
Bulletin # 221
December 16, 2022

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **CHFA Bond - Sales Price Limits Revision**

The Connecticut Housing Finance Authority Bond Sales Price Limits for the Homebuyer Mortgage Programs are being revised to comply with the Treasury (IRS) regulations regarding the use of tax-exempt bond proceeds.

The new limits will apply to all Reservations submitted to CHFA for mortgage loan financing Effective on and after January 1, 2023. (THERE WILL BE NO EXCEPTIONS).

There are no changes to the Income Limits at this time or the designated Target Area Census Tracts.

A copy of the new Sales Price Limits is included with this notification and is also available 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 - SALES PRICE LIMITS

Effective January 1, 2023



Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	587,740	587,740	Goshen	392,265	392,265	Prospect	392,265	392,265
Bridgeport	587,740	587,740	Harwinton	392,265	392,265	Seymour	392,265	392,265
* Targeted Areas	718,350	718,350	Kent	392,265	392,265	Southbury	392,265	392,265
Brookfield	587,740	587,740	Litchfield	392,265	392,265	Wallingford	392,265	392,265
Danbury	587,740	587,740	Morris	392,265	392,265	Waterbury *All Areas	479,435	479,435
*Targeted Areas	718,350	718,350	New Hartford	392,265	392,265	West Haven	392,265	392,265
Darien	587,740	587,740	New Milford	392,265	392,265	Wolcott	392,265	392,265
Easton	587,740	587,740	Norfolk	392,265	392,265	Woodbridge	392,265	392,265
Fairfield	587,740	587,740	North Canaan	392,265	392,265	New London County		
Greenwich	587,740	587,740	Plymouth	392,265	392,265	Bozrah	392,265	392,265
Monroe	587,740	587,740	Roxbury	392,265	392,265	Colchester	392,265	392,265
New Canaan	587,740	587,740	Salisbury	392,265	392,265	East Lyme	392,265	392,265
New Fairfield	587,740	587,740	Sharon	392,265	392,265	Franklin	392,265	392,265
Newtown	587,740	587,740	Thomaston	392,265	392,265	Griswold	392,265	392,265
Norwalk	587,740	587,740	Torrington	392,265	392,265	Groton	392,265	392,265
*Targeted areas	718,350	718,350	*Targeted Areas	479,435	479,435	*Targeted Areas	479,435	479,435
Redding	587,740	587,740	Warren	392,265	392,265	Lebanon	392,265	392,265
Ridgefield	587,740	587,740	Washington	392,265	392,265	Ledyard	392,265	392,265
Shelton	587,740	587,740	Watertown	392,265	392,265	Lisbon	392,265	392,265
Sherman	587,740	587,740	Winchester	392,265	392,265	Lyme	392,265	392,265
Stamford	587,740	587,740	Woodbury	392,265	392,265	Montville	392,265	392,265
*Targeted Areas	718,350	718,350	Middlesex County			New London *All Areas	479,435	479,435
Stratford	587,740	587,740	Chester	392,265	392,265	North Stonington	392,265	392,265
Trumbull	587,740	587,740	Clinton	392,265	392,265	Norwich	392,265	392,265
Weston, Westport	587,740	587,740	Cromwell	392,265	392,265	*Targeted Areas	479,435	479,435
Wilton	587,740	587,740	Deep River	392,265	392,265	Old Lyme	392,265	392,265
Hartford County			Durham	392,265	392,265	Preston	392,265	392,265
Avon	392,265	392,265	East Haddam	392,265	392,265	Salem	392,265	392,265
Berlin	392,265	392,265	East Hampton	392,265	392,265	Sprague	392,265	392,265
Bloomfield	392,265	392,265	Essex	392,265	392,265	Stonington	392,265	392,265
Bristol	392,265	392,265	Haddam	392,265	392,265	Voluntown	392,265	392,265
Burlington	392,265	392,265	Killingworth	392,265	392,265	Waterford	392,265	392,265
Canton	392,265	392,265	Middlefield	392,265	392,265	Tolland County		
East Granby	392,265	392,265	Middletown	392,265	392,265	Andover	392,265	392,265
East Hartford	392,265	392,265	*Targeted Areas	479,435	479,435	Bolton	392,265	392,265
*Targeted Areas	479,435	479,435	Old Saybrook	392,265	392,265	Columbia, Coventry	392,265	392,265
East Windsor, Enfield	392,265	392,265	Portland	392,265	392,265	Ellington	392,265	392,265
Farmington	392,265	392,265	Westbrook	392,265	392,265	Hebron	392,265	392,265
Glastonbury, Granby	392,265	392,265	New Haven County			Mansfield	392,265	392,265
Hartford	392,265	392,265	Ansonia	392,265	392,265	*Targeted Areas	479,435	479,435
*Targeted Areas	479,435	479,435	*Targeted Areas	479,435	479,435	Somers	392,265	392,265
Hartland	392,265	392,265	Beacon Falls	392,265	392,265	Stafford	392,265	392,265
Manchester	392,265	392,265	Bethany	392,265	392,265	Tolland	392,265	392,265
*Targeted Areas	479,435	479,435	Branford	392,265	392,265	Union	392,265	392,265
Marlborough	392,265	392,265	Cheshire	392,265	392,265	Vernon	392,265	392,265
New Britain	392,265	392,265	Derby	392,265	392,265	Willington	392,265	392,265
*Targeted Areas	479,435	479,435	*Targeted Areas	479,435	479,435	Windham County		
Newington	392,265	392,265	East Haven	392,265	392,265	Ashford	392,265	392,265
Plainville	392,265	392,265	Guilford	392,265	392,265	Brooklyn	392,265	392,265
Rocky Hill	392,265	392,265	Hamden	392,265	392,265	Canterbury	392,265	392,265
Simsbury	392,265	392,265	Madison	392,265	392,265	Chaplin	392,265	392,265
Southington, South Windsor	392,265	392,265	Meriden	392,265	392,265	Eastford	392,265	392,265
Suffield	392,265	392,265	*Targeted Areas	479,435	479,435	Hampton	392,265	392,265
West Hartford	392,265	392,265	Middlebury	392,265	392,265	Killingly	392,265	392,265
Wethersfield	392,265	392,265	Milford	392,265	392,265	Plainfield	392,265	392,265
Windsor, Windsor Locks	392,265	392,265	Naugatuck	392,265	392,265	Pomfret	392,265	392,265
Litchfield County			392,265	392,265	392,265	Putnam	392,265	392,265
Barkhamsted	392,265	392,265	New Haven	392,265	392,265	Scotland	392,265	392,265
Bethlehem	392,265	392,265	*Targeted Areas	479,435	479,435	Sterling	392,265	392,265
Bridgewater	392,265	392,265	North Branford	392,265	392,265	Thompson	392,265	392,265
Canaan	392,265	392,265	North Haven	392,265	392,265	Windham * All Areas	479,435	479,435
Colebrook, Cornwall	392,265	392,265	Orange	392,265	392,265	Woodstock	392,265	392,265
			Oxford	392,265	392,265			

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			"TOWN" LIMITS			"TOWN" LIMITS		
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		
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	Thomasston	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			New London * All Areas	135,120	157,640
Straitford	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			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		
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			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		
Newington	112,700	129,605	East Haven	112,600	129,490	Ashford	112,600	129,490
Plainville	112,700	129,605	Gulford	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			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 -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