

Memorandum

To: Steve Palmer, Planning and Zoning Director

From: Katherine Daniel, Planner

Date: April 7, 2016

Re: Affordable Accessory Apartment, §11-2.4.12B

As of 3/6/15, the state median income for Connecticut is **\$87,800** and the area median income for the Stamford-Norwalk HMFA is **\$131,300**, according to the U.S. Dept. of Housing and Urban Development (HUD). Therefore, since the lower of the state or area median income is to be used to determine affordable income figures, staff has based the maximum figures on the \$87,800 figure.

The chart below lists the maximum allowable income for persons occupying an accessory affordable apartment as well as the maximum allowable rent to be charged for the unit.

Apartment Size	Max. Income	Max. Rent
1- Bedroom	\$52,680	\$1,142
2-Bedroom	\$63,216	\$1,380
3-Bedroom	\$73,050	\$1,601