

**Bulletin # 209**  
December 16, 2021

To: CHFA Lenders  
From: CHFA Single Family Underwriting  
Subject: Homebuyer Mortgage Program Updates

Connecticut Housing Finance Authority (CHFA) is making the following program enhancements to the Homebuyer Mortgage Programs **effective with loan reservations dated on or after January 1, 2022.**

- New Ratio Requirements for First Mortgages:
  - 50% DTI on Conventional Loans.
  - Remains at 45% DTI on Government Loans.
  
- New DAP Ratio Requirements:
  - Utilize the same ratio as permitted on the first mortgage (*see above - 50% on Conventional loans and 45% on Government loans*).
  - There will no longer be separate front/back ratio requirements on DAP loans.
  
- DAP Minimum Contribution Change:
  - DAP loans will no longer require a minimum borrower contribution of \$1,000.
  
- DAP Reduced Interest Rate Date Extended:
  - The DAP 1.00% interest rate in effect for loan reservations dated April 30, 2021 thru December 31, 2021 will be **extended thru December 31, 2022.**

All questions regarding this Bulletin should be directed to Lisa Hensley at [lisa.hensley@chfa.org](mailto:lisa.hensley@chfa.org) or Carolyn Christensen at [carolyn.christensen@chfa.org](mailto:carolyn.christensen@chfa.org)