

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 Housing (DOH) 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 DOH's Elderly Rental Assistance Payments program, which provides a rental subsidy to eligible residents.

Service Areas:

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

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: 860-721-9501

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

Department of Housing
505 Hudson Street
Hartford, CT 06106