

CONNECTICUT

#10*

In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,374**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,580** monthly or **\$54,956** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$26.42
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT CONNECTICUT:

STATE FACTS	
Minimum Wage	\$11.00
Average Renter Wage	\$17.70
2-Bedroom Housing Wage	\$26.42
Number of Renter Households	460,240
Percent Renters	34%

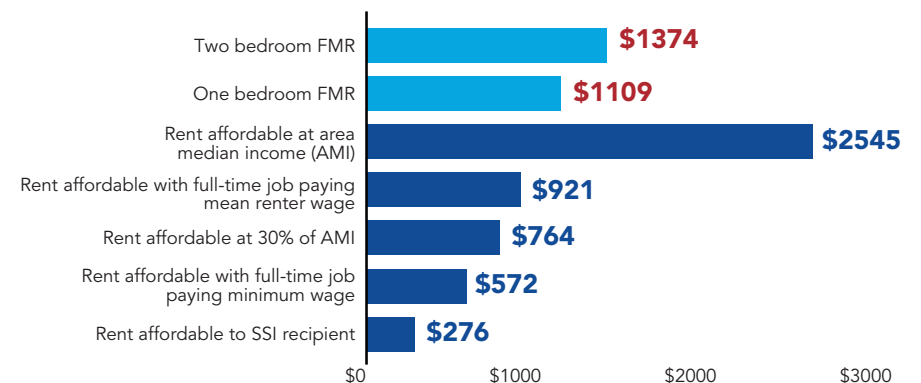
96
Work Hours Per Week At
Minimum Wage To Afford a **2-Bedroom**
Rental Home (at FMR)

78
Work Hours Per Week At
Minimum Wage To Afford a **1-Bedroom**
Rental Home (at FMR)

2.4
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.9
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	\$39.98
Danbury HMFA	\$33.63
Southern Middlesex County HMFA	\$27.87
New Haven-Meriden HMFA	\$27.06
Milford-Ansonia-Seymour HMFA	\$26.46



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

	FY20 HOUSING WAGE				HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS		
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2014-2018)	% of total households (2014-2018)	Estimated hourly mean renter wage (2020)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Connecticut	\$26.42	\$1,374	\$54,956	2.4	\$101,816	\$2,545	\$30,545	\$764	460,240	34%	\$17.70	\$921	1.5	
Combined Nonmetro Areas	\$22.69	\$1,180	\$47,200	2.1	\$102,600	\$2,565	\$30,780	\$770	16,908	23%	\$11.99	\$623	1.9	
<u>Metropolitan Areas</u>														
Bridgeport HMFA	\$25.88	\$1,346	\$53,840	2.4	\$98,000	\$2,450	\$29,400	\$735	42,489	33%	\$22.45	\$1,167	1.2	
Colchester-Lebanon HMFA	\$23.69	\$1,232	\$49,280	2.2	\$115,000	\$2,875	\$34,500	\$863	1,689	19%	\$16.83	\$875	1.4	
Danbury HMFA	\$33.63	\$1,749	\$69,960	3.1	\$122,000	\$3,050	\$36,600	\$915	18,878	26%	\$22.45	\$1,167	1.5	
Hartford-West Hartford-East Hartford HMFA	\$23.65	\$1,230	\$49,200	2.2	\$97,400	\$2,435	\$29,220	\$731	152,962	34%	\$16.92	\$880	1.4	
Milford-Ansonia-Seymour HMFA	\$26.46	\$1,376	\$55,040	2.4	\$108,200	\$2,705	\$32,460	\$812	13,093	27%	\$15.50	\$806	1.7	
New Haven-Meriden HMFA	\$27.06	\$1,407	\$56,280	2.5	\$91,200	\$2,280	\$27,360	\$684	82,593	39%	\$15.50	\$806	1.7	
Norwich-New London HMFA	\$22.90	\$1,191	\$47,640	2.1	\$91,800	\$2,295	\$27,540	\$689	34,254	35%	\$16.83	\$875	1.4	
Southern Middlesex County HMFA	\$27.87	\$1,449	\$57,960	2.5	\$112,000	\$2,800	\$33,600	\$840	4,054	20%	\$14.42	\$750	1.9	
Stamford-Norwalk HMFA	\$39.98	\$2,079	\$83,160	3.6	\$143,400	\$3,585	\$43,020	\$1,076	49,955	36%	\$22.45	\$1,167	1.8	
Waterbury HMFA	\$21.52	\$1,119	\$44,760	2.0	\$80,300	\$2,008	\$24,090	\$602	29,876	41%	\$15.50	\$806	1.4	
Windham County HMFA	\$19.62	\$1,020	\$40,800	1.8	\$86,900	\$2,173	\$26,070	\$652	13,489	30%	\$10.71	\$557	1.8	
<u>Counties</u>														
Litchfield County	\$22.69	\$1,180	\$47,200	2.1	\$102,600	\$2,565	\$30,780	\$770	16,908	23%	\$11.99	\$623	1.9	

1: BR = Bedroom
 2: FMR = Fiscal Year 2020 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2020 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing costs.