

Bulletin # 231
May 1, 2023

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **CHFA Bond - Sales Price Limits Update**

The Connecticut Housing Finance Authority Bond 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 May 8, 2023. (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 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

CHFA BOND - SALES PRICE LIMITS

Effective May 8, 2023



Fairfield County	Existing & New	Litchfield County, cont.	Existing & New	New Haven County, cont.	Existing & New
Bethel	600,000	Goshen	481,175	Prospect	481,175
Bridgeport	600,000	Harwinton	481,175	Seymour	481,175
<i>* Targeted Areas</i>	600,000	Kent	481,175	Southbury	481,175
Brookfield	600,000	Litchfield	481,175	Wallingford	481,175
Danbury	600,000	Morris	481,175	Waterbury *All Areas	588,100
<i>* Targeted Areas</i>	600,000	New Hartford	481,175	West Haven	481,175
Darien	600,000	New Milford	481,175	Wolcott	481,175
Easton	600,000	Norfolk	481,175	Woodbridge	481,175
Fairfield	600,000	North Canaan	481,175	New London County	Existing & New
Greenwich	600,000	Plymouth	481,175	Bozrah	481,175
Monroe	600,000	Roxbury	481,175	Colchester	481,175
New Canaan	600,000	Salisbury	481,175	East Lyme	481,175
New Fairfield	600,000	Sharon	481,175	Franklin	481,175
Newtown	600,000	Thomaston	481,175	Griswold	481,175
Norwalk	600,000	Torrington	481,175	Groton	481,175
<i>* Targeted Areas</i>	600,000	<i>* Targeted Areas</i>	588,100	<i>* Targeted Areas</i>	588,100
Redding	600,000	Warren	481,175	Lebanon	481,175
Ridgefield	600,000	Washington	481,175	Ledyard	481,175
Shelton	600,000	Watertown	481,175	Lisbon	481,175
Sherman	600,000	Winchester	481,175	Lyme	481,175
Stamford	600,000	Woodbury	481,175	Montville	481,175
<i>* Targeted Areas</i>	600,000	Middlesex County	Existing & New	New London *All Areas	588,100
Strafford	600,000	Chester	481,175	North Stonington	481,175
Trumbull	600,000	Clinton	481,175	Norwich	481,175
Weston, Westport	600,000	Cromwell	481,175	<i>* Targeted Areas</i>	588,100
Wilton	600,000	Deep River	481,175	Old Lyme	481,175
Hartford County	Existing & New	Durham	481,175	Preston	481,175
Avon	481,175	East Haddam	481,175	Salem	481,175
Berlin	481,175	East Hampton	481,175	Sprague	481,175
Bloomfield	481,175	Essex	481,175	Stonington	481,175
Bristol	481,175	Haddam	481,175	Voluntown	481,175
Burlington	481,175	Killingworth	481,175	Waterford	481,175
Canton	481,175	Middlefield	481,175	Tolland County	Existing & New
East Granby	481,175	Middletown	481,175	Andover	481,175
East Hartford	481,175	<i>* Targeted Areas</i>	588,100	Bolton	481,175
<i>* Targeted Areas</i>	588,100	Old Saybrook	481,175	Columbia, Coventry	481,175
East Windsor, Enfield	481,175	Portland	481,175	Ellington	481,175
Farmington	481,175	Westbrook	481,175	Hebron	481,175
Glastonbury, Granby	481,175	New Haven County	Existing & New	Mansfield	481,175
Hartford	481,175	Ansonia	481,175	<i>* Targeted Areas</i>	588,100
<i>* Targeted Areas</i>	588,100	<i>* Targeted Areas</i>	588,100	Somers	481,175
Hartland	481,175	Beacon Falls	481,175	Stafford	481,175
Manchester	481,175	Bethany	481,175	Tolland	481,175
<i>* Targeted Areas</i>	588,100	Branford	481,175	Union	481,175
Marlborough	481,175	Cheshire	481,175	Vernon	481,175
New Britain	481,175	Derby	481,175	Willington	481,175
<i>* Targeted Areas</i>	588,100	<i>* Targeted Areas</i>	588,100	Windham County	Existing & New
Newington	481,175	East Haven	481,175	Ashford	481,175
Plainville	481,175	Guilford	481,175	Brooklyn	481,175
Rocky Hill	481,175	Hamden	481,175	Canterbury	481,175
Simsbury	481,175	Madison	481,175	Chaplin	481,175
Southington, South Windsor	481,175	Meriden	481,175	Eastford	481,175
Suffield	481,175	<i>* Targeted Areas</i>	588,100	Hampton	481,175
West Hartford	481,175	Middlebury	481,175	Killingly	481,175
Wethersfield	481,175	Milford	481,175	Plainfield	481,175
Windsor, Windsor Locks	481,175	Naugatuck	481,175	Pomfret	481,175
Litchfield County	Existing & New	481,175	New Haven	Putnam	481,175
Barkhamsted	481,175	<i>* Targeted Areas</i>	588,100	Scotland	481,175
Bethlehem	481,175	North Branford	481,175	Sterling	481,175
Bridgewater	481,175	North Haven	481,175	Thompson	481,175
Canaan	481,175	Orange	481,175	Windham *All Areas	588,100
Colebrook, Cornwall	481,175	Oxford	481,175	Woodstock	481,175