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**Bulletin #281**

January 2, 2026

To: CHFA Participating Lenders  
From: CHFA Homeownership Department  
Subject: **CHFA Sales Price Limits Update**

The Connecticut Housing Finance Authority (CHFA) 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 Sales Price Limits will apply to all reservations for CHFA mortgage loans effective on and after January 15, 2026.**

**There are no changes to the CHFA Bond - Income Limits at this time.**

*A copy of the new CHFA Bond - Sales Price Limits are included with this notification and are also available at [chfa.org](http://chfa.org) under the Lender Forms section.*

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*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)*

# CHFA BOND - SALES PRICE LIMITS

EFFECTIVE January 15, 2026



CAPITOL	Existing & New	NORTHEAST CT	Existing & New
Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Columbia, Coventry, East Granby, *East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, *Hartford, Hebron, *Manchester, Mansfield, Marlborough, *New Britain, Newington, Plainville, Rocky Hill, Simsbury, Somers, South Windsor, Southington, Stafford, Suffield, Tolland, *Vernon, West Hartford, Wethersfield, Willington, Windsor, Windsor Locks.	\$561,885	Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Voluntown, Woodstock.	\$561,885
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			
East Hartford, Hartford, Manchester, New Britain, Vernon.	\$686,750		
GREATER BRIDGEPORT	Existing & New	NORTHWEST HILLS	Existing & New
*Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull.	\$750,000	Barkhamsted, Burlington, Canaan Colebrook, Cornwall, Goshen, Hartland, Harwinton, Kent, Litchfield, Morris, New Hartford, Norfolk, North Canaan, Roxbury, Salisbury, Sharon, *Torrington, Warren, Washington, Winchester,	\$561,885
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			
Bridgeport	\$750,000	Torrington	\$686,750
LOWER CT RIVER VALLEY	Existing & New	SOUTH CENTRAL	Existing & New
Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Lyme, Middlefield, *Middletown, Old Lyme, Old Saybrook, Portland, Westbrook.	\$561,885	Bethany, Branford, East Haven, Guilford, Hamden, Madison, *Meriden, Milford, *New Haven, North Branford, North Haven, Orange, Wallingford, *West Haven, Woodbridge.	\$561,885
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			
Middletown	\$686,750	<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
			Meriden, New Haven, West Haven
			\$686,750
NAUGATUCK VALLEY	Existing & New	SOUTHEASTERN CT	Existing & New
*Ansonia, Beacon Falls, Bethlehem, Bristol, Cheshire, Derby, Middlebury, Naugatuck, Oxford, Plymouth, Prospect, Seymour, Shelton, Southbury, Thomaston, *Waterbury, Watertown, Wolcott, Woodbury.	\$561,885	Bozrah, Colchester, East Lyme, Franklin, *Griswold, *Groton, Lebanon, Ledyard, Lisbon, Montville, *New London, North Stonington, *Norwich, Preston, Salem, Sprague, Stonington, Waterford, *Windham.	\$561,885
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			
Ansonia, Bristol, Waterbury.	\$686,750	<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
			Griswold, Groton, New London, Norwich, Windham.
			\$686,750
WESTERN	Existing & New		
			Bethel, Bridgewater, Brookfield, *Danbury, Darien, Greenwich, New Canaan, New Fairfield, New Milford, Newtown, *Norwalk, Redding, Ridgefield, Sherman, *Stamford, Weston, Westport, Wilton.
			\$750,000
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			
			Danbury, Norwalk, Stamford.
			\$750,000

**CHFA BOND - INCOME LIMITS**  
**EFFECTIVE June 23, 2025**



CAPITOL	Family Unit Size		NORTHEAST CT	Family Unit Size	
	1 or 2	3 or more		1 or 2	3 or more
Andover, Avon, Berlin, Bloomfield, Bolton, Canton, Columbia, Coventry, East Granby, *East Hartford, East Windsor, Ellington, Enfield, Farmington, Glastonbury, Granby, *Hartford, Hebron *Manchester, Mansfield, Marlborough, *New Britain, Newington, Plainville, Rocky Hill, Simsbury, Somers, South Windsor, Southington, Stafford, Suffield, Tolland, *Vernon, West Hartford, Wethersfield, Willington, Windsor, Windsor Locks.	\$126,600	\$145,590	Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, Union, Voluntown, Woodstock.	\$124,600	\$143,290
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>					
East Hartford, Hartford, Manchester, New Britain, Vernon.	\$151,920	\$177,240			
GREATER BRIDGEPORT	Family Unit Size		NORTHWEST HILLS	Family Unit Size	
	1 or 2	3 or more		1 or 2	3 or more
*Bridgeport, Easton, Fairfield, Monroe, Stratford, Trumbull.	\$153,480	\$179,060	Barkhamsted, Burlington, Canaan, Colebrook, Cornwall, Goshen, Hartland, Hawinton, Kent, Litchfield, Morris, New Hartford, Norfolk, North Canaan, Roxbury, Salisbury, Sharon, *Torrington, Warren, Washington, Winchester.	\$124,600	\$143,290
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>					
Bridgeport	\$153,480	\$179,060	<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>		
			Torrington	\$149,520	\$174,440
LOWER CT RIVER VALLEY	Family Unit Size		SOUTH CENTRAL	Family Unit Size	
	1 or 2	3 or more		1 or 2	3 or more
Chester, Cromwell, Durham, East Haddam, East Hampton, Haddam, Middlefield, *Middletown, Portland.	\$126,600	\$145,590	Bethany, Branford, East Haven, Guilford, Hamden, Madison, *Meriden, Milford, *New Haven, North Branford, North Haven, Orange, Wallingford, *West Haven, Woodbridge.	\$124,600	\$143,290
Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook.	\$138,200	\$158,930	<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>		
Lyme, Old Lyme.	\$124,700	\$143,405	Meriden, New Haven, West Haven	\$149,520	\$174,440
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>					
Middletown	\$151,920	\$177,240			
NAUGATUCK VALLEY	Family Unit Size		SOUTHEASTERN CT	Family Unit Size	
	1 or 2	3 or more		1 or 2	3 or more
*Ansonia, Beacon Falls, Bethlehem, Bristol, Cheshire, Derby, *Middlebury, Naugatuck, Oxford, Plymouth, Prospect, Seymour, Southbury, Thomaston, *Waterbury, Watertown, Wolcott, Woodbury.	\$124,600	\$143,290	Bozrah, East Lyme, Franklin, *Griswold, *Groton, Ledyard, Lisbon, Montville, *New London, North Stonington, *Norwich, Preston, Salem, Sprague, Stonington, Waterford, *Windham	\$124,600	\$143,290
Shelton	\$136,440	\$159,180	Colchester, Lebanon	\$141,100	\$162,265
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>		
Ansonia, Bristol, Waterbury.	\$149,520	\$174,440	Griswold, Groton, New London, Norwich, Windham	\$149,520	\$174,440
WESTERN	Family Unit Size		WESTERN	Family Unit Size	
	1 or 2	3 or more		1 or 2	3 or more
Bethel, Brookfield, *Danbury, New Fairfield, Newtown, Redding, Ridgefield, Sherman.			Bethel, Brookfield, *Danbury, New Fairfield, Newtown, Redding, Ridgefield, Sherman.	\$159,395	\$183,305
Bridgewater, New Milford.			Bridgewater, New Milford.	\$124,700	\$143,405
Darien, Greenwich, New Canaan, *Norwalk, *Stamford, Weston, Westport, Wilton.			Darien, Greenwich, New Canaan, *Norwalk, *Stamford, Weston, Westport, Wilton.	\$171,500	\$197,225
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>			<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>		
Danbury			Danbury	\$178,680	\$208,460
Norwalk, Stamford			Norwalk, Stamford	\$205,800	\$240,100

## CT Planning Regions by Town

TOWN	PLANNING REGION
Andover	Capitol
Ansonia	Naugatuck Valley
Ashford	Northeast CT
Avon	Capitol
Barkhamsted	Northwest Hills
Beacon Falls	Naugatuck Valley
Berlin	Capitol
Bethany	South Central
Bethel	Western
Bethlehem	Naugatuck Valley
Bloomfield	Capitol
Bolton	Capitol
Bozrah	Southeastern CT
Branford	South Central
Bridgeport	Greater Bridgeport
Bridgewater	Western
Bristol	Naugatuck Valley
Brookfield	Western
Brooklyn	Northeast CT
Burlington	Northwest Hills
Canaan	Northwest Hills
Canterbury	Northeast CT
Canton	Capitol
Chaplin	Northeast CT
Cheshire	Naugatuck Valley
Chester	Lower CT River Valley
Clinton	Lower CT River Valley
Colchester	Southeastern CT
Colebrook	Northwest Hills
Columbia	Capitol
Cornwall	Northwest Hills
Coventry	Capitol
Cromwell	Lower CT River Valley
Danbury	Western
Darien	Western
Deep River	Lower CT River Valley
Derby	Naugatuck Valley
Durham	Lower CT River Valley

## CT Planning Regions by Town

TOWN	PLANNING REGION
Eastford	Northeast CT
East Granby	Capitol
East Haddam	Lower CT River Valley
East Hampton	Lower CT River Valley
East Hartford	Capitol
East Haven	South Central
East Lyme	Southeastern CT
Easton	Greater Bridgeport
East Windsor	Capitol
Ellington	Capitol
Enfield	Capitol
Essex	Lower CT River Valley
Fairfield	Greater Bridgeport
Farmington	Capitol
Franklin	Southeastern CT
Glastonbury	Capitol
Goshen	Northwest Hills
Granby	Capitol
Greenwich	Western
Griswold	Southeastern CT
Groton	Southeastern CT
Guilford	South Central
Haddam	Lower CT River Valley
Hamden	South Central
Hampton	Northeast CT
Hartford	Capitol
Hartland	Northwest Hills
Harwinton	Northwest Hills
Hebron	Capitol
Kent	Northwest Hills
Killingly	Northeast CT
Killingworth	Lower CT River Valley
Lebanon	Southeastern CT
Ledyard	Southeastern CT
Lisbon	Southeastern CT
Litchfield	Northwest Hills
Lyme	Lower CT River Valley
Madison	South Central

## CT Planning Regions by Town

TOWN	PLANNING REGION
Manchester	Capitol
Mansfield	Capitol
Marlborough	Capitol
Meriden	South Central
Middlebury	Naugatuck Valley
Middlefield	Lower CT River Valley
Middletown	Lower CT River Valley
Milford	South Central
Monroe	Greater Bridgeport
Montville	Southeastern CT
Morris	Northwest Hills
Naugatuck	Naugatuck Valley
New Britain	Capitol
New Canaan	Western
New Fairfield	Western
New Hartford	Northwest Hills
New Haven	South Central CT
Newington	Capitol
New London	Southeastern CT
New Milford	Western
Newtown	Western
Norfolk	Northwest Hills
North Branford	South Central
North Canaan	Northwest Hills
North Haven	South Central
North Stonington	Southeastern CT
Norwalk	Western
Norwich	Southeastern CT
Old Lyme	Lower CT River Valley
Old Saybrook	Lower CT River Valley
Orange	South Central
Oxford	Naugatuck Valley
Plainfield	Northeast CT
Plainville	Capitol
Plymouth	Naugatuck Valley
Pomfret	Northeast CT
Portland	Lower CT River Valley
Preston	Southeastern CT

## CT Planning Regions by Town

TOWN	PLANNING REGION
Prospect	Naugatuck Valley
Putnam	Northeast CT
Redding	Western
Ridgefield	Western
Rocky Hill	Capitol
Roxbury	Northwest Hills
Salem	Southeastern CT
Salisbury	Northwest Hills
Scotland	Northeast CT
Seymour	Naugatuck Valley
Sharon	Northwest Hills
Shelton	Naugatuck Valley
Sherman	Western
Simsbury	Capitol
Somers	Capitol
Southbury	Naugatuck Valley
Southington	Capitol
South Windsor	Capitol
Sprague	Southeastern CT
Stafford	Capitol
Stamford	Western
Sterling	Northeast CT
Stonington	Southeastern CT
Stratford	Greater Bridgeport
Suffield	Capitol
Thomaston	Naugatuck Valley
Thompson	Northeast CT
Tolland	Capitol
Torrington	Northwest Hills
Trumbull	Greater Bridgeport
Union	Northeast CT
Vernon	Capitol
Voluntown	Northeast CT
Wallingford	South Central
Warren	Northwest Hills
Washington	Northwest Hills
Waterbury	Naugatuck Valley
Waterford	Southeastern CT

## CT Planning Regions by Town

TOWN	PLANNING REGION
Watertown	Naugatuck Valley
Westbrook	Lower CT River Valley
West Hartford	Capitol
West Haven	South Central
Weston	Western
Westport	Western
Wethersfield	Capitol
Willington	Capitol
Wilton	Western
Winchester	Northwest Hills
Windham	Southeastern CT
Windsor	Capitol
Windsor Locks	Capitol
Wolcott	Naugatuck Valley
Woodbridge	South Central
Woodbury	Naugatuck Valley
Woodstock	Northeast CT