

# CONNECTICUT

STATE RANKING

#9\*

In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,295**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,317** monthly or **\$51,799** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$24.90**  
PER HOUR  
STATE HOUSING WAGE

## FACTS ABOUT CONNECTICUT:

STATE FACTS	
Minimum Wage	<b>\$10.10</b>
Average Renter Wage	<b>\$17.38</b>
2-Bedroom Housing Wage	<b>\$24.90</b>
Number of Renter Households	<b>454,490</b>
Percent Renters	<b>34%</b>

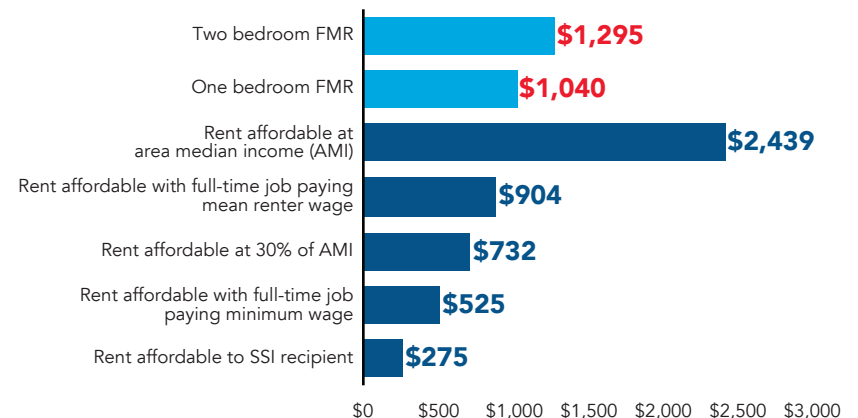
**99**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom Rental Home** (at FMR)

**79**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom Rental Home** (at FMR)

**2.5**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**2**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**1-Bedroom Rental Home** (at FMR)

MOST EXPENSIVE AREAS	HOUSING WAGE
Stamford-Norwalk HMFA	<b>\$38.19</b>
Danbury HMFA	<b>\$30.94</b>
Southern Middlesex County HMFA	<b>\$26.65</b>
Milford-Ansonia-Seymour HMFA	<b>\$25.19</b>
New Haven-Meriden HMFA	<b>\$24.98</b>



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

\* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

	FY18 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)				RENTERS			
	Hourly wage necessary to afford 2 BR <sup>1</sup> FMR <sup>2</sup>	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR <sup>3</sup>	Annual AMI <sup>4</sup>	Monthly rent affordable at AMI <sup>5</sup>	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2012-2016)	% of total households (2012-2016)	Estimated hourly mean renter wage (2018)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR			
Connecticut	\$24.90	\$1,295	\$51,799	2.5	\$97,574	\$2,439	\$29,272	\$732	454,490	34%	\$17.38	\$904	1.4			
Combined Nonmetro Areas	\$21.00	\$1,092	\$43,680	2.1	\$96,800	\$2,420	\$29,040	\$726	17,326	23%	\$12.23	\$636	1.7			
<b><u>Metropolitan Areas</u></b>																
Bridgeport HMFA	\$24.46	\$1,272	\$50,880	2.4	\$93,800	\$2,345	\$28,140	\$704	42,617	33%	\$23.18	\$1,206	1.1			
Colchester-Lebanon HMFA	\$24.83	\$1,291	\$51,640	2.5	\$110,200	\$2,755	\$33,060	\$827	1,697	20%	\$15.69	\$816	1.6			
Danbury HMFA	\$30.94	\$1,609	\$64,360	3.1	\$116,300	\$2,908	\$34,890	\$872	18,553	26%	\$23.18	\$1,206	1.3			
Hartford-West Hartford-East Hartford HMFA	\$22.27	\$1,158	\$46,320	2.2	\$96,600	\$2,415	\$28,980	\$725	152,689	34%	\$16.19	\$842	1.4			
Milford-Ansonia-Seymour HMFA	\$25.19	\$1,310	\$52,400	2.5	\$93,200	\$2,330	\$27,960	\$699	12,972	28%	\$14.57	\$758	1.7			
New Haven-Meriden HMFA	\$24.98	\$1,299	\$51,960	2.5	\$91,900	\$2,298	\$27,570	\$689	81,096	39%	\$14.57	\$758	1.7			
Norwich-New London HMFA	\$22.88	\$1,190	\$47,600	2.3	\$84,800	\$2,120	\$25,440	\$636	34,337	35%	\$15.69	\$816	1.5			
Southern Middlesex County HMFA	\$26.65	\$1,386	\$55,440	2.6	\$108,500	\$2,713	\$32,550	\$814	3,699	19%	\$13.72	\$713	1.9			
Stamford-Norwalk HMFA	\$38.19	\$1,986	\$79,440	3.8	\$134,900	\$3,373	\$40,470	\$1,012	47,332	35%	\$23.18	\$1,206	1.6			
Waterbury HMFA	\$20.17	\$1,049	\$41,960	2.0	\$65,300	\$1,633	\$19,590	\$490	28,851	40%	\$14.57	\$758	1.4			
Windham County HMFA	\$20.17	\$1,049	\$41,960	2.0	\$79,400	\$1,985	\$23,820	\$596	13,321	30%	\$10.41	\$541	1.9			
<b><u>Counties</u></b>																
Litchfield County	\$21.00	\$1,092	\$43,680	2.1	\$96,800	\$2,420	\$29,040	\$726	17,326	23%	\$12.23	\$636	1.7			

1: BR = Bedroom

2: FMR = Fiscal Year 2018 Fair Market Rent.

3: This calculation uses the higher of the state or federal minimum wage. Local minimum wages are not used. See Appendix B.

4: AMI = Fiscal Year 2018 Area Median Income

5: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.

# TOWNS WITHIN CONNECTICUT FMR AREAS

## BRIDGEPORT, CT HMFA

### FAIRFIELD COUNTY

Bridgeport town, Easton town, Fairfield town, Monroe town, Shelton town, Stratford town, Trumbull town

## COLCHESTER-LEBANON, CT HMFA

### NEW LONDON COUNTY

Colchester town, Lebanon town

## DANBURY, CT HMFA

### FAIRFIELD COUNTY

Bethel town, Brookfield town, Danbury town, New Fairfield town, Newtown town, Redding town, Ridgefield town, Sherman town

## HARTFORD-WEST HARTFORD-EAST HARTFORD, CT HMFA

### HARTFORD COUNTY

Avon town, Berlin town, Bloomfield town, Bristol town, Burlington town, Canton town, East Granby town, East Hartford town, East Windsor town, Enfield town, Farmington town, Glastonbury town, Granby town, Hartford town, Hartland town, Manchester town, Marlborough town, New Britain town, Newington town, Plainville town, Rocky Hill town, Simsbury town, South Windsor town, Southington town, Suffield town, West Hartford town, Wethersfield town, Windsor Locks town, Windsor town

### MIDDLESEX COUNTY

Chester town, Cromwell town, Durham town, East Haddam town, East Hampton town, Haddam town, Middlefield town, Middletown town, Portland town

### TOLLAND COUNTY

Andover town, Bolton town, Columbia town, Coventry town, Ellington town, Hebron town, Mansfield town, Somers town, Stafford town, Tolland town, Union town, Vernon town, Willington town

## MILFORD-ANSONIA-SEYMOUR, CT HMFA

### NEW HAVEN COUNTY

Ansonia town, Beacon Falls town, Derby town, Milford town, Oxford town, Seymour town

## NEW HAVEN-MERIDEN, CT HMFA

### NEW HAVEN COUNTY

Bethany town, Branford town, Cheshire town, East Haven town, Guilford town, Hamden town, Madison town, Meriden town, New Haven town, North Branford town, North Haven town, Orange town, Wallingford town, West Haven town, Woodbridge town

## NORWICH-NEW LONDON, CT HMFA

### NEW LONDON COUNTY

Bozrah town, East Lyme town, Franklin town, Griswold town, Groton town, Ledyard town, Lisbon town, Lyme town, Montville town, New London town, North Stonington town, Norwich town, Old Lyme town, Preston town, Salem town, Sprague town, Stonington town, Voluntown town, Waterford town

## SOUTHERN MIDDLESEX COUNTY, CT HMFA

### MIDDLESEX COUNTY

Clinton town, Deep River town, Essex town, Killingworth town, Old Saybrook town, Westbrook town

## STAMFORD-NORWALK, CT HMFA

### FAIRFIELD COUNTY

Darien town, Greenwich town, New Canaan town, Norwalk town, Stamford town, Weston town, Westport town, Wilton town

## WATERBURY, CT HMFA

### NEW HAVEN COUNTY

Middlebury town, Naugatuck town, Prospect town, Southbury town, Waterbury town, Wolcott town