

CHFA BOND - INCOME LIMITS

Effective May 27, 2022



"STATEWIDE" INCOME LIMITS: \$112,600 (1 or 2 persons) \$129,490 (3 or more persons)
(Statewide Income Limits are utilized for the Home of Your Own & Homeownership Programs Only)

"TOWN" LIMITS			HOUSEHOLD SIZE			"TOWN" LIMITS			HOUSEHOLD SIZE		
Fairfield County			1 or 2			3 or more			Litchfield County, cont.		
Bethel	130,950	150,590	Goshen	112,600	129,490	Prospect	112,600	129,490			
Bridgeport	134,350	154,500	Harwinton	112,600	129,490	Seymour	113,600	130,640			
*Targeted Areas	135,120	157,640	Kent	112,600	129,490	Southbury	112,600	129,490			
Brookfield	130,950	150,590	Litchfield	112,600	129,490	Wallingford	112,600	129,490			
Danbury	130,950	150,590	Morris	112,600	129,490	Waterbury * All Areas	135,120	157,640			
*Targeted Areas	155,520	181,440	New Hartford	112,600	129,490	West Haven	112,600	129,490			
Darien	168,300	193,545	New Milford	112,600	129,490	Wolcott	112,600	129,490			
Easton	134,350	154,500	Norfolk	112,600	129,490	Woodbridge	112,600	129,490			
Fairfield	134,350	154,500	North Canaan	112,600	129,490	New London County					
Greenwich	168,300	193,545	Plymouth	112,600	129,490	Bozrah	112,600	129,490			
Monroe	134,350	154,500	Roxbury	112,600	129,490	Colchester	128,500	147,775			
New Canaan	168,300	193,545	Salisbury	112,600	129,490	East Lyme	112,600	129,490			
New Fairfield	130,950	150,590	Sharon	112,600	129,490	Franklin	112,600	129,490			
Newtown	130,950	150,590	Thomasston	112,600	129,490	Griswold	112,600	129,490			
Norwalk	168,300	193,545	Torrington	112,600	129,490	Groton	112,600	129,490			
*Targeted areas	201,960	235,620	*Targeted Areas	135,120	157,640	*Targeted Areas	135,120	157,640			
Redding	130,950	150,590	Warren	112,600	129,490	Lebanon	128,500	147,775			
Ridgefield	130,950	150,590	Washington	112,600	129,490	Ledyard	112,600	129,490			
Shelton	134,350	154,500	Watertown	112,600	129,490	Lisbon	112,600	129,490			
Sherman	130,950	150,590	Winchester	112,600	129,490	Lyme	112,600	129,490			
Stamford	168,300	193,545	Woodbury	112,600	129,490	Montville	112,600	129,490			
*Targeted Areas	201,960	235,620	Middlesex County			New London * All Areas	135,120	157,640			
Straitford	134,350	154,500	Chester	112,700	129,605	North Stonington	112,600	129,490			
Trumbull	134,350	154,500	Clinton	124,900	143,635	Norwich	112,600	129,490			
Weston, Westport	168,300	193,545	Cromwell	112,700	129,605	*Targeted Areas	135,120	157,640			
Wilton	168,300	193,545	Deep River	124,900	143,635	Old Lyme	112,600	129,490			
Hartford County			Durham	112,700	129,605	Preston	112,600	129,490			
Avon	112,700	129,605	East Haddam	112,700	129,605	Salem	112,600	129,490			
Berlin	112,700	129,605	East Hampton	112,700	129,605	Sprague	112,600	129,490			
Bloomfield	112,700	129,605	Essex	124,900	143,635	Stonington	112,600	129,490			
Bristol	112,700	129,605	Haddam	112,700	129,605	Voluntown	112,600	129,490			
Burlington	112,700	129,605	Killingworth	124,900	143,635	Waterford	112,600	129,490			
Canton	112,700	129,605	Middlefield	112,700	129,605	Tolland County					
East Granby	112,700	129,605	Middletown	112,700	129,605	Andover	112,700	129,605			
East Hartford	112,700	129,605	*Targeted Areas	135,240	157,780	Bolton	112,700	129,605			
*Targeted Areas	135,240	157,780	Old Saybrook	124,900	143,635	Columbia, Coventry	112,700	129,605			
East Windsor, Enfield	112,700	129,605	Portland	112,700	129,605	Ellington	112,700	129,605			
Farmington	112,700	129,605	Westbrook	124,900	143,635	Hebron	112,700	129,605			
Glastonbury, Granby	112,700	129,605	New Haven County			Mansfield	112,700	129,605			
Hartford	112,700	129,605	Ansonia	113,600	130,640	*Targeted Areas	135,240	157,780			
*Targeted Areas	135,240	157,780	*Targeted Areas	136,320	159,040	Somers	112,700	129,605			
Hartland	112,700	129,605	Beacon Falls	113,600	130,640	Stafford	112,700	129,605			
Manchester	112,700	129,605	Bethany	112,600	129,490	Tolland	112,700	129,605			
*Targeted Areas	135,240	157,780	Branford	112,600	129,490	Union	112,700	129,605			
Marlborough	112,700	129,605	Cheshire	112,600	129,490	Vernon	112,700	129,605			
New Britain	112,700	129,605	Derby	113,600	130,640	Willington	112,700	129,605			
*Targeted Areas	135,240	157,780	*Targeted Areas	136,320	159,040	Windham County					
Newington	112,700	129,605	East Haven	112,600	129,490	Ashford	112,600	129,490			
Plainville	112,700	129,605	Gulford	112,600	129,490	Brooklyn	112,600	129,490			
Rocky Hill	112,700	129,605	Hamden	112,600	129,490	Canterbury	112,600	129,490			
Simsbury	112,700	129,605	Madison	112,600	129,490	Chaplin	112,600	129,490			
Southington, South Windsor	112,700	129,605	Meriden	112,600	129,490	Eastford	112,600	129,490			
Suffield	112,700	129,605	*Targeted Areas	135,120	157,640	Hampton	112,600	129,490			
West Hartford	112,700	129,605	Middlebury	112,600	129,490	Killingly	112,600	129,490			
Wethersfield	112,700	129,605	Milford	113,600	130,640	Plainfield	112,600	129,490			
Windsor, Windsor Locks	112,700	129,605	Naugatuck	112,600	129,490	Pomfret	112,600	129,490			
Litchfield County			New Haven	112,600	129,490	Putnam	112,600	129,490			
Barkhamsted	112,600	129,490	*Targeted Areas	135,120	157,640	Scotland	112,600	129,490			
Bethlehem	112,600	129,490	North Branford	112,600	129,490	Sterling	112,600	129,490			
Bridgewater	112,600	129,490	North Haven	112,600	129,490	Thompson	112,600	129,490			
Canaan	112,600	129,490	Orange	112,600	129,490	Windham * All Areas	135,120	157,640			
Colebrook, Cornwall	112,600	129,490	Oxford	113,600	130,640	Woodstock	112,600	129,490			

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

CHFA -TARGETED AREAS



Applicant purchasing property located in one of the Targeted Area census tracts listed below are eligible for a rate discount of .25% and cannot be combined with any other program rate reduction.

TOWN	CENSUS TRACT
ANSONIA	1252, 1253, 1254
BRIDGEPORT	0702, 0703, 0705, 0709, 0710, 0711, 0712, 0713, 0714, 0716, 0719, 0732, 0734, 0735, 0736, 0737, 0738, 0739, 0740, 0743, 0744, 2572
DANBURY	2101.01, 2101.02, 2102.01, 2102.02, 2107.01, 2107.02
DERBY	1202
EAST HARTFORD	5104, 5106, 5113
GROTON	7025, 9800
HARTFORD	5001, 5002, 5003, 5004, 5005, 5009, 5012, 5013, 5014, 5015, 5017, 5018, 5024, 5026, 5027, 5028, 5029, 5030, 5031.01, 5031.02, 5033, 5035, 5037, 5038, 5041, 5042, 5043, 5045, 5049, 5244, 5245.01, 5246, 5247
MANCHESTER	5147
MANSFIELD	8812
MERIDEN	1701, 1702, 1703, 1709, 1710, 1714
MIDDLETOWN	5411, 5415, 5416, 5417
NEW BRITAIN	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
NEW HAVEN	1402, 1404, 1405, 1406, 1407, 1408, 1415, 1416, 1421, 1423, 1424, 1425, 3614.01
NEW LONDON	<u>ALL CENSUS TRACTS</u> : 6903, 6904, 6905, 6907, 6908, 6909, 8703
NORWALK	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
NORWICH	6964.01, 6967.01, 6968
STAMFORD	0214.01, 0214.02, 0215.01, 0215.02, 0221.01, 0221.02, 0222.01, 0222.02
TORRINGTON	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
WATERBURY	<u>ALL CENSUS TRACTS</u> : 3501.01, 3502, 3503, 3504, 3505, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516.01, 3516.02, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527.01, 3527.02, 3528
WINDHAM	<u>ALL CENSUS TRACTS</u> : 8003, 8004, 8005.01, 8005.02, 8006, 8007