599	765	1015	1286	1401	1516
	For Information Only:							
	FAIR MARKET RENT	518	599	765	1015	1328	1527	1726
	50% RENT LIMIT	623	668	801	926	1033	1140	1247
	65% RENT LIMIT	791	849	1021	1171	1286	1401	1516

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-----FEBRUARY 2005 HOME PROGRAM RENTS-----

	PROGRAM	EFFICIENCY	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR
Middlesex County	LOW HOME RENT LIMIT	604	715	893	1167	1302	1436	1571
	HIGH HOME RENT LIMIT	604	715	893	1182	1375	1581	1788
	For Information Only:							
	FAIR MARKET RENT	604	715	893	1182	1375	1581	1788
	50% RENT LIMIT	786	841	1010	1167	1302	1436	1571
	65% RENT LIMIT	995	1068	1283	1474	1625	1774	1924
New London County	LOW HOME RENT LIMIT	566	675	779	954	1034	1189	1344
	HIGH HOME RENT LIMIT	566	675	779	954	1034	1189	1344
	For Information Only:							
	FAIR MARKET RENT	566	675	779	954	1034	1189	1344
	50% RENT LIMIT	696	745	895	1033	1152	1271	1391
	65% RENT LIMIT	884	949	1141	1310	1441	1572	1704
Tolland County	LOW HOME RENT LIMIT	651	695	806	1007	1085	1240	1356
	HIGH HOME RENT LIMIT	651	695	806	1028	1085	1248	1411
	For Information Only:							
	FAIR MARKET RENT	651	695	806	1028	1085	1248	1411
	50% RENT LIMIT	678	726	872	1007	1123	1240	1356
	65% RENT LIMIT	861	924	1112	1276	1404	1530	1658
Windham County	LOW HOME RENT LIMIT	466	542	689	871	907	1043	1179
	HIGH HOME RENT LIMIT	466	542	689	871	907	1043	1179
	For Information Only:							
	FAIR MARKET RENT	466	542	689	871	907	1043	1179
	50% RENT LIMIT	623	668	801	926	1033	1140	1247
	65% RENT LIMIT	791	849	1021	1171	1286	1401	1516