

Bulletin # 213
May 16, 2022

To: CHFA Lenders
From: CHFA Homeownership Dept.
Subject: **CHFA Bond - Income, Sales Price Limits, Target Area Census Tract Updates**

Connecticut Housing Finance Authority Bond - Income Limits, Sales Price Limits, and Target Area census tracts for the Homebuyer Mortgage Programs are being revised to comply with the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of the Treasury income and sales price limits.

These new limits and Target Area census tracts are effective for reservations made on and after May 27, 2022 (THERE WILL BE NO EXCEPTIONS).

Income eligibility will continue to be based on the income of the mortgagors (*applicants only*) and household size (2 or less; 3 or more).

CHFA will reduce the programs' published interest rate by 0.25% for eligible applicants purchasing in a Federally Targeted Area of the state. *There are no exceptions made to the CHFA Income Limits published for properties located in Targeted Areas.*

The new CHFA Bond - Income & Sales Price Limits and Target Area census tract updates are included with this Bulletin announcement and can also be located at www.chfa.org under the Lender Forms section.

All questions regarding this Bulletin should be directed to Lisa Hensley at lisa.hensley@chfa.org or Carolyn Christensen at carolyn.christensen@chfa.org

CHFA BOND - INCOME LIMITS

Effective May 27, 2022



"STATEWIDE" INCOME LIMITS: \$112,600 (1 or 2 persons) \$129,490 (3 or more persons)
(Statewide Income Limits are utilized for the Home of Your Own & Homeownership Programs Only)

"TOWN" LIMITS	HOUSEHOLD SIZE		"TOWN" LIMITS	HOUSEHOLD SIZE		"TOWN" LIMITS	HOUSEHOLD SIZE	
Fairfield County	1 or 2	3 or more	Litchfield County, cont.	1 or 2	3 or more	New Haven County, cont.	1 or 2	3 or more
Bethel	130,950	150,590	Goshen	112,600	129,490	Prospect	112,600	129,490
Bridgeport	134,350	154,500	Harwinton	112,600	129,490	Seymour	113,600	130,640
*Targeted Areas	135,120	157,640	Kent	112,600	129,490	Southbury	112,600	129,490
Brookfield	130,950	150,590	Litchfield	112,600	129,490	Wallingford	112,600	129,490
Danbury	130,950	150,590	Morris	112,600	129,490	Waterbury * All Areas	135,120	157,640
*Targeted Areas	155,520	181,440	New Hartford	112,600	129,490	West Haven	112,600	129,490
Darien	168,300	193,545	New Milford	112,600	129,490	Wolcott	112,600	129,490
Easton	134,350	154,500	Norfolk	112,600	129,490	Woodbridge	112,600	129,490
Fairfield	134,350	154,500	North Canaan	112,600	129,490	New London County	1 or 2	3 or more
Greenwich	168,300	193,545	Plymouth	112,600	129,490	Bozrah	112,600	129,490
Monroe	134,350	154,500	Roxbury	112,600	129,490	Colchester	128,500	147,775
New Canaan	168,300	193,545	Salisbury	112,600	129,490	East Lyme	112,600	129,490
New Fairfield	130,950	150,590	Sharon	112,600	129,490	Franklin	112,600	129,490
Newtown	130,950	150,590	Thomaston	112,600	129,490	Griswold	112,600	129,490
Norwalk	168,300	193,545	Torrington	112,600	129,490	Groton	112,600	129,490
*Targeted areas	201,960	235,620	*Targeted Areas	135,120	157,640	*Targeted Areas	135,120	157,640
Redding	130,950	150,590	Warren	112,600	129,490	Lebanon	128,500	147,775
Ridgefield	130,950	150,590	Washington	112,600	129,490	Ledyard	112,600	129,490
Shelton	134,350	154,500	Watertown	112,600	129,490	Lisbon	112,600	129,490
Sherman	130,950	150,590	Winchester	112,600	129,490	Lyme	112,600	129,490
Stamford	168,300	193,545	Woodbury	112,600	129,490	Montville	112,600	129,490
*Targeted Areas	201,960	235,620	Middlesex County	1 or 2	3 or more	New London * All Areas	135,120	157,640
Stratford	134,350	154,500	Chester	112,700	129,605	North Stonington	112,600	129,490
Trumbull	134,350	154,500	Clinton	124,900	143,635	Norwich	112,600	129,490
Weston, Westport	168,300	193,545	Cromwell	112,700	129,605	*Targeted Areas	135,120	157,640
Wilton	168,300	193,545	Deep River	124,900	143,635	Old Lyme	112,600	129,490
Hartford County	1 or 2	3 or more	Durham	112,700	129,605	Preston	112,600	129,490
Avon	112,700	129,605	East Haddam	112,700	129,605	Salem	112,600	129,490
Berlin	112,700	129,605	East Hampton	112,700	129,605	Sprague	112,600	129,490
Bloomfield	112,700	129,605	Essex	124,900	143,635	Stonington	112,600	129,490
Bristol	112,700	129,605	Haddam	112,700	129,605	Voluntown	112,600	129,490
Burlington	112,700	129,605	Killingworth	124,900	143,635	Waterford	112,600	129,490
Canton	112,700	129,605	Middlefield	112,700	129,605	Tolland County	1 or 2	3 or more
East Granby	112,700	129,605	Middletown	112,700	129,605	Andover	112,700	129,605
East Hartford	112,700	129,605	*Targeted Areas	135,240	157,780	Bolton	112,700	129,605
*Targeted Areas	135,240	157,780	Old Saybrook	124,900	143,635	Columbia, Coventry	112,700	129,605
East Windsor, Enfield	112,700	129,605	Portland	112,700	129,605	Ellington	112,700	129,605
Farmington	112,700	129,605	Westbrook	124,900	143,635	Hebron	112,700	129,605
Glastonbury, Granby	112,700	129,605	New Haven County	1 or 2	3 or more	Mansfield	112,700	129,605
Hartford	112,700	129,605	Ansonia	113,600	130,640	*Targeted Areas	135,240	157,780
*Targeted Areas	135,240	157,780	*Targeted Areas	136,320	159,040	Somers	112,700	129,605
Hartland	112,700	129,605	Beacon Falls	113,600	130,640	Stafford	112,700	129,605
Manchester	112,700	129,605	Bethany	112,600	129,490	Tolland	112,700	129,605
*Targeted Areas	135,240	157,780	Branford	112,600	129,490	Union	112,700	129,605
Marlborough	112,700	129,605	Cheshire	112,600	129,490	Vernon	112,700	129,605
New Britain	112,700	129,605	Derby	113,600	130,640	Willington	112,700	129,605
*Targeted Areas	135,240	157,780	*Targeted Areas	136,320	159,040	Windham County	1 or 2	3 or more
Newington	112,700	129,605	East Haven	112,600	129,490	Ashford	112,600	129,490
Plainville	112,700	129,605	Guilford	112,600	129,490	Brooklyn	112,600	129,490
Rocky Hill	112,700	129,605	Hamden	112,600	129,490	Canterbury	112,600	129,490
Simsbury	112,700	129,605	Madison	112,600	129,490	Chaplin	112,600	129,490
Southington, South Windsor	112,700	129,605	Meriden	112,600	129,490	Eastford	112,600	129,490
Suffield	112,700	129,605	*Targeted Areas	135,120	157,640	Hampton	112,600	129,490
West Hartford	112,700	129,605	Middlebury	112,600	129,490	Killingly	112,600	129,490
Wethersfield	112,700	129,605	Milford	113,600	130,640	Plainfield	112,600	129,490
Windsor, Windsor Locks	112,700	129,605	Naugatuck	112,600	129,490	Pomfret	112,600	129,490
Litchfield County	1 or 2	3 or more	New Haven	112,600	129,490	Putnam	112,600	129,490
Barkhamsted	112,600	129,490	*Targeted Areas	135,120	157,640	Scotland	112,600	129,490
Bethlehem	112,600	129,490	North Branford	112,600	129,490	Sterling	112,600	129,490
Bridgewater	112,600	129,490	North Haven	112,600	129,490	Thompson	112,600	129,490
Canaan	112,600	129,490	Orange	112,600	129,490	Windham * All Areas	135,120	157,640
Colebrook, Cornwall	112,600	129,490	Oxford	113,600	130,640	Woodstock	112,600	129,490

CHFA BOND - SALES PRICE LIMITS



Effective May 27, 2022

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	578,070	578,070	Goshen	349,525	349,525	Prospect	349,525	349,525
Bridgeport	578,070	578,070	Harwinton	349,525	349,525	Seymour	349,525	349,525
* Targeted Areas	706,530	706,530	Kent	349,525	349,525	Southbury	349,525	349,525
Brookfield	578,070	578,070	Litchfield	349,525	349,525	Wallingford	349,525	349,525
Danbury	578,070	578,070	Morris	349,525	349,525	Waterbury *All Areas	427,195	427,195
*Targeted Areas	706,530	706,530	New Hartford	349,525	349,525	West Haven	349,525	349,525
Darien	578,070	578,070	New Milford	349,525	349,525	Wolcott	349,525	349,525
Easton	578,070	578,070	Norfolk	349,525	349,525	Woodbridge	349,525	349,525
Fairfield	578,070	578,070	North Canaan	349,525	349,525	New London County		
Greenwich	578,070	578,070	Plymouth	349,525	349,525	Bozrah	349,525	349,525
Monroe	578,070	578,070	Roxbury	349,525	349,525	Colchester	349,525	349,525
New Canaan	578,070	578,070	Salisbury	349,525	349,525	East Lyme	349,525	349,525
New Fairfield	578,070	578,070	Sharon	349,525	349,525	Franklin	349,525	349,525
Newtown	578,070	578,070	Thomaston	349,525	349,525	Griswold	349,525	349,525
Norwalk	578,070	578,070	Torrington	349,525	349,525	Groton	349,525	349,525
*Targeted areas	706,530	706,530	*Targeted Areas	427,195	427,195	*Targeted Areas	427,195	427,195
Redding	578,070	578,070	Warren	349,525	349,525	Lebanon	349,525	349,525
Ridgefield	578,070	578,070	Washington	349,525	349,525	Ledyard	349,525	349,525
Shelton	578,070	578,070	Watertown	349,525	349,525	Lisbon	349,525	349,525
Sherman	578,070	578,070	Winchester	349,525	349,525	Lyme	349,525	349,525
Stamford	578,070	578,070	Woodbury	349,525	349,525	Montville	349,525	349,525
*Targeted Areas	706,530	706,530	Middlesex County			New London *All Areas	427,195	427,195
Stratford	578,070	578,070	Chester	349,525	349,525	North Stonington	349,525	349,525
Trumbull	578,070	578,070	Clinton	349,525	349,525	Norwich	349,525	349,525
Weston, Westport	578,070	578,070	Cromwell	349,525	349,525	*Targeted Areas	427,195	427,195
Wilton	578,070	578,070	Deep River	349,525	349,525	Old Lyme	349,525	349,525
Hartford County			Durham	349,525	349,525	Preston	349,525	349,525
Avon	349,525	349,525	East Haddam	349,525	349,525	Salem	349,525	349,525
Berlin	349,525	349,525	East Hampton	349,525	349,525	Sprague	349,525	349,525
Bloomfield	349,525	349,525	Essex	349,525	349,525	Stonington	349,525	349,525
Bristol	349,525	349,525	Haddam	349,525	349,525	Voluntown	349,525	349,525
Burlington	349,525	349,525	Killingworth	349,525	349,525	Waterford	349,525	349,525
Canton	349,525	349,525	Middlefield	349,525	349,525	Tolland County		
East Granby	349,525	349,525	Middletown	349,525	349,525	Andover	349,525	349,525
East Hartford	349,525	349,525	*Targeted Areas	427,195	427,195	Bolton	349,525	349,525
*Targeted Areas	427,195	427,195	Old Saybrook	349,525	349,525	Columbia, Coventry	349,525	349,525
East Windsor, Enfield	349,525	349,525	Portland	349,525	349,525	Ellington	349,525	349,525
Farmington	349,525	349,525	Westbrook	349,525	349,525	Hebron	349,525	349,525
Glastonbury, Granby	349,525	349,525	New Haven County			Mansfield	349,525	349,525
Hartford	349,525	349,525	Ansonia	349,525	349,525	*Targeted Areas	427,195	427,195
*Targeted Areas	427,195	427,195	*Targeted Areas	427,195	427,195	Somers	349,525	349,525
Hartland	349,525	349,525	Beacon Falls	349,525	349,525	Stafford	349,525	349,525
Manchester	349,525	349,525	Bethany	349,525	349,525	Tolland	349,525	349,525
*Targeted Areas	427,195	427,195	Branford	349,525	349,525	Union	349,525	349,525
Marlborough	349,525	349,525	Cheshire	349,525	349,525	Vernon	349,525	349,525
New Britain	349,525	349,525	Derby	349,525	349,525	Willington	349,525	349,525
*Targeted Areas	427,195	427,195	*Targeted Areas	427,195	427,195	Windham County		
Newington	349,525	349,525	East Haven	349,525	349,525	Ashford	349,525	349,525
Plainville	349,525	349,525	Guilford	349,525	349,525	Brooklyn	349,525	349,525
Rocky Hill	349,525	349,525	Hamden	349,525	349,525	Canterbury	349,525	349,525
Simsbury	349,525	349,525	Madison	349,525	349,525	Chaplin	349,525	349,525
Southington, South Windsor	349,525	349,525	Meriden	349,525	349,525	Eastford	349,525	349,525
Suffield	349,525	349,525	*Targeted Areas	427,195	427,195	Hampton	349,525	349,525
West Hartford	349,525	349,525	Middlebury	349,525	349,525	Killingly	349,525	349,525
Wethersfield	349,525	349,525	Milford	349,525	349,525	Plainfield	349,525	349,525
Windsor, Windsor Locks	349,525	349,525	Naugatuck	349,525	349,525	Putnam	349,525	349,525
Litchfield County			349,525	349,525	349,525	Scotland	349,525	349,525
Barkhamsted	349,525	349,525	New Haven	349,525	349,525	Sterling	349,525	349,525
Bethlehem	349,525	349,525	*Targeted Areas	427,195	427,195	Thompson	349,525	349,525
Bridgewater	349,525	349,525	North Branford	349,525	349,525	Windham * All Areas	427,195	427,195
Canaan	349,525	349,525	North Haven	349,525	349,525	Woodstock	349,525	349,525
Colebrook, Cornwall	349,525	349,525	Orange	349,525	349,525			
			Oxford	349,525	349,525			

CHFA -TARGETED AREAS



Applicant purchasing property located in one of the Targeted Area census tracts listed below are eligible for a rate discount of .25% and cannot be combined with any other program rate reduction.

TOWN	CENSUS TRACT
ANSONIA	1252, 1253, 1254
BRIDGEPORT	0702, 0703, 0705, 0709, 0710, 0711, 0712, 0713, 0714, 0716, 0719, 0732, 0734, 0735, 0736, 0737, 0738, 0739, 0740, 0743, 0744, 2572
DANBURY	2101.01, 2101.02, 2102.01, 2102.02, 2107.01, 2107.02
DERBY	1202
EAST HARTFORD	5104, 5106, 5113
GROTON	7025, 9800
HARTFORD	5001, 5002, 5003, 5004, 5005, 5009, 5012, 5013, 5014, 5015, 5017, 5018, 5024, 5026, 5027, 5028, 5029, 5030, 5031.01, 5031.02, 5033, 5035, 5037, 5038, 5041, 5042, 5043, 5045, 5049, 5244, 5245.01, 5246, 5247
MANCHESTER	5147
MANSFIELD	8812
MERIDEN	1701, 1702, 1703, 1709, 1710, 1714
MIDDLETOWN	5411, 5415, 5416, 5417
NEW BRITAIN	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
NEW HAVEN	1402, 1404, 1405, 1406, 1407, 1408, 1415, 1416, 1421, 1423, 1424, 1425, 3614.01
NEW LONDON	<u>ALL CENSUS TRACTS</u> : 6903, 6904, 6905, 6907, 6908, 6909, 8703
NORWALK	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
NORWICH	6964.01, 6967.01, 6968
STAMFORD	0214.01, 0214.02, 0215.01, 0215.02, 0221.01, 0221.02, 0222.01, 0222.02
TORRINGTON	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
WATERBURY	<u>ALL CENSUS TRACTS</u> : 3501.01, 3502, 3503, 3504, 3505, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516.01, 3516.02, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527.01, 3527.02, 3528
WINDHAM	<u>ALL CENSUS TRACTS</u> : 8003, 8004, 8005.01, 8005.02, 8006, 8007