

PRIORITY LIST, INCOME ELIGIBILITY & MAXIMUM RENT
Moderate-Income Dwelling (MID) Units
(GBZR 6-110)

PRIORITY LIST

As defined under Greenwich Building Zone Regulations, Section 6-110(h)(2), “Priority List of eligible moderate-income households applying for moderate-income dwelling units shall be selected on the basis of the following categories of priority:”

1. Full-time Town of Greenwich Municipal and Board of Education employees and full-time employees of not-for-profit health, education and human services agencies and other not-for-profit agencies located in the Town of Greenwich that provide essential services to the Greenwich Community.
2. Other residents of the Town of Greenwich.
3. Other persons employed in the Town of Greenwich.
4. All others.

GUIDELINES FOR INCOME ELIGIBILITY

As defined under Greenwich Building Zone Regulations, Section 6-110(b)(3), “Moderate-income households are households whose aggregate income, including the total of all current annual income of all household members from any source whatsoever at the time of certification (but excluding the earnings of working minors attending school full-time), averaged for the preceding two years, shall not exceed the following multiple (listed below) of median annual Town paid wages of all full-time employees and teachers of the Town of Greenwich during the preceding fiscal year.”

The median annual Town paid wages of all full-time employees and teachers of the Town of Greenwich for **fiscal year ended June 30th 2022 was \$87,630**. As such, the following income limits apply (rounded to the nearest dollar):

1 Person Household	(1.2 x \$87,630) = \$105,156
2–3 Person Household	(1.5 x \$87,630) = \$131,445
4–5 Person Household	(1.8 x \$87,630) = \$157,734
6 Person Household	(1.9 x \$87,630) = \$166,497

GUIDELINES FOR MAXIMUM RENT

As defined under Greenwich Building Zone Regulations, Section 6-110(h)(3)(i), “The maximum monthly rent for one bedroom moderate-income dwelling units excluding common charges and utilities (gas, oil and electricity), shall not exceed 2.0% of the median annual Town paid wages for all full-time Town of Greenwich Municipal and Board of Education employees during the preceding fiscal year. Additional bedrooms will result in higher maximum rent: two bedroom units will be limited to 2.5% and three bedroom units to 3% of the median annual Town paid wages...”

The median annual Town paid wages of all full-time employees and teachers of the Town of Greenwich for **fiscal year ended June 30th 2022 was \$87,630**. As such, the following rental limits apply (rounded to the nearest dollar):

1 Bedroom Unit	(\$87,630 x 2%) =	\$1,753
2 Bedroom Unit	(\$87,630 x 2.5%) =	\$2,191
3 Bedroom Unit	(\$87,630 x 3%) =	\$2,629