



## EXHIBIT A

### Low to Moderate Income (LMI) and Area Median Income (AMI) by Household Size

Generally, low income is considered to be 50% or less of area median income, moderate income is 80% of area median income. To qualify for this program a household must be LMI and its income at or below 80% AMI. Please see local AMI values below.

Household Size						
	1	2	3	4	5	5
80% of AMI	\$63,112	\$72,128	\$81,144	\$90,160	\$97,373	\$104,586

Source: [2022 Greater Hartford Combined Income Limits](#)

### **2022/2023 Fair Market Rent Scenario Values**

The values below indicate the maximum rent to be eligible for the program under different utility payment scenarios and energy sources.

Rent Limits					
Energy Source	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
All utilities paid by landlord					
Full Electric					
Oil*	\$1,130	\$1,360	\$1,690	\$2,060	\$2,510
Gas					
No utilities paid by landlord					
Full Electric	\$943	\$1,228	\$1,393	\$1,717	\$2,103
Oil*	\$959	\$1,130	\$1,392	\$1,687	\$2,059
Gas	\$1,031	\$1,217	\$1,504	\$1,827	\$2,227

\*Oil heating for heat and hot water assumes electric cooking.

Note: Utilities included in the calculation above, as per the Department of Housing and Urban Development (HUD) methodology, include heating, water heating, cooking and electricity.

**Source:** [2022/2023 CT DOH Utility Allowance Schedule](#);  
[FY 2023 Hartford-West Hartford-East Hartford, CT HUD Metro FMR](#)