

Bulletin # 200
May 18, 2021

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

Connecticut Housing Finance Authority Income & Sales Price Limits 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.

Effective on and after May 25, 2021, the new limits will apply to all reservations submitted to CHFA for mortgage loan financing, (*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).

The income limit restriction will continue to be waived for borrower(s) purchasing properties in Targeted Areas *that are not applying for Downpayment Assistance Program (DAP), HFA Preferred™, HFA Advantage® or CHFA CALP loan programs.*

There are no changes in the designated Target Area Census Tracts.

The new Income & Sales Price Limit charts 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 Carolyn Christensen at (860) 571-4270 or carolyn.christensen@chfa.org or, Heather Bilger at (860) 571-4324 or heather.bilger@chfa.org

Connecticut Housing Finance Authority - INCOME LIMITS - Eff. May 25, 2021



The Home of Your Own - Homeownership - Reverse Annuity Mortgage Programs use "Statewide" Income Limits: \$102,600 (1 or 2 persons) \$117,990 (3 or more persons)

Targeted Area Income limits are not waived for HFA Preferred™ (See FNMA "AMI Limits") or Conventional AMI Loan Program (CALP) or HFA Advantage® Program

"Town" Income Limits		HOUSEHOLD SIZE		"Town" Income Limits		HOUSEHOLD SIZE		"Town" Income 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		117,660		135,305	Goshen		102,900		118,335	Prospect		102,900		118,335
Bridgeport *All Areas		123,480		144,060	Harwinton		102,900		118,335	Seymour		102,900		118,335
Brookfield		117,660		135,305	Kent		102,900		118,335	Southbury		102,900		118,335
Danbury		117,660		135,305	Litchfield		102,900		118,335	Wallingford		102,900		118,335
*Targeted Areas		139,080		162,260	Morris		102,900		118,335	Waterbury * All Areas		123,480		144,060
Darien		150,500		173,075	New Hartford, New Milford		102,900		118,335	West Haven		102,900		118,335
Easton		120,260		138,300	Norfolk, North Canaan		102,900		118,335	Wolcott, Woodbridge		102,900		118,335
Fairfield		120,260		138,300	Plymouth		102,900		118,335	New London County			1 or 2	3 or more
Greenwich		150,500		173,075	Roxbury		102,900		118,335	Bozrah		102,900		118,335
Monroe		120,260		138,300	Salisbury, Sharon		102,900		118,335	Colchester		115,200		132,480
New Canaan		150,500		173,075	Thomaston		102,900		118,335	East Lyme		102,900		118,335
New Fairfield, Newtown		117,660		135,305	Torrington		102,900		118,335	Franklin		102,900		118,335
Norwalk		150,500		173,075	*Targeted Areas		123,480		144,060	Griswold		102,900		118,335
*Targeted areas		180,600		210,700	Warren		102,900		118,335	Groton		102,900		118,335
Redding, Ridgefield		117,660		135,305	Washington, Watertown		102,900		118,335	*Targeted Areas		123,480		144,060
Shelton		120,260		138,300	Winchester, Woodbury		102,900		118,335	Lebanon		115,200		132,480
Sherman		117,660		135,305	Middlesex County			1 or 2	3 or more	Ledyard, Lisbon, Lyme		102,900		118,335
Stamford		150,500		173,075	Chester		104,300		119,945	Montville		102,900		118,335
*Targeted Areas		180,600		210,700	Clinton		114,600		131,790	New London *All Areas		123,480		144,060
Stratford		120,260		138,300	Cromwell		104,300		119,945	North Stonington		102,900		118,335
Trumbull		120,260		138,300	Deep River		114,600		131,790	Norwich		102,900		118,335
Weston, Westport, Wilton		150,500		173,075	Durham		104,300		119,945	*Targeted Areas		123,480		144,060
Hartford County			1 or 2	3 or more	East Haddam, East Hampton		104,300		119,945	Old Lyme		102,900		118,335
Avon		104,300		119,945	Essex		114,600		131,790	Preston		102,900		118,335
Berlin, Bloomfield		104,300		119,945	Haddam		104,300		119,945	Salem, Sprague, Stonington		102,900		118,335
Bristol, Burlington		104,300		119,945	Killingworth		114,600		131,790	Voluntown		102,900		118,335
Canton		104,300		119,945	Middlefield		104,300		119,945	Waterford		102,900		118,335
East Granby		104,300		119,945	Middletown		104,300		119,945	Tolland County			1 or 2	3 or more
East Hartford		104,300		119,945	*Targeted Areas		125,160		146,020	Andover		104,300		119,945
*Targeted Areas		125,160		146,020	Old Saybrook		114,600		131,790	Bolton		104,300		119,945
East Windsor, Enfield		104,300		119,945	Portland		104,300		119,945	Columbia, Coventry		104,300		119,945
Farmington		104,300		119,945	Westbrook		114,600		131,790	Ellington		104,300		119,945
Glastonbury, Granby		104,300		119,945	New Haven County			1 or 2	3 or more	Hebron		104,300		119,945
Hartford		104,300		119,945	Ansonia		102,900		118,335	Mansfield		104,300		119,945
*Targeted Areas		125,160		146,020	*Targeted Areas		123,480		144,060	*Targeted Areas		125,160		146,020
Hartland		104,300		119,945	Beacon Falls		102,900		118,335	Somers, Stafford		104,300		119,945
Manchester		104,300		119,945	Bethany		102,900		118,335	Tolland		104,300		119,945
*Targeted Areas		125,160		146,020	Branford		102,900		118,335	Union		104,300		119,945
Marlborough		104,300		119,945	Cheshire		102,900		118,335	Vernon		104,300		119,945
New Britain		104,300		119,945	Derby		102,900		118,335	Willington		104,300		119,945
*Targeted Areas		125,160		146,020	*Targeted Areas		123,480		144,060	Windham County			1 or 2	3 or more
Newington		104,300		119,945	East Haven		102,900		118,335	Ashford		102,900		118,335
Plainville		104,300		119,945	Guilford		102,900		118,335	Brooklyn		102,900		118,335
Rocky Hill		104,300		119,945	Hamden		102,900		118,335	Canterbury, Chaplin		102,900		118,335
Simsbury, Southington		104,300		119,945	Madison		102,900		118,335	Eastford		102,900		118,335
South Windsor, Suffield		104,300		119,945	Meriden		102,900		118,335	Hampton		102,900		118,335
West Hartford, Wethersfield		104,300		119,945	*Targeted Areas		123,480		144,060	Killingly		102,900		118,335
Windsor, Windsor Locks		104,300		119,945	Middlebury		102,900		118,335	Plainfield, Pomfret, Putnam		102,900		118,335
Litchfield County			1 or 2	3 or more	Milford		102,900		118,335	Scotland, Sterling		102,900		118,335
Barkhamsted		102,900		118,335	Naugatuck		102,900		118,335	Thompson		102,900		118,335
Bethlehem		102,900		118,335	New Haven		102,900		118,335	Windham		102,900		118,335
Bridgewater		102,900		118,335	*Targeted Areas		123,480		144,060	*Targeted Areas		123,480		144,060
Canaan		102,900		118,335	North Branford, North Haven		102,900		118,335	Woodstock		102,900		118,335
Colebrook, Cornwall		102,900		118,335	Orange		102,900		118,335					
					Oxford		102,900		118,335					

***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 are not applying for CHFA Downpayment Assistance or using one of these programs: HFA Preferred™, HFA Advantage® or CHFA CALP loan funding.*

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

Connecticut Housing Finance Authority - SALES PRICE LIMITS



Effective May 25, 2021

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	526,540	526,540	Goshen	313,105	313,105	Prospect	311,975	311,975
Bridgeport * All Areas	643,550	643,550	Harwinton	313,105	313,105	Seymour	311,975	311,975
Brookfield	526,540	526,540	Kent	313,105	313,105	Southbury	311,975	311,975
Danbury	526,540	526,540	Litchfield	313,105	313,105	Wallingford	311,975	311,975
*Targeted Areas	643,550	643,550	Morris	313,105	313,105	Waterbury * All Areas	381,305	381,305
Darien	526,540	526,540	New Hartford, New Milford	313,105	313,105	West Haven	311,975	311,975
Easton	526,540	526,540	Norfolk, North Canaan	313,105	313,105	Wolcott, Woodbridge	311,975	311,975
Fairfield	526,540	526,540	Plymouth	313,105	313,105			
Greenwich	526,540	526,540	Roxbury	313,105	313,105	New London County		
Monroe	526,540	526,540	Salisbury, Sharon	313,105	313,105	Bozrah	311,975	311,975
New Canaan	526,540	526,540	Thomaston	313,105	313,105	Colchester	311,975	311,975
New Fairfield, Newtown	526,540	526,540	Torrington	313,105	313,105	East Lyme	311,975	311,975
Norwalk	526,540	526,540	*Targeted Areas	382,685	382,685	Franklin	311,975	311,975
*Targeted areas	643,550	643,550	Warren	313,105	313,105	Griswold	311,975	311,975
Redding, Ridgefield	526,540	526,540	Washington, Watertown	313,105	313,105	Groton	311,975	311,975
Shelton	526,540	526,540	Winchester, Woodbury	313,105	313,105	*Targeted Areas	381,305	381,305
Sherman	526,540	526,540				Lebanon	311,975	311,975
Stamford	526,540	526,540	Middlesex County			Ledyard, Lisbon, Lyme	311,975	311,975
*Targeted Areas	643,550	643,550	Chester	311,975	311,975	Montville	311,975	311,975
Stratford	526,540	526,540	Clinton	311,975	311,975	New London * All Areas	381,305	381,305
Trumbull	526,540	526,540	Cromwell	311,975	311,975	North Stonington	311,975	311,975
Weston, Westport, Wilton	526,540	526,540	Deep River	311,975	311,975	Norwich	311,975	311,975
			Durham	311,975	311,975	*Targeted Areas	381,305	381,305
Hartford County			East Haddam, East Hampton	311,975	311,975	Old Lyme	311,975	311,975
Avon	311,975	311,975	Essex	311,975	311,975	Preston	311,975	311,975
Berlin, Bloomfield	311,975	311,975	Haddam	311,975	311,975	Salem, Sprague, Stonington	311,975	311,975
Bristol, Burlington	311,975	311,975	Killingworth	311,975	311,975	Voluntown	311,975	311,975
Canton	311,975	311,975	Middlefield	311,975	311,975	Waterford	311,975	311,975
East Granby	311,975	311,975	Middletown	311,975	311,975			
East Hartford	311,975	311,975	*Targeted Areas	381,305	381,305	Tolland County		
*Targeted Areas	381,305	381,305	Old Saybrook	311,975	311,975	Andover	311,975	311,975
East Windsor, Enfield	311,975	311,975	Portland	311,975	311,975	Bolton	311,975	311,975
Farmington	311,975	311,975	Westbrook	311,975	311,975	Columbia, Coventry	311,975	311,975
Glastonbury, Granby	311,975	311,975				Ellington	311,975	311,975
Hartford	311,975	311,975	New Haven County			Hebron	311,975	311,975
*Targeted Areas	381,305	381,305	Ansonia	311,975	311,975	Mansfield	311,975	311,975
Hartland	311,975	311,975	*Targeted Areas	381,305	381,305	*Targeted Areas	381,305	381,305
Manchester	311,975	311,975	Beacon Falls	311,975	311,975	Somers, Stafford	311,975	311,975
*Targeted Areas	381,305	381,305	Bethany	311,975	311,975	Tolland	311,975	311,975
Marlborough	311,975	311,975	Branford	311,975	311,975	Union	311,975	311,975
New Britain	311,975	311,975	Cheshire	311,975	311,975	Vernon	311,975	311,975
*Targeted Areas	381,305	381,305	Derby	311,975	311,975	Willington	311,975	311,975
Newington	311,975	311,975	*Targeted Areas	381,305	381,305			
Plainville	311,975	311,975	East Haven	311,975	311,975	Windham County		
Rocky Hill	311,975	311,975	Guilford	311,975	311,975	Ashford	319,145	319,145
Simsbury, Southington	311,975	311,975	Hamden	311,975	311,975	Brooklyn	319,145	319,145
South Windsor, Suffield	311,975	311,975	Madison	311,975	311,975	Canterbury, Chaplin	319,145	319,145
West Hartford, Wethersfield	311,975	311,975	Meriden	311,975	311,975	Eastford	319,145	319,145
Windsor, Windsor Locks	311,975	311,975	*Targeted Areas	381,305	381,305	Hampton	319,145	319,145
			Middlebury	311,975	311,975	Killingly	319,145	319,145
Litchfield County			Milford	311,975	311,975	Plainfield, Pomfret, Putnam	319,145	319,145
Barkhamsted	313,105	313,105	Naugatuck	311,975	311,975	Scotland, Sterling	319,145	319,145
Bethlehem	313,105	313,105	New Haven	311,975	311,975	Thompson	319,145	319,145
Bridgewater	313,105	313,105	*Targeted Areas	381,305	381,305	Windham	319,145	319,145
Canaan	313,105	313,105	North Branford, North Haven	311,975	311,975	*Targeted Areas	390,065	390,065
Colebrook, Cornwall	313,105	313,105	Orange	311,975	311,975	Woodstock	319,145	319,145
			Oxford	311,975	311,975			

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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