

Connecticut

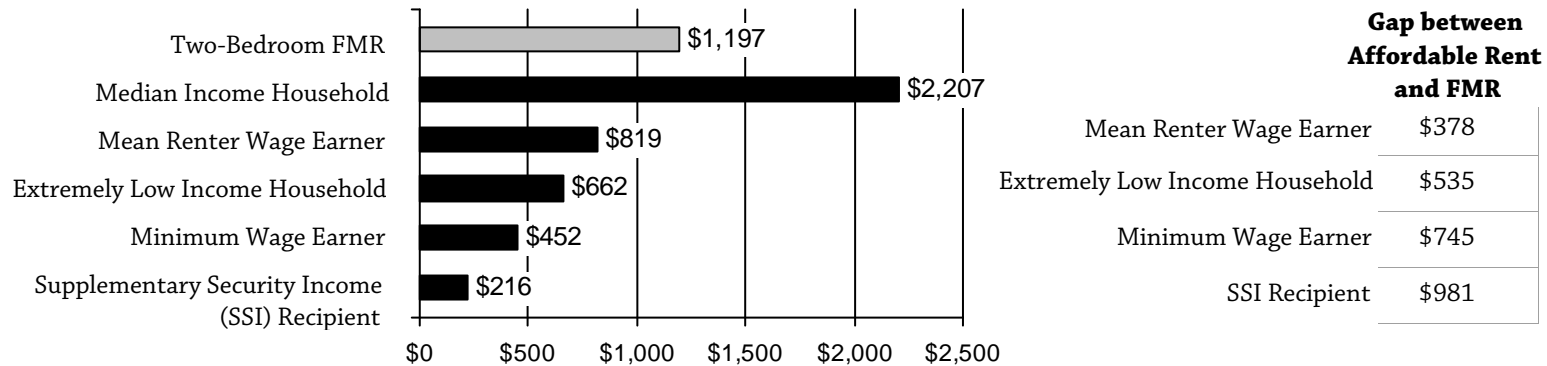
In Connecticut, the Fair Market Rent (FMR) for a two-bedroom apartment is \$1,197. In order to afford this level of rent and utilities – without paying more than 30% of income on housing – a household must earn \$3,991 monthly or \$47,890 annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into a Housing Wage of:

\$23.02

In Connecticut, a minimum wage worker earns an hourly wage of \$8.70. In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 106 hours per week, 52 weeks per year. Or a household must include 2.6 minimum wage earners working 40 hours per week year-round in order to make the two-bedroom FMR affordable.

In Connecticut, the estimated mean (average) wage for a renter is \$15.75. In order to afford the FMR for a two-bedroom apartment at this wage, a renter must work 58 hours per week, 52 weeks per year. Or, working 40 hours per week year-round, a household must include 1.5 workers earning the mean renter wage in order to make the two-bedroom FMR affordable.

Monthly Rent Affordable to Selected Income Levels Compared with Two-Bedroom FMR



Connecticut	FY14 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTER HOUSEHOLDS				
		Hourly wage needed to afford 2 BR FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR	Annual AMI ³	Monthly rent affordable at AMI ⁴	30% of AMI ⁵	Monthly rent affordable at 30% of AMI	Renter Households (2008-2012)	% of total households (2008-2012)	Estimated hourly mean renter wage (2014)	Monthly rent affordable at mean renter wage
Connecticut	\$23.02	\$1,197	\$47,890	2.6	\$88,290	\$2,207	\$26,487	\$662	430,624	32%	\$15.75	\$819	1.5
Combined Nonmetro Areas	\$18.47	\$960	\$38,418	2.1	\$83,017	\$2,075	\$24,905	\$623	29,343	24%	\$10.62	\$552	1.7
<u>Metropolitan Areas</u>													
Bridgeport HMFA	\$22.33	\$1,161	\$46,440	2.6	\$83,700	\$2,093	\$25,110	\$628	40,517	32%	\$21.37	\$1,111	1.0
Colchester-Lebanon HMFA	\$21.38	\$1,112	\$44,480	2.5	\$105,000	\$2,625	\$31,500	\$788	1,560	18%	\$14.63	\$761	1.5
Danbury HMFA	\$30.31	\$1,576	\$63,040	3.5	\$113,900	\$2,848	\$34,170	\$854	16,684	24%	\$21.37	\$1,111	1.4
Hartford-West Hartford-East Hartford HMFA *	\$22.50	\$1,170	\$46,800	2.6	\$85,700	\$2,143	\$25,710	\$643	144,934	32%	\$14.66	\$763	1.5
Milford-Ansonia-Seymour HMFA	\$23.35	\$1,214	\$48,560	2.7	\$88,400	\$2,210	\$26,520	\$663	12,368	27%	\$12.61	\$656	1.9
New Haven-Meriden HMFA *	\$23.52	\$1,223	\$48,920	2.7	\$73,900	\$1,848	\$22,170	\$554	78,039	37%	\$12.61	\$656	1.9
Norwich-New London HMFA	\$19.90	\$1,035	\$41,400	2.3	\$84,600	\$2,115	\$25,380	\$635	32,420	33%	\$14.63	\$761	1.4
Southern Middlesex County HMFA	\$25.10	\$1,305	\$52,200	2.9	\$98,900	\$2,473	\$29,670	\$742	3,392	17%	\$12.47	\$648	2.0
Stamford-Norwalk HMFA	\$29.83	\$1,551	\$62,040	3.4	\$125,100	\$3,128	\$37,530	\$938	43,639	32%	\$21.37	\$1,111	1.4
Waterbury HMFA	\$18.46	\$960	\$38,400	2.1	\$69,500	\$1,738	\$20,850	\$521	27,728	37%	\$12.61	\$656	1.5
<u>Counties</u>													
Litchfield County	\$18.81	\$978	\$39,120	2.2	\$89,600	\$2,240	\$26,880	\$672	16,462	22%	\$10.56	\$549	1.8
Windham County	\$18.04	\$938	\$37,520	2.1	\$71,600	\$1,790	\$21,480	\$537	12,881	29%	\$10.73	\$558	1.7

* 50th percentile FMR (See Appendix A).

1: BR = Bedroom
2: FMR = Fiscal Year 2014 Fair Market Rent (HUD, 2013).
3: AMI = Fiscal Year 2014 Area Median Income (HUD, 2013).
4: "Affordable" rents represent the generally accepted standard of spending not more than 30% of gross income on rent and utilities.
5: The federal standard for extremely low income households. Does not include HUD-specific adjustments.

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

This information is provided for New England states only, because only in these states do FMR and metropolitan areas include portions of counties, rather than entire counties.