
Bulletin # 208
December 10, 2021

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.

The new limits will apply to all reservations submitted to CHFA for mortgage loan financing Effective on and after January 3, 2022. (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 Lisa Hensley at lisa.hensley@chfa.org or Carolyn Christensen at carolyn.christensen@chfa.org

Connecticut Housing Finance Authority - SALES PRICE LIMITS



Effective January 3, 2022

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	607,935	607,935	Goshen	367,580	367,580	Prospect	367,580	367,580
Bridgeport * All Areas	743,030	743,030	Harwinton	367,580	367,580	Seymour	367,580	367,580
Brookfield	607,935	607,935	Kent	367,580	367,580	Southbury	367,580	367,580
Danbury	607,935	607,935	Litchfield	367,580	367,580	Wallingford	367,580	367,580
*Targeted Areas	743,030	743,030	Morris	367,580	367,580	Waterbury * All Areas	449,265	449,265
Darien	607,935	607,935	New Hartford, New Milford	367,580	367,580	West Haven	367,580	367,580
Easton	607,935	607,935	Norfolk, North Canaan	367,580	367,580	Wolcott, Woodbridge	367,580	367,580
Fairfield	607,935	607,935	Plymouth	367,580	367,580			
Greenwich	607,935	607,935	Roxbury	367,580	367,580	New London County		
Monroe	607,935	607,935	Salisbury, Sharon	367,580	367,580	Bozrah	367,580	367,580
New Canaan	607,935	607,935	Thomaston	367,580	367,580	Colchester	367,580	367,580
New Fairfield, Newtown	607,935	607,935	Torrington	367,580	367,580	East Lyme	367,580	367,580
Norwalk	607,935	607,935	*Targeted Areas	449,265	449,265	Franklin	367,580	367,580
*Targeted areas	743,030	743,030	Warren	367,580	367,580	Griswold	367,580	367,580
Redding, Ridgefield	607,935	607,935	Washington, Watertown	367,580	367,580	Groton	367,580	367,580
Shelton	607,935	607,935	Winchester, Woodbury	367,580	367,580	*Targeted Areas	449,265	449,265
Sherman	607,935	607,935				Lebanon	367,580	367,580
Stamford	607,935	607,935	Middlesex County			Ledyard, Lisbon, Lyme	367,580	367,580
*Targeted Areas	743,030	743,030	Chester	367,580	367,580	Montville	367,580	367,580
Stratford	607,935	607,935	Clinton	367,580	367,580	New London * All Areas	449,265	449,265
Trumbull	607,935	607,935	Cromwell	367,580	367,580	North Stonington	367,580	367,580
Weston, Westport, Wilton	607,935	607,935	Deep River	367,580	367,580	Norwich	367,580	367,580
			Durham	367,580	367,580	*Targeted Areas	449,265	449,265
Hartford County			East Haddam, East Hampton	367,580	367,580	Old Lyme	367,580	367,580
Existing	New		Essex	367,580	367,580	Preston	367,580	367,580
Avon	367,580	367,580	Haddam	367,580	367,580	Salem, Sprague, Stonington	367,580	367,580
Berlin, Bloomfield	367,580	367,580	Killingworth	367,580	367,580	Voluntown	367,580	367,580
Bristol, Burlington	367,580	367,580	Middlefield	367,580	367,580	Waterford	367,580	367,580
Canton	367,580	367,580	Middletown	367,580	367,580			
East Granby	367,580	367,580	*Targeted Areas	449,265	449,265	Tolland County		
East Hartford	367,580	367,580	Old Saybrook	367,580	367,580	Andover	367,580	367,580
*Targeted Areas	449,265	449,265	Portland	367,580	367,580	Bolton	367,580	367,580
East Windsor, Enfield	367,580	367,580	Westbrook	367,580	367,580	Columbia, Coventry	367,580	367,580
Farmington	367,580	367,580				Ellington	367,580	367,580
Glastonbury, Granby	367,580	367,580	New Haven County			Hebron	367,580	367,580
Hartford	367,580	367,580	Existing	New		Mansfield	367,580	367,580
*Targeted Areas	449,265	449,265	Ansonia	367,580	367,580	*Targeted Areas	449,265	449,265
Hartland	367,580	367,580	*Targeted Areas	449,265	449,265	Somers, Stafford	367,580	367,580
Manchester	367,580	367,580	Beacon Falls	367,580	367,580	Tolland	367,580	367,580
*Targeted Areas	449,265	449,265	Bethany	367,580	367,580	Union	367,580	367,580
Marlborough	367,580	367,580	Branford	367,580	367,580	Vernon	367,580	367,580
New Britain	367,580	367,580	Cheshire	367,580	367,580	Willington	367,580	367,580
*Targeted Areas	449,265	449,265	Derby	367,580	367,580			
Newington	367,580	367,580	*Targeted Areas	449,265	449,265	Windham County		
Plainville	367,580	367,580	East Haven	367,580	367,580	Existing	New	
Rocky Hill	367,580	367,580	Guilford	367,580	367,580	Ashford	367,580	367,580
Simsbury, Southington	367,580	367,580	Hamden	367,580	367,580	Brooklyn	367,580	367,580
South Windsor, Suffield	367,580	367,580	Madison	367,580	367,580	Canterbury, Chaplin	367,580	367,580
West Hartford, Wethersfield	367,580	367,580	Meriden	367,580	367,580	Eastford	367,580	367,580
Windsor, Windsor Locks	367,580	367,580	*Targeted Areas	449,265	449,265	Hampton	367,580	367,580
			Middlebury	367,580	367,580	Killingly	367,580	367,580
Litchfield County			Milford	367,580	367,580	Plainfield, Pomfret, Putnam	367,580	367,580
Existing	New		Naugatuck	367,580	367,580	Scotland, Sterling	367,580	367,580
Barkhamsted	367,580	367,580	New Haven	367,580	367,580	Thompson	367,580	367,580
Bethlehem	367,580	367,580	*Targeted Areas	449,265	449,265	Windham	367,580	367,580
Bridgewater	367,580	367,580	North Branford, North Haven	367,580	367,580	*Targeted Areas	449,265	449,265
Canaan	367,580	367,580	Orange	367,580	367,580	Woodstock	367,580	367,580
Colebrook, Cornwall	367,580	367,580	Oxford	367,580	367,580			

***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