



Town of Hamden

Planning and Zoning Department

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Memorandum

To: Hamden Planning and Zoning Commission

From: Erik C. Johnson, Acting Director Planning and Economic Development

Re: Affordable Housing Plan – CHFA vs HUD Rental Rate Comparison

Date: May 9, 2022

As part of the Affordable Housing Plan, the Planning Staff is recommending the Town adopt rent standards for projects that subject to the 20% affordable housing unit requirement that has been established by the Commission. The current policy ties rent levels to the 8-30g standard, which is a different rent standard that published by HUD and by CHFA under its LIHTC Program. The tables below reflect that latest published rent guidelines, by income for both CHFA and HUD.

HUD Standard for Rents for CT: New Haven-Meriden

HUD 2021 Rents	Bedroom Size				
	0	1	2	3	4
Fair Market Rent	\$ 1,055	\$ 1,181	\$ 1,438	\$ 1,793	\$ 1,993
25% Rent Limit	\$ 451	\$ 483	\$ 579	\$ 669	\$ 746
30% Rent Limit (S811 PRA/NHTF)	\$ 540	\$ 578	\$ 695	\$ 802	\$ 895
LOW HOME Rent	\$ 901	\$ 965	\$ 1,158	\$ 1,338	\$ 1,492
HIGH HOME Rent	\$ 1,055	\$ 1,181	\$ 1,438	\$ 1,706	\$ 1,884
50% LIHTC and State Bond Fund	\$ 901	\$ 965	\$ 1,158	\$ 1,338	\$ 1,492
60% LIHTC and State Bond Fund	\$ 1,081	\$ 1,158	\$ 1,390	\$ 1,605	\$ 1,791
65% Rent Limit (HUD)	\$ 1,151	\$ 1,235	\$ 1,484	\$ 1,706	\$ 1,884
100% FLEXIBLE Program	\$ 1,161	\$ 1,299	\$ 1,582	\$ 1,972	\$ 2,192
120% Housing Trust Fund	\$ 1,319	\$ 1,476	\$ 1,798	\$ 2,241	\$ 2,491

CHFA Standard for Rents for CT: New Haven-Meriden

AMI	Bedroom Size				
	0	1	2	3	4
30%	\$ 540	\$ 579	\$ 695	\$ 802	\$ 895
40%	\$ 721	\$ 772	\$ 927	\$ 1,070	\$ 1,194
50%	\$ 901	\$ 965	\$ 1,158	\$ 1,338	\$ 1,492
60%	\$ 1,081	\$ 1,158	\$ 1,390	\$ 1,605	\$ 1,791
70%	\$ 1,261	\$ 1,351	\$ 1,622	\$ 1,873	\$ 2,089
80%	\$ 1,442	\$ 1,545	\$ 1,845	\$ 2,141	\$ 2,388

https://www.chfa.org/assets/1/6/2020_CT-MTSP_Income___Rent_Limit_Chart.pdf?9987

Staff Recommendation:

Staff recommends that Planning and Zoning Commission adopt the CHFA standards for rent levels to comply with Town of Hamden’s Affordable Housing Requirements.

1. The CHFA rent levels are the de-facto standard for affordable housing developers within the state
2. Rent levels are updated annually
3. The amounts comply with state mandate for affordable housing plans
4. Gives developer’s guidance for lower rents. Hamden’s current program, like 8-30g targets rents for individuals between 60% and 80% AMI.