



635 Farmington Ave. Hartford, CT 06105 • 860 522-1028 Fax: 860 231-2615

Affirmative Action/Equal Opportunity Employer/Equal Housing Opportunity

PAYMENT STANDARDS

Your payment standard is the one for the bedroom size of the voucher issued to you by the Housing Authority or the one which matches the size of the unit you select, whichever is less by zip code.

The amounts listed on the attached sheets are the maximum contract rent amounts which includes utilities. However, if utilities are not included, the contract rent will likely be lower than the amount listed.

If you find a unit where the rent plus any utilities and or appliances you pay for are less than or equal to your payment standard, you will usually pay thirty (30%) OF YOUR MONTHLY ADJUSTED INCOME TOWARDS RENT AND UTILITIES.

If you find a unit where the rent that the landlord charges plus the utilities and or appliances you pay for is greater than your payment standard, you will usually pay thirty percent (30%) of your income plus the amount that goes over the payment standard, dollar for dollar.

The Housing Authority cannot approve a rent for you unless it passes two tests:

1. The rent the landlord charges (plus utilities/appliances) you pay cannot be higher than the rate for similar advertised units that are not assisted under the Housing Choice Voucher Program. This is called the "Rent Reasonableness Test".
2. If the unit passed the first test of being "rent reasonable", the Housing Authority will check to see that the cost of the rent plus the utilities does not make your share of rent and utilities more than forty percent (40%) of your income, even if the rent the landlord asks for is reasonable.

Important: Remember that once the contract rent has been approved by the Housing Authority, the breakdowns of the payments are as follows:

Contract Rent = Dollar Amount to Lease/Rent Apartment
HAP Portion = Dollar Amount the Housing Authority (HUD) Pays
Rent Portion = Dollar Amount the Tenant Pays to Landlord

PAY ONLY WHAT WE INSTRUCT YOU TO PAY AS YOUR RENTAL PORTION AND NO MORE!

HUD = Housing & Urban Development

HAP = Housing Assistance Payment



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NORMAS DE PAGO

Su norma de pago es el que corresponde al tamaño de su Vale que le emitió la Autoridad de Vivienda o el que corresponde al tamaño de la unidad que seleccione, el que sea menor por código postal.

Las cantidades enumeradas en las hojas adjuntas son las cantidades máximas de alquiler de contrato que incluye utilidades. Sin embargo, si las utilidades no están incluidas, es probable que la renta del contrato será menos que la cantidad indicada.

Si usted encuentra una unidad donde la renta y utilidades/electrodomésticos usted paga son menos o iguales a su norma de pago, usted pagará generalmente treinta (30%) DE SU INGRESO AJUSTADO MENSUAL PARA EL ALQUILER Y LAS UTILIDADES.

Si usted encuentra una unidad donde la renta más las utilidades y o los electrodomésticos que usted paga es mas de su norma de pago, generalmente pagará treinta por ciento (30%) de sus ingresos más la cantidad que supera la norma de pago, dólar por dólar.

La Autoridad de Vivienda no puede aprobar un alquiler para usted a menos que pase dos pruebas:

1. La renta que el arrendador cobra (más utilidades/electrodomésticos) que usted paga no puede ser más alto que la tarifa para unidades anunciadas similares que no están asistidas bajo el Programa de Vales de Elección de Vivienda. Esto se llama la "Prueba de la Razonabilidad del Alquiler".
2. Si la unidad pasó la primera prueba de ser "alquiler razonable", la Autoridad de Vivienda comprobará que el costo del alquiler más las utilidades no cause que su cuota de alquiler y utilidades sea más de 40 por ciento (40%) de sus ingresos, aunque la renta que el arrendador solicita es razonable.

Importante: Recuerde que una vez que el contrato de alquiler ha sido aprobado por la Autoridad de Vivienda, los desgloses de los pagos son los siguientes:

Contrato de alquiler = precio en dólares para arrendar / alquilar el apartamento
Porción de HAP = precio en dólares que paga la Autoridad de Vivienda (HUD)
Porción de alquiler = precio en dólares que el inquilino paga al arrendador

PAGUE SÓLO LO QUE LE INSTRUIMOS A PAGAR COMO SU PORCIÓN DE ALQUILER Y ¡NO MÁS!

HUD = Vivienda y Desarrollo Urbano
HAP = Pago de Asistencia de Vivienda

CAN I AFFORD THIS PLACE????

EXAMPLE:

Rent for the unit: \$ _____
+ (plus)
Utility Allowance: \$ _____ (add all utilities you will pay, or appliances owned by you)
= (equals)
Gross Rent: \$ _____
(versus)
Payment Standard: \$ _____

If the gross rent is less than or equal to the payment standard, you will pay approximately thirty percent (30%) of your monthly adjusted income towards your utilities and rent.

If you find a unit where the rent that the landlord charges plus the utilities and or appliances you pay for is greater than your payment standard, you will usually pay thirty percent (30%) of your income plus the amount that goes over the payment standard, dollar for dollar.

Your rent burden cannot be more than forty percent (40%) of your income.

¿PUEDO PAGAR PARA ESTA UNIDAD?

EJEMPLO:

Renta para la unidad: \$ _____
+ (más)
Subsidio de utilidades: \$ _____ (agregue todas las utilidades que pagará o electrodomésticos suyos)
= (son)
Renta bruta \$ _____
(contra)
Norma de Pago \$ _____

Si la renta bruta es menos o igual que la norma de pago, pagará aproximadamente el treinta por ciento (30%) de sus ingresos ajustados mensuales hacia sus utilidades y renta.

Si usted encuentra una unidad donde la renta más las utilidades y o los electrodomésticos que usted paga es mas de su norma de pago, generalmente pagará treinta por ciento (30%) de sus ingresos más la cantidad que supera la norma de pago, dólar por dólar.

Su carga de renta no puede ser más de cuarenta por ciento (40%) de sus ingresos.

Summary
Allowance for Tenant-Furnished
Utilities and Other Services

Locality: Hartford Region		Eversource / Connecticut Natural Gas Corp						Date: 03/01/2022	
6121 AHDD		Monthly Dollar Allowances							
Unit Type		0 BR	1 BR	2BR	3 BR	4 BR	5 BR	6 BR	7 BR
Mobile Home (Manufactured Home) *									
a. Natural Gas		41	50	64	83	103			
b. Electric		55	66	86	110	137			
c. Bottle Gas		106	128	165	212	265			
d. Oil		88	106	137	175	219			
High-Rise with Elevator									
a. Natural Gas		42	48	57	69	78	98	113	127
b. Electric		50	61	75	92	114	133	153	173
Row House/Garden Apt (Rowhouse/Townhouse) *									
a. Natural Gas		41	55	74	93	112	130	150	169
b. Electric		55	73	99	123	149	173	199	225
c. Electric Heat Pump		39	46	55	62	69	75	82	
d. Bottle Gas		105	140	190	237	287	334	384	434
e. Oil		87	116	157	196	237	276	318	359
Older Multi-Family (Low-Rise) *									
a. Natural Gas		44	58	78	96	116	133	153	173
b. Electric		59	77	103	128	154	176	203	229
c. Bottle Gas		114	149	199	246	296	340	391	442
d. Oil		94	124	165	204	245	281	324	366
(Semi-Detached) * Older Home Converted									
Two-Three Family/Duplex									
a. Natural Gas		47	61	81	101	120	135	155	175
b. Electric		63	81	108	134	160	179	206	233
c. Bottle Gas		121	156	209	259	308	346	398	449
d. Oil		100	129	173	214	255	286	329	372
Single Family Detached									
a. Natural Gas		54	73	88	111	125	146	168	189
b. Electric		72	98	117	147	167	194	223	252
c. Electric Heat Pump		46	55	65	73	81	89	96	102
d. Bottle Gas		139	188	225	284	321	373	429	485
e. Oil		115	156	186	235	266	309	355	401
All Unit Types - Cooking									
a. Natural Gas		6	8	11	14	17	18	21	24
b. Electric		13	16	22	27	33	36	41	46
c. Bottle Gas		17	21	28	35	44	47	54	61
All Unit Types – Electricity		43	56	75	92	114	123	142	161
All Unit Types – Water Heat									
a. Natural Gas		8	10	14	17	21	23	26	30
b. Electric		15	19	26	32	40	43	49	56
c. Bottle Gas		20	26	35	44	54	58	67	76
d. Oil		17	22	29	36	45	48	56	63
Range (Tenant Owned)		5	5	5	5	5	5	5	5
Refrigerator (Tenant Owned)		4	4	5	6	6	7	7	7
Water		35	43	52	63	70	78	87	95
Sewer									

*HUD 50058 Unit Type in Parenthesis where Different

PAYMENT STANDARDS - EFFECTIVE 1/1/2022

□ New Admissions □ Port-Ins □ Movers □ Voucher Size Change - *PS changed at next regular re-exam*

Areas of High Opportunity PS

ZIP CODE	Efficiency	1-Bedroom	2-Bedroom	Bedroom	4-Bedroom	5-Bedroom	6-Bedroom
06001 - Avon PS	\$1,286	\$1,572	\$1,934	\$2,396	\$2,835	\$3,261	\$3,686
06002 - Bloomfield PS	\$1,187	\$1,440	\$1,780	\$2,198	\$2,605	\$2,995	\$3,386
06010 - Bristol PS	\$890	\$1,088	\$1,341	\$1,659	\$1,967	\$2,262	\$2,557
06011 - Bristol PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06013 - Burlington PS	\$879	\$1,077	\$1,330	\$1,649	\$1,945	\$2,237	\$2,529
06016 - Broad Brook PS	\$1,121	\$1,363	\$1,681	\$2,077	\$2,462	\$2,831	\$3,200
06019 - Canton PS	\$945	\$1,154	\$1,429	\$1,769	\$2,088	\$2,401	\$2,715
06020 - Canton PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06022 - Collinsville PS	\$945	\$1,154	\$1,429	\$1,769	\$2,088	\$2,401	\$2,715
06023 - E. Berlin PS	\$1,044	\$1,286	\$1,583	\$1,967	\$2,286	\$2,629	\$2,972
06026 - E. Granby PS	\$802	\$978	\$1,209	\$1,495	\$1,769	\$2,035	\$2,300
06027 - E. Hartland PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06029 - Ellington PS	\$989	\$1,198	\$1,484	\$1,835	\$2,176	\$2,502	\$2,829
06032 - Farmington PS	\$1,297	\$1,572	\$1,945	\$2,407	\$2,846	\$3,273	\$3,700
06033 - Glastonbury PS	\$1,154	\$1,407	\$1,736	\$2,143	\$2,539	\$2,919	\$3,300
06034 - Farmington PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06035 - Granby PS	\$901	\$1,099	\$1,363	\$1,681	\$2,000	\$2,300	\$2,600
06037 - Berlin PS	\$967	\$1,187	\$1,462	\$1,802	\$2,143	\$2,465	\$2,786
06040 - Manchester PS	\$945	\$1,154	\$1,429	\$1,769	\$2,088	\$2,401	\$2,715
06041 - Manchester PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,457
06042 - Manchester PS	\$1,231	\$1,495	\$1,846	\$2,286	\$2,704	\$3,109	\$3,515
06043 - Bolton PS	\$868	\$1,055	\$1,308	\$1,616	\$1,912	\$2,199	\$2,486
06045 - Manchester PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06050 - New Britain PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06051 - New Britain PS	\$818	\$1,003	\$1,232	\$1,526	\$1,809	\$2,081	\$2,352
06052 - New Britain PS	\$934	\$1,143	\$1,407	\$1,736	\$2,066	\$2,376	\$2,686
06053 - New Britain PS	\$879	\$1,077	\$1,330	\$1,649	\$1,945	\$2,237	\$2,529
06060 - N. Granby PS	\$901	\$1,088	\$1,352	\$1,670	\$2,000	\$2,300	\$2,600
06062 - Plainville PS	\$868	\$1,055	\$1,308	\$1,616	\$1,912	\$2,199	\$2,486
06065 - Riverton PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06066 - Vernon PS	\$1,000	\$1,220	\$1,506	\$1,857	\$2,209	\$2,540	\$2,872
06067 - Rocky Hill PS	\$1,165	\$1,429	\$1,758	\$2,176	\$2,572	\$2,957	\$3,343
06070 - Simsbury PS	\$1,187	\$1,440	\$1,780	\$2,198	\$2,605	\$2,995	\$3,386
06071 - Somers PS	\$1,033	\$1,253	\$1,550	\$1,912	\$2,275	\$2,616	\$2,957
06072 - Somers PS	\$967	\$1,176	\$1,451	\$1,791	\$2,121	\$2,439	\$2,757
06073 - S. Glastonbury PS	\$1,143	\$1,385	\$1,714	\$2,121	\$2,517	\$2,894	\$3,272
06074 - S. Windsor PS	\$1,187	\$1,440	\$1,780	\$2,198	\$2,605	\$2,995	\$3,386
06075 - Stafford PS	\$967	\$1,176	\$1,451	\$1,791	\$2,121	\$2,439	\$2,757
06076 - Stafford Springs PS	\$857	\$1,044	\$1,286	\$1,594	\$1,879	\$2,161	\$2,443
06077 - Stafford PS	\$967	\$1,176	\$1,451	\$1,791	\$2,121	\$2,439	\$2,757
06078 - Suffield PS	\$1,055	\$1,286	\$1,583	\$1,967	\$2,319	\$2,667	\$3,015
06080 - Suffield PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06081 - Tariffville PS	\$868	\$1,055	\$1,308	\$1,616	\$1,912	\$2,199	\$2,486
06082 - Enfield PS	\$967	\$1,187	\$1,462	\$1,802	\$2,143	\$2,465	\$2,786
06083 - Enfield PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06084 - Tolland PS	\$1,275	\$1,550	\$1,912	\$2,363	\$2,802	\$3,223	\$3,643
06085 - Unionville PS	\$868	\$1,055	\$1,308	\$1,616	\$1,912	\$2,199	\$2,486
06088 - E. Windsor PS	\$901	\$1,099	\$1,363	\$1,681	\$2,000	\$2,300	\$2,600
06089 - Weatogue (Simsbury) PS	\$978	\$1,198	\$1,473	\$1,824	\$2,154	\$2,477	\$2,800
06090 - W. Granby PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06091 - W. Hartland PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06092 - W. Simsbury PS	\$1,110	\$1,352	\$1,670	\$2,066	\$2,451	\$2,819	\$3,186

06134 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06137 - West Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06138 - East Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06141 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06142 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06143 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06144 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06145 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06146 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06147 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06152 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06153 - Newington PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06154 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06155 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06156 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06161 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06167 - Hartford PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06199 - Windsor Locks PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06226 - Willimantic PS	\$912	\$923	\$1,198	\$1,495	\$2,022	\$2,325	\$2,629
06231 - Amston PS	\$945	\$1,143	\$1,429	\$1,857	\$2,220	\$2,553	\$2,886
06232 - Andover PS	\$703	\$857	\$1,055	\$1,308	\$1,550	\$1,782	\$2,014
06235 - Chaplin PS - No #s on HUD list						\$0	\$0
06237 - Columbia PS	\$989	\$1,198	\$1,484	\$1,835	\$2,176	\$2,502	\$2,829
06238 - Coventry PS	\$923	\$1,121	\$1,385	\$1,714	\$2,033	\$2,338	\$2,643
06242 - Eastford PS	\$890	\$901	\$1,165	\$1,462	\$1,967	\$2,262	\$2,557
06248 - Hebron PS	\$912	\$1,121	\$1,385	\$1,725	\$2,022	\$2,325	\$2,629
06250 - Mansfield Center PS	\$1,055	\$1,286	\$1,583	\$1,956	\$2,319	\$2,667	\$3,015
06251 - Mansfield Depot PS	\$967	\$1,176	\$1,451	\$1,791	\$2,121	\$2,439	\$2,757
06268 - Storrs Center PS	\$1,066	\$1,297	\$1,605	\$1,978	\$2,352	\$2,705	\$3,057
06269 - Storrs PS	\$1,066	\$1,297	\$1,605	\$1,978	\$2,352	\$2,705	\$3,057
06279 - Willington PS	\$934	\$1,143	\$1,407	\$1,736	\$2,066	\$2,376	\$2,686
06412 - Chester PS	\$1,011	\$1,231	\$1,517	\$1,879	\$2,220	\$2,553	\$2,886
06414 - Cobolt PS	\$1,044	\$1,264	\$1,561	\$1,934	\$2,297	\$2,641	\$2,986
06415 - Colchester PS	\$989	\$1,176	\$1,495	\$2,121	\$2,561	\$2,945	\$3,329
06416 - Cromwell PS	\$1,055	\$1,286	\$1,594	\$1,967	\$2,330	\$2,679	\$3,029
06419 - Killingworth PS	\$1,077	\$1,231	\$1,627	\$2,330	\$2,813	\$3,235	\$3,657
06420 - Salem PS	\$1,055	\$1,275	\$1,583	\$2,044	\$2,649	\$3,046	\$3,443
06422 - Durham PS	\$1,033	\$1,253	\$1,550	\$1,912	\$2,275	\$2,616	\$2,957
06423 - East Haddam PS	\$835	\$1,011	\$1,253	\$1,550	\$1,835	\$2,111	\$2,386
06424 - East Hampton PS	\$1,066	\$1,297	\$1,605	\$1,978	\$2,352	\$2,705	\$3,057
06438 - Haddam PS	\$769	\$934	\$1,154	\$1,429	\$1,692	\$1,946	\$2,200
06441 - Higganum PS	\$934	\$1,121	\$1,407	\$1,791	\$2,132	\$2,452	\$2,772
06444 - Marion PS	\$1,011	\$1,198	\$1,484	\$1,824	\$2,132	\$2,452	\$2,772
06447 - Marlborough PS	\$945	\$1,154	\$1,429	\$1,769	\$2,088	\$2,401	\$2,715
06451 - Meriden PS	\$978	\$1,110	\$1,352	\$1,670	\$1,868	\$2,149	\$2,429
06455 - Middlefield PS	\$1,297	\$1,572	\$1,945	\$2,407	\$2,846	\$3,273	\$3,700
06456 - Middle Haddam PS	\$1,044	\$1,275	\$1,572	\$1,945	\$2,308	\$2,654	\$3,000
06457 - Middletown PS	\$1,011	\$1,231	\$1,517	\$1,879	\$2,220	\$2,553	\$2,886
06459 - Middletown PS	\$1,011	\$1,231	\$1,517	\$1,879	\$2,220	\$2,553	\$2,886
06467 - Milldale PS	\$901	\$1,099	\$1,363	\$1,681	\$2,000	\$2,300	\$2,600
06469 - Moodus PS	\$901	\$1,099	\$1,363	\$1,681	\$2,000	\$2,300	\$2,600
06479 - Plantsville PS	\$901	\$1,099	\$1,363	\$1,681	\$2,000	\$2,300	\$2,600
06480 - Portland PS	\$956	\$1,165	\$1,440	\$1,780	\$2,110	\$2,427	\$2,743
06481 - Rockfall PS	\$978	\$1,187	\$1,473	\$1,824	\$2,132	\$2,452	\$2,772
06489 - Southington PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06786 - Terryville PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700
06791 - Harwinton PS	\$945	\$1,143	\$1,418	\$1,747	\$2,077	\$2,389	\$2,700