#### CORNWALL HOUSING CORPORATION

#### Parcel Program Income Limits

An Explanation

Although the Parcel Program does not get any public assistance, we use some of the same criteria as for rentals at Kugeman Village in our mission to provide affordable housing for those with moderate incomes. An applicant’s eligibility for approval is based on verification of financial data, credit, criminal and eviction checks, and references, e.g., prior landlords. Tax returns from the past two years are the fairest and most accurate measure of income.

Rents at Kugeman are based on 30% of a family’s income as a reasonable sum to be paid for rent and utilities, and eligible income is limited to 80% of the county median. We try to price any houses we may acquire along similar lines, to be sure applicants can get a mortgage, but because the expenses of home ownership are higher than those for renters, Parcel Program income limits are correspondingly higher.

Income limits are established annually following HUD publication of median incomes for each county in the state. The Board of the Cornwall Housing Corporation passes a resolution establishing maximum income limits, which for the Parcel Program are currently fixed at 100% of the Litchfield County median. To keep the system fair, the incomes of both adult members of any household applying for the program must be counted, and couples are treated somewhat differently, their 2-person limit being fixed at 150% of the limit for one person. In the current HUD year, which runs from April to April, the figure for a couple is $108,150. Each dependent of a *couple* will step the limit up by the same amount as for a single head of household. A *single* person with dependent children will follow the standard HUD limits. Both tables are shown below:

***Maximum income levels (as of 3/2022)***

**Single Head**

**of Household** Income **Couples** Income

1 person 72,100 --- ---

2 persons 82,400 2 persons 108,150

3 persons 92,700 3 persons 118,450

4 persons 102,900 4 persons 128,750

5 persons 111,200 5 persons 137,050

6 persons 119,400 6 persons 145,250

7 persons 127,600 7 persons 153,450

8 persons 135,900 8 persons 161,750

March, 2022