
Bulletin # 155
April 25, 2019

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **Sales Price Limits Revision for Homebuyer Mortgage Programs**

Connecticut Housing Finance Authority 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.

Effective on and after May 20, 2019, the new limits will apply to all reservations submitted to CHFA for mortgage loan financing, (***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 on the CHFA website at www.chfa.org under the Lender Forms section.

All questions regarding this Bulletin should be directed to Valencia Taft-Jackson at (860) 571-4224 or valencia.taft-jackson@chfa.org or Hazim Taib at (860)571-4250 or hazim.taib@chfa.org

Connecticut Housing Finance Authority - SALES PRICE LIMITS



Effective May 20, 2019

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	541,310	541,310	Canaan	321,890	321,890	Prospect	283,345	283,345
Bridgeport * All Areas	661,605	661,605	Colebrook	321,890	321,890	Seymour	283,345	283,345
Brookfield	541,310	541,310	Cornwall	321,890	321,890	Southbury	283,345	283,345
Danbury	541,310	541,310	Goshen	321,890	321,890	Wallingford	283,345	283,345
*Targeted Areas	661,605	661,605	Harwinton	321,890	321,890	Waterbury * All Areas	346,315	346,315
Darien	541,310	541,310	Kent	321,890	321,890	West Haven	283,345	283,345
Easton	541,310	541,310	Litchfield	321,890	321,890	Wolcott	283,345	283,345
Fairfield	541,310	541,310	Morris	321,890	321,890	Woodbridge	283,345	283,345
Greenwich	541,310	541,310	New Hartford	321,890	321,890	New London County	Existing	New
Monroe	541,310	541,310	New Milford	321,890	321,890	Bozrah	283,345	283,345
New Canaan	541,310	541,310	Norfolk	321,890	321,890	Colchester	283,345	283,345
New Fairfield	541,310	541,310	North Canaan	321,890	321,890	East Lyme	283,345	283,345
Newtown	541,310	541,310	Plymouth	321,890	321,890	Franklin	283,345	283,345
Norwalk	541,310	541,310	Roxbury	321,890	321,890	Griswold	283,345	283,345
*Targeted areas	661,605	661,605	Salisbury	321,890	321,890	Groton	283,345	283,345
Redding	541,310	541,310	Sharon	321,890	321,890	*Targeted Areas	346,315	346,315
Ridgefield	541,310	541,310	Thomaston	321,890	321,890	Lebanon	283,345	283,345
Shelton	541,310	541,310	Torrington	321,890	321,890	Ledyard	283,345	283,345
Sherman	541,310	541,310	*Targeted Areas	393,420	393,420	Lisbon	283,345	283,345
Stamford	541,310	541,310	Warren	321,890	321,890	Lyme	283,345	283,345
*Targeted Areas	661,605	661,605	Washington	321,890	321,890	Montville	283,345	283,345
Stratford	541,310	541,310	Watertown	321,890	321,890	New London * All Areas	346,315	346,315
Trumbull	541,310	541,310	Winchester	321,890	321,890	North Stonington	283,345	283,345
Weston	541,310	541,310	Woodbury	321,890	321,890	Norwich	283,345	283,345
Westport	541,310	541,310	Middlesex County	Existing	New	*Targeted Areas	346,315	346,315
Wilton	541,310	541,310	Chester	317,750	317,750	Old Lyme	283,345	283,345
Hartford County	Existing	New	Clinton	317,750	317,750	Preston	283,345	283,345
Avon	317,750	317,750	Cromwell	317,750	317,750	Salem	283,345	283,345
Berlin	317,750	317,750	Deep River	317,750	317,750	Sprague	283,345	283,345
Bloomfield	317,750	317,750	Durham	317,750	317,750	Stonington	283,345	283,345
Bristol	317,750	317,750	East Haddam	317,750	317,750	Voluntown	283,345	283,345
Burlington	317,750	317,750	East Hampton	317,750	317,750	Waterford	283,345	283,345
Canton	317,750	317,750	Essex	317,750	317,750	Tolland County	Existing	New
East Granby	317,750	317,750	Haddam	317,750	317,750	Andover	317,750	317,750
East Hartford	317,750	317,750	Killingworth	317,750	317,750	Bolton	317,750	317,750
*Targeted Areas	388,360	388,360	Middlefield	317,750	317,750	Columbia	317,750	317,750
East Windsor	317,750	317,750	Middletown	317,750	317,750	Coventry	317,750	317,750
Enfield	317,750	317,750	*Targeted Areas	388,360	388,360	Ellington	317,750	317,750
Farmington	317,750	317,750	Old Saybrook	317,750	317,750	Hebron	317,750	317,750
Glastonbury	317,750	317,750	Portland	317,750	317,750	Mansfield	317,750	317,750
Granby	317,750	317,750	Westbrook	317,750	317,750	*Targeted Areas	388,360	388,360
Hartford	317,750	317,750	New Haven County	Existing	New	Somers	317,750	317,750
*Targeted Areas	388,360	388,360	Ansonia	283,345	283,345	Stafford	317,750	317,750
Hartland	317,750	317,750	*Targeted Areas	346,315	346,315	Tolland	317,750	317,750
Manchester	317,750	317,750	Beacon Falls	283,345	283,345	Union	317,750	317,750
*Targeted Areas	388,360	388,360	Bethany	283,345	283,345	Vernon	317,750	317,750
Marlborough	317,750	317,750	Branford	283,345	283,345	Willington	317,750	317,750
New Britain	317,750	317,750	Cheshire	283,345	283,345	Windham County	Existing	New
*Targeted Areas	388,360	388,360	Derby	283,345	283,345	Ashford	294,975	294,975
Newington	317,750	317,750	*Targeted Areas	346,315	346,315	Brooklyn	294,975	294,975
Plainville	317,750	317,750	East Haven	283,345	283,345	Canterbury	294,975	294,975
Rocky Hill	317,750	317,750	Guilford	283,345	283,345	Chaplin	294,975	294,975
Simsbury	317,750	317,750	Hamden	283,345	283,345	Eastford	294,975	294,975
Southington	317,750	317,750	Madison	283,345	283,345	Hampton	294,975	294,975
South Windsor	317,750	317,750	Meriden	283,345	283,345	Killingly	294,975	294,975
Suffield	317,750	317,750	*Targeted Areas	346,315	346,315	Plainfield	294,975	294,975
West Hartford	317,750	317,750	Middlebury	283,345	283,345	Pomfret	294,975	294,975
Wethersfield	317,750	317,750	Milford	283,345	283,345	Putnam	294,975	294,975
Windsor	317,750	317,750	Naugatuck	283,345	283,345	Scotland	294,975	294,975
Windsor Locks	317,750	317,750	New Haven	283,345	283,345	Sterling	294,975	294,975
Litchfield County	Existing	New	*Targeted Areas	346,315	346,315	Thompson	294,975	294,975
Barkhamsted	321,890	321,890	North Branford	283,345	283,345	Windham	294,975	294,975
Bethlehem	321,890	321,890	North Haven	283,345	283,345	*Targeted Areas	360,530	360,530
Bridgewater	321,890	321,890	Orange	283,345	283,345	Woodstock	294,975	294,975
			Oxford	283,345	283,345			

*TARGETED AREAS - CENSUS TRACTS		Mansfield	8812
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 down payment assistance from CHFA		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	ALL CENSUS TRACTS EXCEPT FOR 3614.02
		New London	ALL CENSUS TRACTS
		Norwalk	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
		Norwich	6964, 6967, 6968
		Stamford	0201, 0214, 0215, 0216, 0217, 0221, 0222, 0223
		Torrington	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
		Waterbury	ALL CENSUS TRACTS
		Windham	8003, 8006
Ansonia	1252, 1253, 1254		
Bridgeport	ALL CENSUS TRACTS		
Danbury	2101, 2102, 2107.01, 2107.02		
Derby	1202		
East Hartford	5104, 5106, 5113		
Groton	7025, 9800		
Hartford	ALL CENSUS TRACTS EXCEPT FOR 5245.02		
Manchester	5147		