

# CONNECTICUT

# #10\*

In **Connecticut**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,423**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,743** monthly or **\$56,922** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

**\$27.37**  
PER HOUR  
STATE HOUSING  
WAGE

## FACTS ABOUT CONNECTICUT:

| STATE FACTS                 |                |
|-----------------------------|----------------|
| Minimum Wage                | <b>\$12.00</b> |
| Average Renter Wage         | <b>\$18.23</b> |
| 2-Bedroom Housing Wage      | <b>\$27.37</b> |
| Number of Renter Households | <b>465,065</b> |
| Percent Renters             | <b>34%</b>     |

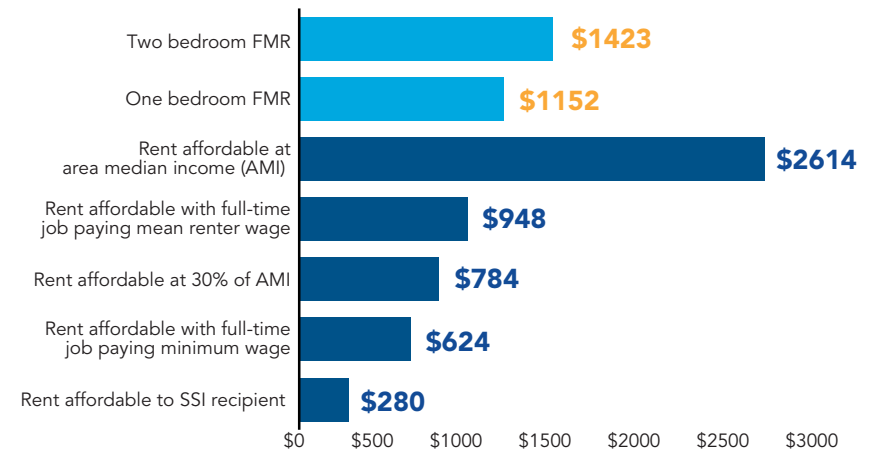
**91**  
Work Hours Per Week At  
**Minimum Wage To Afford a 2-Bedroom  
Rental Home** (at FMR)

**74**  
Work Hours Per Week At  
**Minimum Wage To Afford a 1-Bedroom  
Rental Home** (at FMR)

**2.3**  
Number of Full-Time Jobs At  
**Minimum Wage To Afford a  
2-Bedroom Rental Home** (at FMR)

**1.8**  
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>\$37.65</b> |
| Danbury HMFA                   | <b>\$33.17</b> |
| Southern Middlesex County HMFA | <b>\$29.27</b> |
| Bridgeport HMFA                | <b>\$27.81</b> |
| New Haven-Meriden HMFA         | <b>\$27.65</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

FY21 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 BMR FMR | Full-time jobs at minimum wage to afford 2BR 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 (2015-2019) | % of total households (2015-2019) | Estimated hourly mean renter wage (2021) | Monthly rent affordable at mean renter wage | Full-time jobs at mean renter wage needed to afford 2 BR FMR |
|---|--|----------|--|---|-------------------------|---|------------|---------------------------------------|-------------------------------|-----------------------------------|--|---|--|
| Connecticut                               | \$27.37  | \$1,423  | \$56,922                                 | 2.3   | \$104,545               | \$2,614                                     | \$31,363   | \$784                                 | 465,065                       | 34%                               | \$18.23                                  | \$948                                       | 1.5  |
| Combined Nonmetro Areas                   | \$23.50  | \$1,222  | \$48,880                                 | 2.0   | \$102,900               | \$2,573                                     | \$30,870   | \$772                                 | 17,429                        | 24%                               | \$12.06                                  | \$627                                       | 1.9  |
| Metropolitan Areas                        |  |          |  |   |                         |   |            |                                       |                               |                                   |  |   |  |
| Bridgeport HMFA                           | \$27.81  | \$1,446  | \$57,840                                 | 2.3   | \$100,600               | \$2,515                                     | \$30,180   | \$755                                 | 42,840                        | 33%                               | \$23.29                                  | \$1,211                                     | 1.2  |
| Colchester-Lebanon HMFA                   | \$24.65  | \$1,282  | \$51,280                                 | 2.1   | \$115,200               | \$2,880                                     | \$34,560   | \$864                                 | 1,752                         | 20%                               | \$17.08                                  | \$888                                       | 1.4  |
| Danbury HMFA                              | \$33.17  | \$1,725  | \$69,000                                 | 2.8   | \$115,800               | \$2,895                                     | \$34,740   | \$869                                 | 18,660                        | 26%                               | \$23.29                                  | \$1,211                                     | 1.4  |
| Hartford-West Hartford-East Hartford HMFA | \$25.90  | \$1,347  | \$53,880                                 | 2.2   | \$104,300               | \$2,608                                     | \$31,290   | \$782                                 | 155,205                       | 34%                               | \$17.50                                  | \$910                                       | 1.5  |
| Milford-Ansonia-Seymour HMFA              | \$27.37  | \$1,423  | \$56,920                                 | 2.3   | \$99,200                | \$2,480                                     | \$29,760   | \$744                                 | 13,469                        | 28%                               | \$15.75                                  | \$819                                       | 1.7  |
| New Haven-Meriden HMFA                    | \$27.65  | \$1,438  | \$57,520                                 | 2.3   | \$93,000                | \$2,325                                     | \$27,900   | \$698                                 | 82,423                        | 39%                               | \$15.75                                  | \$819                                       | 1.8  |
| Norwich-New London HMFA                   | \$23.60  | \$1,227  | \$49,080                                 | 2.0   | \$88,600                | \$2,215                                     | \$26,580   | \$665                                 | 34,509                        | 35%                               | \$17.08                                  | \$888                                       | 1.4  |
| Southern Middlesex County HMFA            | \$29.27  | \$1,522  | \$60,880                                 | 2.4   | \$114,600               | \$2,865                                     | \$34,380   | \$860                                 | 4,022                         | 20%                               | \$14.56                                  | \$757                                       | 2.0  |
| Stamford-Norwalk HMFA                     | \$37.65  | \$1,958  | \$78,320                                 | 3.1   | \$151,800               | \$3,795                                     | \$45,540   | \$1,139                               | 50,578                        | 36%                               | \$23.29                                  | \$1,211                                     | 1.6  |
| Waterbury HMFA                            | \$22.54  | \$1,172  | \$46,880                                 | 1.9   | \$80,800                | \$2,020                                     | \$24,240   | \$606                                 | 30,229                        | 42%                               | \$15.75                                  | \$819                                       | 1.4  |
| Windham County HMFA                       | \$19.92  | \$1,036  | \$41,440                                 | 1.7   | \$83,200                | \$2,080                                     | \$24,960   | \$624                                 | 13,949                        | 31%                               | \$12.04                                  | \$626                                       | 1.7  |
| Counties                                  |  |          |  |   |                         |   |            |                                       |                               |                                   |  |   |  |
| Litchfield County                         | \$23.50  | \$1,222  | \$48,880                                 | 2.0   | \$102,900               | \$2,573                                     | \$30,870   | \$772                                 | 17,429                        | 24%                               | \$12.06                                  | \$627                                       | 1.9  |

1: BR = Bedroom

2: FMR = Fiscal Year 2021 Fair Market Rent.

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

4: AMI = Fiscal Year 2021 Area Median Income

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