

**Connecticut Housing Finance Authority (CHFA) - INCOME LIMITS - Eff. 11-28-16**



**"Statewide" Income Limits \$87,800 (1 or 2 persons) - \$100,970 (3 or more) = Programs Home of Your Own / Homeownership / Section 8 / Reverse Annuity Mtg (RAM)**

**"Town" Income Limits = All other Programs except where not applicable (i.e. Targeted Areas for loans without CHFA DAP)**

"Town" Income Limits	HOUSEHOLD SIZE		"Town" Income Limits	HOUSEHOLD SIZE		"Town" Income Limits	HOUSEHOLD SIZE	
	1 or 2	3 or more		1 or 2	3 or more		1 or 2	3 or more
<b>Fairfield County</b>			<b>Litchfield County, cont.</b>			<b>New Haven County, cont.</b>		
Bethel	128,160	149,520	Colebrook	89,300	102,695	Prospect	87,800	100,970
<b>Bridgeport *All Areas</b>	<b>107,160</b>	<b>125,020</b>	Cornwall	89,300	102,695	Seymour	93,500	107,525
Brookfield	128,160	149,520	Goshen	89,300	102,695	Southbury	87,800	100,970
<b>Danbury</b>	<b>128,160</b>	<b>149,520</b>	Harwinton	89,300	102,695	Wallingford	87,800	100,970
<b>*Targeted Areas</b>	<b>128,160</b>	<b>149,520</b>	Kent	89,300	102,695	<b>Waterbury *All Areas</b>	<b>105,360</b>	<b>122,920</b>
Darien	131,300	150,995	Litchfield	89,300	102,695	West Haven	87,800	100,970
Easton	106,320	124,040	Morris	89,300	102,695	Wolcott	87,800	100,970
Fairfield	106,320	124,040	New Hartford	89,300	102,695	Woodbridge	87,800	100,970
Greenwich	131,300	150,995	New Milford	89,300	102,695	<b>New London County</b>	<b>1 or 2</b>	<b>3 or more</b>
Monroe	106,320	124,040	Norfolk	89,300	102,695	Bozrah	89,300	102,695
New Canaan	131,300	150,995	North Canaan	89,300	102,695	Colchester	105,100	120,865
New Fairfield	128,160	149,520	Plymouth	89,300	102,695	East Lyme	89,300	102,695
Newtown	128,160	149,520	Roxbury	89,300	102,695	Franklin	89,300	102,695
<b>Norwalk</b>	<b>131,300</b>	<b>150,995</b>	Salisbury	89,300	102,695	Griswold	89,300	102,695
<b>*Targeted areas</b>	<b>153,480</b>	<b>179,060</b>	Sharon	89,300	102,695	<b>Groton</b>	<b>89,300</b>	<b>102,695</b>
Redding	128,160	149,520	Thomaston	89,300	102,695	<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>
Ridgefield	128,160	149,520	<b>Torrington</b>	<b>89,300</b>	<b>102,695</b>	Lebanon	105,100	120,865
Shelton	106,320	124,040	<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	Ledyard	89,300	102,695
Sherman	128,160	149,520	Warren	89,300	102,695	Lisbon	89,300	102,695
<b>Stamford</b>	<b>131,300</b>	<b>150,995</b>	Washington	89,300	102,695	Lyme	89,300	102,695
<b>* Targeted Areas</b>	<b>153,480</b>	<b>179,060</b>	Watertown	89,300	102,695	Montville	89,300	102,695
Stratford	106,320	124,040	Winchester	89,300	102,695	<b>New London *All Areas</b>	<b>107,160</b>	<b>125,020</b>
Trumbull	106,320	124,040	Woodbury	89,300	102,695	North Stonington	89,300	102,695
Weston	131,300	150,995	<b>Middlesex County</b>	<b>1 or 2</b>	<b>3 or more</b>	<b>Norwich</b>	<b>89,300</b>	<b>102,695</b>
Westport	131,300	150,995	Chester	89,300	102,695	<b>* Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>
Wilton	131,300	150,995	Clinton	101,600	116,840	Old Lyme	89,300	102,695
<b>Hartford County</b>	<b>1 or 2</b>	<b>3 or more</b>	Cromwell	89,300	102,695	Preston	89,300	102,695
Avon	89,300	102,695	Deep River	101,600	116,840	Salem	89,300	102,695
Berlin	89,300	102,695	Durham	89,300	102,695	Sprague	89,300	102,695
Bloomfield	89,300	102,695	East Haddam	89,300	102,695	Stonington	89,300	102,695
Bristol	89,300	102,695	East Hampton	89,300	102,695	Voluntown	89,300	102,695
Burlington	89,300	102,695	Essex	101,600	116,840	Waterford	89,300	102,695
Canton	89,300	102,695	Haddam	89,300	102,695	<b>Tolland County</b>	<b>1 or 2</b>	<b>3 or more</b>
East Granby	89,300	102,695	Killingworth	101,600	116,840	Andover	89,300	102,695
<b>East Hartford</b>	<b>89,300</b>	<b>102,695</b>	Middlefield	89,300	102,695	Bolton	89,300	102,695
<b>* Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	<b>Middletown</b>	<b>89,300</b>	<b>102,695</b>	Columbia	89,300	102,695
East Windsor	89,300	102,695	<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	Coventry	89,300	102,695
Enfield	89,300	102,695	Old Saybrook	101,600	116,840	Ellington	89,300	102,695
Farmington	89,300	102,695	Portland	89,300	102,695	Hebron	89,300	102,695
Glastonbury	89,300	102,695	Westbrook	101,600	116,840	<b>Mansfield</b>	<b>89,300</b>	<b>102,695</b>
Granby	89,300	102,695	<b>New Haven County</b>	<b>1 or 2</b>	<b>3 or more</b>	<b>*Targeted Areas</b>	<b>107,160</b>	<b>122,920</b>
<b>Hartford</b>	<b>89,300</b>	<b>102,695</b>	<b>Ansonia</b>	<b>93,500</b>	<b>107,525</b>	Somers	89,300	102,695
<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	<b>*Targeted Areas</b>	<b>112,200</b>	<b>130,900</b>	Stafford	89,300	102,695
Hartland	89,300	102,695	Beacon Falls	93,500	107,525	Tolland	89,300	102,695
<b>Manchester</b>	<b>89,300</b>	<b>102,695</b>	Bethany	87,800	100,970	Union	89,300	102,695
<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	Branford	87,800	100,970	Vernon	89,300	102,695
Marlborough	89,300	102,695	Cheshire	87,800	100,970	Willington	89,300	102,695
<b>New Britain</b>	<b>89,300</b>	<b>102,695</b>	<b>Derby</b>	<b>93,500</b>	<b>107,525</b>	<b>Windham County</b>	<b>1 or 2</b>	<b>3 or more</b>
<b>*Targeted Areas</b>	<b>107,160</b>	<b>125,020</b>	<b>*Targeted Areas</b>	<b>112,200</b>	<b>130,900</b>	Ashford	87,800	100,970
Newington	89,300	102,695	East Haven	87,800	100,970	Brooklyn	87,800	100,970
Plainville	89,300	102,695	Guilford	87,800	100,970	Canterbury	87,800	100,970
Rocky Hill	89,300	102,695	Hamden	87,800	100,970	Chaplin	87,800	100,970
Simsbury	89,300	102,695	Madison	87,800	100,970	Eastford	87,800	100,970
South Windsor	89,300	102,695	<b>Meriden</b>	<b>87,800</b>	<b>100,970</b>	Hampton	87,800	100,970
Southington	89,300	102,695	<b>*Targeted Areas</b>	<b>105,360</b>	<b>122,920</b>	Killingly	87,800	100,970
Suffield	89,300	102,695	Middlebury	87,800	100,970	Plainfield	87,800	100,970
West Hartford	89,300	102,695	Milford	93,500	107,525	Pomfret	87,800	100,970
Wethersfield	89,300	102,695	Naugatuck	87,800	100,970	Putnam	87,800	100,970
Windsor	89,300	102,695	<b>New Haven</b>	<b>87,800</b>	<b>100,970</b>	Scotland	87,800	100,970
Windsor Locks	89,300	102,695	<b>*Targeted Areas</b>	<b>105,360</b>	<b>122,920</b>	Sterling	87,800	100,970
<b>Litchfield County</b>	<b>1 or 2</b>	<b>3 or more</b>	North Branford	87,800	100,970	Thompson	87,800	100,970
Barkhamsted	89,300	102,695	North Haven	87,800	100,970	<b>Windham</b>	<b>87,800</b>	<b>100,970</b>
Bethlehem	89,300	102,695	Orange	87,800	100,970	<b>*Targeted Areas</b>	<b>105,360</b>	<b>122,920</b>
Bridgewater	89,300	102,695	Oxford	93,500	107,525	Woodstock	87,800	100,970
Canaan	89,300	102,695						

**\*TARGETED AREAS - CENSUS TRACTS**

<p><b>Targeted areas are denoted with an (*). If the property being purchased is located in a Targeted Area, please note that in these areas, only your income can be higher than what is listed, providing you do not request downpayment assistance from CHFA</b></p>		<p><b>Mansfield</b> 8812</p>
Ansonia	1252, 1253, 1254	<b>Meriden</b> 1701, 1702, 1703, 1709, 1710, 1714
Bridgeport	ALL CENSUS TRACTS	<b>Middletown</b> 5411, 5415, 5416, 5417
Danbury	2101, 2102, 2107.01, 2107.02	<b>New Britain</b> 4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
Derby	1202	<b>New Haven</b> ALL CENSUS TRACTS EXCEPT FOR 3614.02
East Hartford	5104, 5106, 5113	<b>New London</b> ALL CENSUS TRACTS
Groton	7025, 9800	<b>Norwalk</b> 0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
Hartford	ALL CENSUS TRACTS EXCEPT FOR 5245.02	<b>Norwich</b> 6964, 6967, 6968
Manchester	5147	<b>Stamford</b> 0201, 0214, 0215, 0216, 0217, 0221, 0222, 0223
		<b>Torrington</b> 3101, 3102, 3103, 3108.01, 3108.03, 3108.04
		<b>Waterbury</b> ALL CENSUS TRACTS
		<b>Windham</b> 8003, 8006

## Connecticut Housing Finance Authority (CHFA) - SALES PRICE LIMITS



Effective April 17, 2017

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	553,760	553,760	Canaan	329,290	329,290	Prospect	281,645	281,645
<b>Bridgeport *All Areas</b>	<b>676,820</b>	<b>676,820</b>	Colebrook	329,290	329,290	Seymour	281,645	281,645
Brookfield	553,760	553,760	Cornwall	329,290	329,290	Southbury	281,645	281,645
<b>Danbury</b>	<b>553,760</b>	<b>553,760</b>	Goshen	329,290	329,290	Wallingford	281,645	281,645
<b>*Targeted Areas</b>	<b>676,820</b>	<b>676,820</b>	Harwinton	329,290	329,290	<b>Waterbury *All Areas</b>	<b>344,235</b>	<b>344,235</b>
Darien	553,760	553,760	Kent	329,290	329,290	West Haven	281,645	281,645
Easton	553,760	553,760	Litchfield	329,290	329,290	Wolcott	281,645	281,645
Fairfield	553,760	553,760	Morris	329,290	329,290	Woodbridge	281,645	281,645
Greenwich	553,760	553,760	New Hartford	329,290	329,290	<b>New London County</b>	<b>Existing</b>	<b>New</b>
Monroe	553,760	553,760	New Milford	329,290	329,290	Bozrah	258,350	258,350
New Canaan	553,760	553,760	Norfolk	329,290	329,290	Colchester	258,350	258,350
New Fairfield	553,760	553,760	North Canaan	329,290	329,290	East Lyme	258,350	258,350
Newtown	553,760	553,760	Plymouth	329,290	329,290	Franklin	258,350	258,350
<b>Norwalk</b>	<b>553,760</b>	<b>553,760</b>	Roxbury	329,290	329,290	Griswold	258,350	258,350
<b>*Targeted areas</b>	<b>676,820</b>	<b>676,820</b>	Salisbury	329,290	329,290	<b>Groton</b>	<b>258,350</b>	<b>258,350</b>
Redding	553,760	553,760	Sharon	329,290	329,290	<b>*Targeted Areas</b>	<b>315,760</b>	<b>315,760</b>
Ridgefield	553,760	553,760	Thomaston	329,290	329,290	Lebanon	258,350	258,350
Shelton	553,760	553,760	<b>Torrington</b>	<b>329,290</b>	<b>329,290</b>	Ledyard	258,350	258,350
Sherman	553,760	553,760	<b>*Targeted Areas</b>	<b>402,470</b>	<b>402,470</b>	Lisbon	258,350	258,350
<b>Stamford</b>	<b>553,760</b>	<b>553,760</b>	Warren	329,290	329,290	Lyme	258,350	258,350
<b>* Targeted Areas</b>	<b>676,820</b>	<b>676,820</b>	Washington	329,290	329,290	Montville	258,350	258,350
Stratford	553,760	553,760	Washingtown	329,290	329,290	<b>New London *All Areas</b>	<b>315,760</b>	<b>315,760</b>
Trumbull	553,760	553,760	Winchester	329,290	329,290	North Stonington	258,350	258,350
Weston	553,760	553,760	Woodbury	329,290	329,290	<b>Norwich</b>	<b>258,350</b>	<b>258,350</b>
Westport	553,760	553,760	<b>Middlesex County</b>	<b>Existing</b>	<b>New</b>	<b>* Targeted Areas</b>	<b>315,760</b>	<b>315,760</b>
Wilton	553,760	553,760	Chester	325,055	325,055	Old Lyme	258,350	258,350
<b>Hartford County</b>	<b>Existing</b>	<b>New</b>	Clinton	325,055	325,055	Preston	258,350	258,350
Avon	325,055	325,055	Cromwell	325,055	325,055	Salem	258,350	258,350
Berlin	325,055	325,055	Deep River	325,055	325,055	Sprague	258,350	258,350
Bloomfield	325,055	325,055	Durham	325,055	325,055	Stonington	258,350	258,350
Bristol	325,055	325,055	East Haddam	325,055	325,055	Voluntown	258,350	258,350
Burlington	325,055	325,055	East Hampton	325,055	325,055	Waterford	258,350	258,350
Canton	325,055	325,055	Essex	325,055	325,055	<b>Tolland County</b>	<b>Existing</b>	<b>New</b>
East Granby	325,055	325,055	Haddam	325,055	325,055	Andover	325,055	325,055
<b>East Hartford</b>	<b>325,055</b>	<b>325,055</b>	Killingworth	325,055	325,055	Bolton	325,055	325,055
<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>	Middlefield	325,055	325,055	Columbia	325,055	325,055
East Windsor	325,055	325,055	<b>Middletown</b>	<b>325,055</b>	<b>325,055</b>	Coventry	325,055	325,055
Enfield	325,055	325,055	<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>	Ellington	325,055	325,055
Farmington	325,055	325,055	Old Saybrook	325,055	325,055	Hebron	325,055	325,055
Glastonbury	325,055	325,055	Portland	325,055	325,055	<b>Mansfield</b>	<b>325,055</b>	<b>325,055</b>
Granby	325,055	325,055	Westbrook	325,055	325,055	<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>
<b>Hartford</b>	<b>325,055</b>	<b>325,055</b>	<b>New Haven County</b>	<b>Existing</b>	<b>New</b>	Somers	325,055	325,055
<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>	Ansonia	281,645	281,645	Stafford	325,055	325,055
Hartland	325,055	325,055	<b>*Targeted Areas</b>	<b>344,235</b>	<b>344,235</b>	Tolland	325,055	325,055
<b>Manchester</b>	<b>325,055</b>	<b>325,055</b>	Beacon Falls	281,645	281,645	Union	325,055	325,055
<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>	Bethany	281,645	281,645	Vernon	325,055	325,055
Marlborough	325,055	325,055	Branford	281,645	281,645	Willington	325,055	325,055
<b>New Britain</b>	<b>325,055</b>	<b>325,055</b>	Cheshire	281,645	281,645	<b>Windham County</b>	<b>Existing</b>	<b>New</b>
<b>*Targeted Areas</b>	<b>397,290</b>	<b>397,290</b>	<b>Derby</b>	<b>281,645</b>	<b>281,645</b>	Ashford	264,705	264,705
Newington	325,055	325,055	<b>*Targeted Areas</b>	<b>344,235</b>	<b>344,235</b>	Brooklyn	264,705	264,705
Plainville	325,055	325,055	East Haven	281,645	281,645	Canterbury	264,705	264,705
Rocky Hill	325,055	325,055	Guilford	281,645	281,645	Chaplin	264,705	264,705
Simsbury	325,055	325,055	Hamden	281,645	281,645	Eastford	264,705	264,705
South Windsor	325,055	325,055	Madison	281,645	281,645	Hampton	264,705	264,705
Southington	325,055	325,055	<b>Meriden</b>	<b>281,645</b>	<b>281,645</b>	Killingly	264,705	264,705
Suffield	325,055	325,055	<b>*Targeted Areas</b>	<b>344,235</b>	<b>344,235</b>	Plainfield	264,705	264,705
West Hartford	325,055	325,055	Middlebury	281,645	281,645	Pomfret	264,705	264,705
Wethersfield	325,055	325,055	Milford	281,645	281,645	Putnam	264,705	264,705
Windsor	325,055	325,055	Naugatuck	281,645	281,645	Scotland	264,705	264,705
Windsor Locks	325,055	325,055	<b>New Haven</b>	<b>281,645</b>	<b>281,645</b>	Sterling	264,705	264,705
<b>Litchfield County</b>	<b>Existing</b>	<b>New</b>	<b>*Targeted Areas</b>	<b>344,235</b>	<b>344,235</b>	Thompson	264,705	264,705
Barkhamsted	329,290	329,290	North Branford	281,645	281,645	<b>Windham</b>	<b>264,705</b>	<b>264,705</b>
Bethlehem	329,290	329,290	North Haven	281,645	281,645	<b>*Targeted Areas</b>	<b>323,525</b>	<b>323,525</b>
Bridgewater	329,290	329,290	Orange	281,645	281,645	Woodstock	264,705	264,705
			Oxford	281,645	281,645			

**\*TARGETED AREAS - CENSUS TRACTS**

<p>Targeted areas are denoted with an (*). If the property being purchased is located in a Targeted Area, please note that in these areas, only your income can be higher than what is listed, providing you do not request downpayment assistance from CHFA</p>		<b>Mansfield</b>	8812
<b>Ansonia</b>	1252, 1253, 1254	<b>Meriden</b>	1701, 1702, 1703, 1709, 1710, 1714
<b>Bridgeport</b>	ALL CENSUS TRACTS	<b>Middletown</b>	5411, 5415, 5416, 5417
<b>Danbury</b>	2101, 2102, 2107.01, 2107.02	<b>New Britain</b>	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
<b>Derby</b>	1202	<b>New Haven</b>	ALL CENSUS TRACTS EXCEPT FOR 3614.02
<b>East Hartford</b>	5104, 5106, 5113	<b>New London</b>	ALL CENSUS TRACTS
<b>Groton</b>	7025, 9800	<b>Norwalk</b>	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
<b>Hartford</b>	ALL CENSUS TRACTS EXCEPT FOR 5245.02	<b>Norwich</b>	6964, 6967, 6968
<b>Manchester</b>	5147	<b>Stamford</b>	0201, 0214, 0215, 0216, 0217, 0221, 0222, 0223
		<b>Torrington</b>	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
		<b>Waterbury</b>	ALL CENSUS TRACTS
		<b>Windham</b>	8003, 8006