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**Bulletin # 177**

April 9, 2020

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 April 23, 2020, 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](http://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](mailto:valencia.taft-jackson@chfa.org) or Hazim Taib at (860)571-4250 or [hazim.taib@chfa.org](mailto:hazim.taib@chfa.org)*

## Connecticut Housing Finance Authority - SALES PRICE LIMITS



EFFECTIVE: APRIL 23, 2020

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	534,080	534,080	Goshen	317,590	317,590	Prospect	294,600	294,600
<b>Bridgeport * All Areas</b>	<b>652,765</b>	<b>652,765</b>	Harwinton	317,590	317,590	Seymour	294,600	294,600
Brookfield	534,080	534,080	Kent	317,590	317,590	Southbury	294,600	294,600
<b>Danbury</b>	<b>534,080</b>	<b>534,080</b>	Litchfield	317,590	317,590	Wallingford	294,600	294,600
<b>*Targeted Areas</b>	<b>652,765</b>	<b>652,765</b>	Morris	317,590	317,590	<b>Waterbury * All Areas</b>	<b>360,065</b>	<b>360,065</b>
Darien	534,080	534,080	New Hartford, New Milford	317,590	317,590	West Haven	294,600	294,600
Easton	534,080	534,080	Norfolk, North Canaan	317,590	317,590	Wolcott, Woodbridge	294,600	294,600
Fairfield	534,080	534,080	Plymouth	317,590	317,590			
Greenwich	534,080	534,080	Roxbury	317,590	317,590	New London County		
Monroe	534,080	534,080	Salisbury, Sharon	317,590	317,590	Bozrah	294,600	294,600
New Canaan	534,080	534,080	Thomaston	317,590	317,590	Colchester	294,600	294,600
New Fairfield, Newtown	534,080	534,080	<b>Torrington</b>	<b>317,590</b>	<b>317,590</b>	East Lyme	294,600	294,600
<b>Norwalk</b>	<b>534,080</b>	<b>534,080</b>	<b>*Targeted Areas</b>	<b>388,165</b>	<b>388,165</b>	Franklin	294,600	294,600
<b>*Targeted Areas</b>	<b>652,765</b>	<b>652,765</b>	Warren	317,590	317,590	Griswold	294,600	294,600
Redding, Ridgefield	534,080	534,080	Washington, Watertown	317,590	317,590	<b>Groton</b>	<b>294,600</b>	<b>294,600</b>
Shelton	534,080	534,080	Winchester, Woodbury	317,590	317,590	<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>
Sherman	534,080	534,080				Lebanon	294,600	294,600
<b>Stamford</b>	<b>534,080</b>	<b>534,080</b>	Middlesex County			Ledyard, Lisbon, Lyme	294,600	294,600
<b>*Targeted Areas</b>	<b>652,765</b>	<b>652,765</b>	Chester	313,505	313,505	Montville	294,600	294,600
Stratford	534,080	534,080	Clinton	313,505	313,505	<b>New London * All Areas</b>	<b>360,065</b>	<b>360,065</b>
Trumbull	534,080	534,080	Cromwell	313,505	313,505	North Stonington	294,600	294,600
Weston, Westport, Wilton	534,080	534,080	Deep River	313,505	313,505	<b>Norwich</b>	<b>294,600</b>	<b>294,600</b>
			Durham	313,505	313,505	<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>
			East Haddam, East Hampton	313,505	313,505	Old Lyme	294,600	294,600
			Essex	313,505	313,505	Preston	294,600	294,600
			Haddam	313,505	313,505	Salem, Sprague, Stonington	294,600	294,600
			Killingworth	313,505	313,505	Voluntown	294,600	294,600
			Middlefield	313,505	313,505	Waterford	294,600	294,600
			<b>Middletown</b>	<b>313,505</b>	<b>313,505</b>			
			<b>*Targeted Areas</b>	<b>383,170</b>	<b>383,170</b>	Tolland County		
			Old Saybrook	313,505	313,505	Andover	313,505	313,505
			Portland	313,505	313,505	Bolton	313,505	313,505
			Westbrook	313,505	313,505	Columbia, Coventry	313,505	313,505
						Ellington	313,505	313,505
			New Haven County			Hebron	313,505	313,505
			Ansonia	294,600	294,600	<b>Mansfield</b>	<b>313,505</b>	<b>313,505</b>
			<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>	<b>*Targeted Areas</b>	<b>383,170</b>	<b>383,170</b>
			Beacon Falls	294,600	294,600	Somers, Stafford	313,505	313,505
			Bethany	294,600	294,600	Tolland	313,505	313,505
			Branford	294,600	294,600	Union	313,505	313,505
			Cheshire	294,600	294,600	Vernon	313,505	313,505
			<b>Derby</b>	<b>294,600</b>	<b>294,600</b>	Willington	313,505	313,505
			<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>			
			East Haven	294,600	294,600	Windham County		
			Guilford	294,600	294,600	Ashford	301,250	301,250
			Hamden	294,600	294,600	Brooklyn	301,250	301,250
			Madison	294,600	294,600	Canterbury, Chaplin	301,250	301,250
			<b>Meriden</b>	<b>294,600</b>	<b>294,600</b>	Eastford	301,250	301,250
			<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>	Hampton	301,250	301,250
			Middlebury	294,600	294,600	Killingly	301,250	301,250
			Milford	294,600	294,600	Plainfield, Pomfret, Putnam	301,250	301,250
			Naugatuck	294,600	294,600	Scotland, Sterling	301,250	301,250
			<b>New Haven</b>	<b>294,600</b>	<b>294,600</b>	Thompson	301,250	301,250
			<b>*Targeted Areas</b>	<b>360,065</b>	<b>360,065</b>	<b>Windham</b>	<b>301,250</b>	<b>301,250</b>
			North Branford, North Haven	294,600	294,600	<b>*Targeted Areas</b>	<b>368,195</b>	<b>368,195</b>
			Orange	294,600	294,600	Woodstock	301,250	301,250
			Oxford	294,600	294,600			

### \*TARGETED AREA - CENSUS TRACTS

*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.*

Ansonia	1252, 1253, 1254	Middletown	5411, 5415, 5416, 5417
Bridgeport	ALL CENSUS TRACTS	New Britain	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
Danbury	2101, 2102, 2107.01, 2107.02	New Haven	ALL CENSUS TRACTS EXCEPT FOR 3614.02
Derby	1202	New London	ALL CENSUS TRACTS
East Hartford	5104, 5106, 5113	Norwalk	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
Groton	7025, 9800	Norwich	6964, 6967, 6968
Hartford	ALL CENSUS TRACTS EXCEPT FOR 5245.02	Stamford	0201, 0214, 0215, 0216, 0217, 0221, 0222, 0223
Manchester	5147	Torrington	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
Mansfield	8812	Waterbury	ALL CENSUS TRACTS
Meriden	1701, 1702, 1703, 1709, 1710, 1714	Windham	8003, 8006