

"Out of Reach"
National Low Income Housing Coalition
 Selected Connecticut Statistics
 April 2009

	State of Connecticut	Bridgeport HMFA	Colchester - Lebanon HFMA	Danbury HMFA	Hartford - West Hartford - East Hartford - HMFA	Milford - Ansonia - Seymour HMFA	New Haven - Meriden HMFA	Norwich - New London HMFA	Southern Middlesex County HMFA	Stamford - Norwalk HMFA	Waterbury HMFA	Combined Non-Metro Areas
Fair Market Rent for two-bedroom	\$1,123	\$1,214	\$1,078	\$1,505	\$1,021	\$1,113	\$1,101	\$961	\$1,104	\$1,703	\$894	\$920
Housing Wage	\$21.60	\$23.35	\$20.73	\$28.94	\$19.63	\$21.40	\$21.17	\$18.48	\$21.23	\$32.75	\$17.19	\$17.69
Income needed to afford a two-bedroom	\$44,938	\$48,560	\$43,120	\$60,200	\$40,840	\$44,520	\$44,040	\$38,440	\$44,160	\$68,120	\$35,760	\$36,797
# of minimum wage jobs needed to afford two-bedroom	2.7	2.9	2.6	3.6	2.5	2.7	2.6	2.3	2.7	4.1	2.1	2.2
Work hours/week at minimum wage job to afford two-bedroom	108	117	104	145	98	107	106	92	106	164	86	88
30% of Area Median Income	\$26,303	\$25,440	\$27,420	\$32,130	\$25,530	\$25,710	\$24,060	\$24,150	\$29,010	\$36,690	\$20,070	\$24,017
Rent affordable at 30% of AMI	\$658	\$636	\$686	\$803	\$638	\$643	\$602	\$604	\$725	\$917	\$502	\$600
Mean hourly wage for all renters	\$17.58	\$24.25	\$14.96	\$24.25	\$16.54	\$13.85	\$13.85	\$14.96	\$15.19	\$24.25	\$13.85	\$11.06
Rent affordable at mean wage	\$914	\$1,261	\$778	\$1,261	\$860	\$720	\$720	\$778	\$790	\$1,261	\$720	\$575

Notes:

HMFA = HUD Metro Fair Market Rent Area (*see website for list of municipalities in each HMFA*)

Fair Market Rent = Fair Market Rents are calculated annually by HUD, generally at the 40th percentile of recently available, non-luxury rental units (except Hartford region, set at 50th percentile)

Housing Wage = The hourly wage needed to afford a 2-bedroom apartment and not pay more than 30% of income

Minimum Wage = Connecticut's state minimum wage is \$8.00 per hour

Mean Hourly Wage = The average wage for workers who rent, by region

Affordable = Assumes that a household spends no more than 30% of total income for housing

HUD = U.S. Department of Housing and Urban Development

30% of Area Median Income = The measure by which HUD considers a household to be extremely low-income

For more information, please see the 2009 "Out of Reach" report at: www.nlihc.org/oor/oor2009