

# CONNECTICUT

#10\*

In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,446**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,818** monthly or **\$57,820** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$27.80**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT CONNECTICUT:

STATE FACTS	
Minimum Wage	<b>\$14.00</b>
Average Renter Wage	<b>\$21.30</b>
2-Bedroom Housing Wage	<b>\$27.80</b>
Number of Renter Households	<b>470,029</b>
Percent Renters	<b>34%</b>

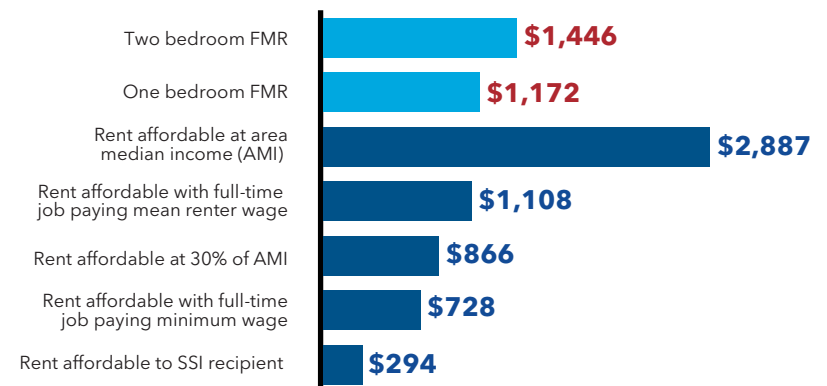
**79**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **2-Bedroom**  
**Rental Home** (at FMR)

**64**  
Work Hours Per Week At  
**Minimum Wage** To Afford a **1-Bedroom**  
**Rental Home** (at FMR)

**2.0**  
Number of Full-Time Jobs At  
**Minimum Wage** To Afford a  
**2-Bedroom Rental Home** (at FMR)

**1.6**  
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>\$42.88</b>
Danbury HMFA	<b>\$34.81</b>
Milford-Ansonia-Seymour HMFA	<b>\$28.00</b>
New Haven-Meriden HMFA	<b>\$27.83</b>
Southern Middlesex County	<b>\$27.71</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.

# 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

**Connecticut**

**FY22 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 (2016-2020)	% of total households (2016-2020)	Estimated hourly mean renter wage (2022)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Connecticut	\$27.80	\$1,446	\$57,820	2.0	\$115,496	\$2,887	\$34,649	\$866	470,029	34%	\$21.30	\$1,108	1.3
Combined Nonmetro Areas	\$24.62	\$1,280	\$51,200	1.8	\$112,600	\$2,815	\$33,780	\$845	17,900	24%	\$13.69	\$712	1.8
<u>Metropolitan Areas</u>													
Bridgeport HMFA	\$26.37	\$1,371	\$54,840	1.9	\$103,900	\$2,598	\$31,170	\$779	43,646	33%	\$28.25	\$1,469	0.9
Colchester-Lebanon HMFA	\$25.35	\$1,318	\$52,720	1.8	\$128,500	\$3,213	\$38,550	\$964	1,562	17%	\$20.02	\$1,041	1.3
Danbury HMFA	\$34.81	\$1,810	\$72,400	2.5	\$134,700	\$3,368	\$40,410	\$1,010	19,466	27%	\$28.25	\$1,469	1.2
Hartford-West Hartford-East Hartford HMFA	\$25.04	\$1,302	\$52,080	1.8	\$112,700	\$2,818	\$33,810	\$845	156,825	34%	\$19.76	\$1,027	1.3
Milford-Ansonia-Seymour HMFA	\$28.00	\$1,456	\$58,240	2.0	\$113,600	\$2,840	\$34,080	\$852	13,527	27%	\$18.54	\$964	1.5
New Haven-Meriden HMFA	\$27.83	\$1,447	\$57,880	2.0	\$99,700	\$2,493	\$29,910	\$748	82,684	40%	\$18.54	\$964	1.5
Norwich-New London HMFA	\$24.12	\$1,254	\$50,160	1.7	\$102,700	\$2,568	\$30,810	\$770	34,489	34%	\$20.02	\$1,041	1.2
Southern Middlesex County HMFA	\$27.71	\$1,441	\$57,640	2.0	\$124,900	\$3,123	\$37,470	\$937	3,800	19%	\$17.11	\$890	1.6
Stamford-Norwalk HMFA	\$42.88	\$2,230	\$89,200	3.1	\$180,900	\$4,523	\$54,270	\$1,357	51,835	37%	\$28.25	\$1,469	1.5
Waterbury HMFA	\$22.88	\$1,190	\$47,600	1.6	\$87,400	\$2,185	\$26,220	\$656	29,744	40%	\$18.54	\$964	1.2
Windham County HMFA	\$21.35	\$1,110	\$44,400	1.5	\$89,800	\$2,245	\$26,940	\$674	14,551	32%	\$13.36	\$695	1.6
<u>Counties</u>													
Litchfield County	\$24.62	\$1,280	\$51,200	1.8	\$112,600	\$2,815	\$33,780	\$845	17,900	24%	\$13.69	\$712	1.8

1: BR = Bedroom

2: FMR = Fiscal Year 2022 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2022 Area Median Income

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