



# FY 2020 INCOME LIMITS DOCUMENTATION SYSTEM

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## FY 2020 Income Limits Summary

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

FY 2020 Income Limit Area	Median Family Income	FY 2020 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
<b>Hartford- West Hartford- East Hartford, CT HUD Metro FMR Area</b>	\$97,400	Very Low (50%) Income Limits (\$)	35,950	41,050	46,200	<b>51,300</b>	55,450	59,550	63,650	67,750
		Extremely Low Income Limits (\$)*	21,600	24,650	27,750	<b>30,800</b>	33,300	35,750	39,640	44,120
		Low (80%) Income Limits (\$)	54,950	62,800	70,650	<b>78,500</b>	84,800	91,100	97,350	103,650

**NOTE:** Windsor Locks town is part of the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**, so all information presented here applies to all of the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**. HUD generally uses the Office of Management and Budget (OMB) area definitions in the calculation of income limit program parameters. However, to ensure that program parameters do not vary significantly due to area definition changes, HUD has used custom geographic definitions for the **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area**.

The **Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area** contains the following areas:  
**HARTFORD COUNTY, CT** TOWNS OF Avon town, CT; Berlin town, CT; Bloomfield town, CT; Bristol town, CT; Burlington town, CT; Canton town, CT; East Granby town, CT; East Hartford town, CT; East Windsor town, CT; Enfield town, CT; Farmington town, CT; Glastonbury town, CT; Granby town, CT; Hartford town, CT; Hartland town, CT; Manchester town, CT; Marlborough town, CT; New Britain town, CT; Newington town, CT; Plainville town, CT; Rocky Hill town, CT; Simsbury town, CT; Southington town, CT; South Windsor town, CT; Suffield town, CT; West Hartford town, CT; Wethersfield town, CT; Windsor town, CT; Windsor Locks town, CT;  
**MIDDLESEX COUNTY, CT** TOWNS OF Chester town, CT; Cromwell town, CT; Durham town, CT; East Haddam town, CT; East Hampton town, CT; Haddam town, CT; Middlefield town, CT; Middletown town, CT; Portland town, CT;  
**TOLLAND COUNTY, CT** TOWNS OF Andover town, CT; Bolton town, CT; Columbia town, CT; Coventry town, CT; Ellington town, CT; Hebron town, CT; Mansfield town, CT; Somers town, CT; Stafford town, CT; Tolland town, CT; Union town, CT; Vernon town, CT; Willington town, CT; and Willington town, CT.

\* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as [established by the Department of Health and Human Services \(HHS\)](#), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see our associated FY 2020 [Fair Market Rent documentation system](#).

For last year's Median Family Income and Income Limits, please see here:

Select a different county or county equivalent in Connecticut:

- Andover town
- Ansonia town
- Ashford town
- Avon town
- Barkhamsted town
- Beacon Falls town

Select any FY2020 HUD Metropolitan FMR Area's Income Limits:

Hartford-West Hartford-East Hartford, CT HUD Metro FMR Area

Or press below to start over and select a different state:

Prepared by the [Program Parameters and Research Division](#), HUD.