

DOH Development Program Rent Limits based on HUD Fair Market Rents (FMR)

Rent Limits (as of 5/1/26)

Please note: In order to better support affordability, current DOH Policy is to cap rents for its programs at the published Fair Market Rents (FMR).

Adjustments to this policy are possible on a case-by-case basis.

Additionally, if your project includes any federal dollars, please see hud.gov for the applicable program rent limits and exception areas

		Bedroom Size				
		0	1	2	3	4

Greater Bridgeport/Western CT Planning Region

(Bridgeport-Stamford-Danbury MSA)

25% of AMI	FLEX	686	735	882	1019	1137
30% of AMI	FLEX	823	882	1058	1223	1364
50% of AMI	FLEX	1372	1470	1764	2038	2274
60% of AMI	FLEX, HTF	1646	1764	2117	2446	2728
80% of AMI	FLEX	1731	2100	2511	3036	3598
State Programs/HUD FMR	FLEX, HTF	1731	2100	2511	3036	3598

		Bedroom Size				
		0	1	2	3	4

Northwestern Hills Planning Region

25% of AMI	FLEX	537	576	691	798	890
30% of AMI	FLEX	645	691	829	958	1068
50% of AMI	FLEX	1075	1151	1382	1596	1781
60% of AMI	FLEX, HTF	1114	1316	1616	1916	2137
80% of AMI	FLEX	1114	1316	1616	2082	2348
State Programs/HUD FMR	FLEX, HTF	1114	1316	1616	2082	2348

		Bedroom Size				
		0	1	2	3	4

Capitol /Lower Connecticut River Valley Planning Regions

(West Hartford-Hartford-East Hartford MSA)

25% of AMI	FLEX	565	606	727	840	937
30% of AMI	FLEX	678	727	872	1008	1124
50% of AMI	FLEX	1131	1211	1454	1680	1873
60% of AMI	FLEX, HTF	1286	1454	1744	2016	2248
80% of AMI	FLEX	1286	1477	1865	2236	2537
State Programs/HUD FMR	FLEX, HTF	1286	1477	1865	2236	2537

		Bedroom Size				
		0	1	2	3	4

South Central Connecticut Planning Region

(New Haven MSA)

25% of AMI	FLEX	539	578	693	801	893
30% of AMI	FLEX	647	693	832	961	1072
50% of AMI	FLEX	1078	1155	1386	1602	1786
60% of AMI	FLEX, HTF	1294	1386	1663	1922	2144
80% of AMI	FLEX	1372	1591	1969	2433	2858
State Programs/HUD FMR	FLEX, HTF	1372	1591	1969	2433	2872

Bedroom Size				
0	1	2	3	4

Naugatuck Valley Planning Region

(Waterbury-Shelton MSA)

25% of AMI	FLEX	499	534	641	741	827
30% of AMI	FLEX	599	641	770	889	992
50% of AMI	FLEX	998	1069	1283	1482	1653
60% of AMI	FLEX, HTF	1197	1283	1539	1778	1984
80% of AMI	FLEX	1246	1445	1788	2210	2608
State Programs/HUD FMR	FLEX, HTF	1246	1445	1788	2210	2608

Bedroom Size				
0	1	2	3	4

Northeastern Connecticut Planning Region

25% of AMI	FLEX	553	593	712	822	917
30% of AMI	FLEX	664	712	854	987	1101
50% of AMI	FLEX	1104	1186	1423	1645	1834
60% of AMI	FLEX, HTF	1104	1304	1601	1973	2201
80% of AMI	FLEX	1104	1304	1601	2062	2326
State Programs/HUD FMR	FLEX, HTF	1104	1304	1601	2062	2326

Bedroom Size				
0	1	2	3	4

Southeastern Connecticut Planning Region

(Norwich-New London-Willimantic MSA)

25% of AMI	FLEX	490	525	629	727	811
30% of AMI	FLEX	587	629	755	873	974
50% of AMI	FLEX	979	1049	1259	1455	1623
60% of AMI	FLEX, HTF	1175	1259	1511	1746	1947
80% of AMI	FLEX	1287	1496	1866	2328	2596
State Programs/HUD FMR	FLEX, HTF	1287	1496	1866	2406	2988