

CHFA BOND - INCOME LIMITS

EFFECTIVE JUNE 19, 2023



"STATEWIDE" INCOME LIMITS: \$119,500 (1 or 2 persons) \$137,425 (3 or more persons)
 (Statewide Income Limits are utilized for the Home of Your Own & Homeownership Programs Only)

| FAIRFIELD COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Bethel, Brookfield, *Danbury, New Fairfield, Newtown, Redding, Ridgefield, Sherman. | \$137,200 | \$157,780 |
| *Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull. | \$129,630 | \$149,075 |
| Darien, Greenwich, New Canaan, *Norwalk, *Stamford, Weston, Westport, Wilton. | \$171,300 | \$196,995 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Bridgeport | \$143,400 | \$167,300 |
| Danbury | \$164,640 | \$192,080 |
| Norwalk, Stamford | \$205,560 | \$239,820 |

| NEW HAVEN COUNTY | Household Size | |
|--|----------------|-----------|
| | 1 or 2 | 3 or more |
| *Ansonia, Beacon Falls, *Derby, Milford, Oxford, Seymour. | \$120,300 | \$138,345 |
| Bethany, Branford, Cheshire, East Haven, Guilford, Hamden, Madison, *Meriden, Middlebury, Naugatuck, *New Haven, North Branford, North Haven, Orange, Prospect, Southbury, Wallingford, *Waterbury, West Haven, Wolcott, Woodbridge. | \$119,500 | \$137,425 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Ansonia, Derby. | \$144,360 | \$168,420 |
| Meriden, New Haven, Waterbury. | \$143,400 | \$167,300 |

| HARTFORD COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Avon, Berlin, Bloomfield, Bristol, Burlington, Canton, East Granby, *East Hartford, East Windsor, Enfield, Farmington, Glastonbury, Granby, *Hartford, Hartland, *Manchester, Marlborough, *New Britain, Newington, Plainville, Rocky Hill, Simsbury, Southington, South Windsor, Suffield West Hartford, Wethersfield, Windsor, Windsor Locks. | \$119,500 | \$137,425 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| East Hartford, Hartford, Manchester, New Britain. | \$143,400 | \$167,300 |

| NEW LONDON COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Bozrah, East Lyme, Franklin, Griswold, *Groton, Ledyard, Lisbon, Lyme, Montville, *New London, North Stonington, *Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford. | \$119,500 | \$137,425 |
| Colchester, Lebanon. | \$136,100 | \$156,515 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Groton, New London, Norwich. | \$143,400 | \$167,300 |

| LITCHFIELD COUNTY | Household Size | |
|--|----------------|-----------|
| | 1 or 2 | 3 or more |
| Barkhamsted, Bethlehem, Bridgewater Canaan, Colebrook, Cornwall, Goshen, Harwinton, Kent, Litchfield, Morris, New Hartford, New Milford, Norfolk, North Canaan, Plymouth, Roxbury, Salisbury, Sharon, Thomaston, *Torrington, Warren, Washington, Watertown, Winchester, Woodbury. | \$119,500 | \$137,425 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Torrington | \$143,400 | \$167,300 |

| TOLLAND COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Andover, Bolton, Columbia, Coventry, Ellington, Hebron, *Mansfield, Somers, Stafford, Tolland, Union, Vernon, Willington. | \$119,500 | \$137,425 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Mansfield | \$143,400 | \$167,300 |

| MIDDLESEX COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Chester, Cromwell, Durham, East Haddam, East Hampton, Haddam, Middlefield, *Middletown, Portland. | \$119,500 | \$137,425 |
| Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook. | \$132,200 | \$152,030 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Middletown | \$143,400 | \$167,300 |

| WINDHAM COUNTY | Household Size | |
|---|----------------|-----------|
| | 1 or 2 | 3 or more |
| Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock. | \$119,500 | \$137,425 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | | |
| Windham | \$143,400 | \$167,300 |

Note: Target Area towns listed above may not be all inclusive. Enter the property address in [FFIEC.gov geocoding/mapping system](https://ffiec.gov/geocoding/mapping) for accurate census tract then check the "Target Area Census Tract" chart on page 3 to determine if property is Target Area eligible.

CHFA BOND - SALES PRICE LIMITS

EFFECTIVE JANUARY 1, 2024



| FAIRFIELD COUNTY | Existing & New |
|---|----------------|
| Bethel, *Bridgeport, Brookfield, *Danbury, Darien, Easton, Fairfield, Greenwich, Monroe, New Canaan, New Fairfield, Newtown, *Norwalk, Redding, Ridgefield, Shelton, Sherman, *Stamford, Stratford, Trumbull, Weston, Westport, Wilton. | \$600,000 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Bridgeport, Danbury, Norwalk, Stamford. | \$600,000 |

| NEW HAVEN COUNTY | Existing & New |
|---|----------------|
| *Ansonia, Beacon Falls, Bethany, Branford, Cheshire, *Derby, East Haven, Guilford, Hamden, Madison, *Meriden, Middlebury, Milford, Naugatuck, *New Haven, North Branford, North Haven, Orange, Oxford, Prospect, Seymour, Southbury, Wallingford, *Waterbury West Haven, Wolcott, Woodbridge. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Ansonia, Derby, Meriden, New Haven, Waterbury. | \$600,000 |

| HARTFORD COUNTY | Existing & New |
|---|----------------|
| Avon, Berlin, Bloomfield, Bristol, Burlington, Canton, East Granby, *East Hartford, East Windsor, Enfield, Farmington, Glastonbury, Granby, *Hartford, Hartland, *Manchester, Marlborough, *New Britain, Newington, Plainville, Rocky Hill, Simsbury, Southington, South Windsor, Suffield West Hartford, Wethersfield, Windsor, Windsor Locks. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| East Hartford, Hartford, Manchester, New Britain. | \$600,000 |

| NEW LONDON COUNTY | Existing & New |
|--|----------------|
| Bozrah, Colchester, East Lyme, Franklin, Griswold, *Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, *New London, North Stonington, *Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Groton, New London, Norwich. | \$600,000 |

| LITCHFIELD COUNTY | Existing & New |
|--|----------------|
| Barkhamsted, Bethlehem, Bridgewater Canaan, Colebrook, Cornwall, Goshen, Harwinton, Kent, Litchfield, Morris, New Hartford, New Milford, Norfolk, North Canaan, Plymouth, Roxbury, Salisbury, Sharon, Thomaston, *Torrington, Warren, Washington, Watertown, Winchester, Woodbury. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Torrington | \$600,000 |

| TOLLAND COUNTY | Existing & New |
|---|----------------|
| Andover, Bolton, Columbia, Coventry, Ellington, Hebron, *Mansfield, Somers, Stafford, Tolland, Union, Vernon, Willington. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Mansfield | \$600,000 |

| MIDDLESEX COUNTY | Existing & New |
|--|----------------|
| Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, *Middletown, Old Saybrook, Portland, Westbrook. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Middletown | \$600,000 |

| WINDHAM COUNTY | Existing & New |
|---|----------------|
| Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock. | \$507,845 |
| *TARGET AREAS - (Eligible Census Tracts on page 3) | |
| Windham | \$600,000 |

Note: Target Area towns listed above may not be all inclusive. Enter the property address in [FFIEC.gov geocoding/mapping system](https://ffiec.gov/geocoding/mapping) for accurate census tract then check the "Target Area Census Tract" chart on page 3 to determine if property is Target Area eligible.

TARGET AREA - CENSUS TRACTS

Effective Jan. 8, 2024



Enter the property address in the [FFIEC.gov Geocoding/Mapping system](https://www.fiec.gov) to determine if the property is located in one of the Target Area census tracts below.

Applicants purchasing property located in a Target Area census tract are eligible for an interest rate discount of 0.25% not to be combined with any other program rate reduction - higher income limits apply.

| | | | | | |
|---------|---------|---------|---------|---------|---------|
| 0215.01 | 0739 | 1715 | 3517 | 5005 | 5245.01 |
| 0215.02 | 0740 | 2101.02 | 3518 | 5009 | 5246 |
| 0221.01 | 0743 | 2102.01 | 3519 | 5012 | 5302 |
| 0434 | 0744 | 2102.02 | 3520 | 5013 | 5411 |
| 0437 | 1252 | 2107.01 | 3521 | 5015 | 5415 |
| 0438 | 1253 | 2107.02 | 3522 | 5017 | 5416 |
| 0440 | 1254 | 3101 | 3523 | 5018 | 5417 |
| 0441 | 1403 | 3102 | 3524 | 5023 | 6903 |
| 0442 | 1405 | 3103 | 3525 | 5024 | 6904 |
| 0444 | 1406 | 3108.01 | 3526 | 5025 | 6905 |
| 0445 | 1407 | 3108.03 | 3527.01 | 5027 | 6907 |
| 0703 | 1408 | 3108.04 | 3527.02 | 5028 | 6908 |
| 0705 | 1413.01 | 3501.01 | 3528 | 5030 | 6909 |
| 0709 | 1415 | 3502 | 4061 | 5031.01 | 6964.01 |
| 0712 | 1416 | 3503 | 4153 | 5033 | 6968 |
| 0713 | 1421 | 3504 | 4155 | 5035 | 6970 |
| 0714 | 1423 | 3505 | 4156 | 5037 | 7025 |
| 0716 | 1424 | 3508 | 4159 | 5041 | 7092 |
| 0719 | 1425 | 3509 | 4160 | 5042 | 8003 |
| 0720 | 1426.01 | 3510 | 4161 | 5043 | 8004 |
| 0722 | 1426.05 | 3511 | 4162 | 5045 | 8005.01 |
| 0724 | 1427 | 3512 | 4163 | 5049 | 8006 |
| 0732 | 1545 | 3513 | 4171 | 5104 | 8702 |
| 0734 | 1701 | 3514 | 5001 | 5106 | 8703 |
| 0736 | 1709 | 3515 | 5002 | 5113 | |
| 0737 | 1710 | 3516.01 | 5003 | 5147 | |
| 0738 | 1714 | 3516.02 | 5004 | 5244 | |