

Bulletin # 201
May 25, 2021

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: Area Median Income (AMI) Limit Updates

The Fannie Mae (FNMA) and Freddie Mac (FHLMC) Area Median Income (AMI) Limits for 2021 have been revised. Although the effective dates for the agencies are staggered, the new limits for both GSEs will be **effective for all CHFA loan reservations dated on and after June 5, 2021** for the following mortgage loan programs:

- CHFA FNMA - HFA Preferred™ and HFA Preferred™ Uninsured
- CHFA FHLMC - HFA Advantage® and HFA Advantage® Uninsured
- CHFA - Conventional AMI Loan Program (CALP) Insured and Uninsured

The HFA Preferred™ and HFA Advantage® loan products are restricted to applicants with income that is less than or equal to 80% of the Area Median Income (AMI).

The CHFA Conventional AMI Loan Programs (CALP) are available for applicants with income greater than 80% of the Area Median Income (AMI) who do not qualify for the HFA Preferred™ or HFA Advantage® loan products (income less than or equal to 80%). See AMI limits published below.

CHFA requires Lenders to calculate both the **“Qualifying”** income to determine Product Eligibility, and the CHFA **“Income Limits”** to determine CHFA Program Eligibility and Bond Compliance for these programs. Refer to the CHFA website at www.chfa.org for complete program details.

CONNECTICUT – 2021 AMI – FANNIE MAE, FREDDIE MAC, CHFA CALP*

County Name**	2021 Area Median Income (AMI)	2021 Low-income - 80% (AMI)
Fairfield	\$96,880	\$77,504
Hartford	\$84,080	\$67,264
Litchfield	\$82,320	\$65,856
Middlesex	\$84,080	\$67,264
New Haven	\$73,280	\$58,624
New London	\$73,600	\$58,880
Tolland	\$84,080	\$67,264
Windham	\$77,360	\$61,888

* AMI for HFA Preferred™ and HomeReady® - or - HFA Advantage® and HomePossible® - or - CHFA CALP programs are identical.

** For 2021, all towns in each county have the same AMI.

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