

DOH Development Program Rent Limits based on HUD Area Median Incomes (AMI) and Fair Market Rents

Rent Limits (as of 10/1/25)

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.

As such, please check the FMR portal at huduser.gov you verify the correct FMR for the area of your project

Additionally, if your project includes any federal dollars, please see the applicable program spreadsheet for 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	651	698	838	968	1080
30% of AMI	FLEX	782	838	1005	1161	1295
50% of AMI	FLEX	1303	1396	1675	1936	2159
60% of AMI	FLEX, HTF	1563	1675	2010	2323	2591
80% of AMI	FLEX	1731	2100	2511	3036	3454
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	509	546	655	757	844
30% of AMI	FLEX	611	655	786	908	1013
50% of AMI	FLEX	1019	1091	1310	1513	1688
60% of AMI	FLEX, HTF	1114	1310	1571	1816	2025
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	554	593	712	823	918
30% of AMI	FLEX	665	712	855	987	1101
50% of AMI	FLEX	1108	1187	1424	1646	1836
60% of AMI	FLEX, HTF	1286	1424	1709	1975	2203
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	495	531	637	736	821
30% of AMI	FLEX	594	637	764	883	985
50% of AMI	FLEX	991	1061	1274	1472	1641
60% of AMI	FLEX, HTF	1189	1274	1528	1766	1970
80% of AMI	FLEX	1372	1591	1969	2355	2626
State Programs/HUD FMR	FLEX, HTF	1372	1591	1969	2433	2872

		Bedroom Size				
		0	1	2	3	4
<u>Naugatuck Valley Planning Region</u>						
(Waterbury-Shelton MSA)						
25% of AMI	FLEX	481	516	619	715	798
30% of AMI	FLEX	578	619	743	858	957
50% of AMI	FLEX	963	1031	1238	1430	1595
60% of AMI	FLEX, HTF	1155	1238	1485	1716	1914
80% of AMI	FLEX	1246	1445	1788	2210	2552
State Programs/HUD FMR	FLEX, HTF	1246	1445	1788	2210	2608

		Bedroom Size				
		0	1	2	3	4
<u>Northeastern Connecticut Planning Region</u>						
25% of AMI	FLEX	492	527	632	731	815
30% of AMI	FLEX	590	632	759	877	978
50% of AMI	FLEX	984	1054	1265	1461	1630
60% of AMI	FLEX, HTF	1104	1265	1517	1753	1956
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
<u>Southeastern Connecticut Planning Region</u>						
(Norwich-New London-Willimantic MSA)						
25% of AMI	FLEX	483	517	620	717	800
30% of AMI	FLEX	579	620	745	860	960
50% of AMI	FLEX	965	1034	1241	1434	1599
60% of AMI	FLEX, HTF	1158	1241	1489	1721	1919
80% of AMI	FLEX	1287	1496	1866	2294	2559
State Programs/HUD FMR	FLEX, HTF	1287	1496	1866	2406	2988