

**Connecticut Housing Finance Authority - INCOME LIMITS - Eff. May 25, 2021**



**The Home of Your Own - Homeownership - Reverse Annuity Mortgage Programs use "Statewide" Income Limits: \$102,600 (1 or 2 persons) \$117,990 (3 or more persons)**

**Targeted Area Income limits are not waived for HFA Preferred™ (See FNMA "AMI Limits") or Conventional AMI Loan Program (CALP) or HFA Advantage® Program**

"Town" Income Limits			HOUSEHOLD SIZE			"Town" Income Limits			HOUSEHOLD SIZE			"Town" Income Limits			HOUSEHOLD SIZE		
<b>Fairfield County</b>			1 or 2	3 or more	<b>Litchfield County, cont.</b>			1 or 2	3 or more	<b>New Haven County, cont.</b>			1 or 2	3 or more			
Bethel	117,660	135,305	Goshen	102,900	118,335	Prospect	102,900	118,335	<b>New London County</b>			1 or 2	3 or more				
<b>Bridgeport *All Areas</b>	<b>123,480</b>	<b>144,060</b>	Harwinton	102,900	118,335	Seymour	102,900	118,335	Bozrah	102,900	118,335	Colchester	115,200	132,480			
Brookfield	117,660	135,305	Kent	102,900	118,335	Southbury	102,900	118,335	East Lyme	102,900	118,335	Franklin	102,900	118,335			
<b>Danbury</b>	<b>117,660</b>	<b>135,305</b>	Litchfield	102,900	118,335	Wallingford	102,900	118,335	<b>Waterbury * All Areas</b>	<b>123,480</b>	<b>144,060</b>	West Haven	102,900	118,335			
<b>*Targeted Areas</b>	<b>139,080</b>	<b>162,260</b>	Morris	102,900	118,335	<b>Waterbury * All Areas</b>	<b>123,480</b>	<b>144,060</b>	Wolcott, Woodbridge	102,900	118,335						
Darien	150,500	173,075	New Hartford, New Milford	102,900	118,335												
Easton	120,260	138,300	Norfolk, North Canaan	102,900	118,335												
Fairfield	120,260	138,300	Plymouth	102,900	118,335												
Greenwich	150,500	173,075	Roxbury	102,900	118,335												
Monroe	120,260	138,300	Salisbury, Sharon	102,900	118,335												
New Canaan	150,500	173,075	Thomaston	102,900	118,335												
New Fairfield, Newtown	117,660	135,305	<b>Torrington</b>	102,900	118,335												
<b>Norwalk</b>	<b>150,500</b>	<b>173,075</b>	<b>*Targeted Areas</b>	<b>123,480</b>	<b>144,060</b>												
<b>*Targeted areas</b>	<b>180,600</b>	<b>210,700</b>	Warren	102,900	118,335												
Redding, Ridgefield	117,660	135,305	Washington, Watertown	102,900	118,335												
Shelton	120,260	138,300	Winchester, Woodbury	102,900	118,335												
Sherman	117,660	135,305															
<b>Stamford</b>	<b>150,500</b>	<b>173,075</b>															
<b>*Targeted Areas</b>	<b>180,600</b>	<b>210,700</b>															
Stratford	120,260	138,300															
Trumbull	120,260	138,300															
Weston, Westport, Wilton	150,500	173,075															
<b>Hartford County</b>			1 or 2	3 or more	<b>Middlesex County</b>			1 or 2	3 or more								
Avon	104,300	119,945	Chester	104,300	119,945												
Berlin, Bloomfield	104,300	119,945	Clinton	114,600	131,790												
Bristol, Burlington	104,300	119,945	Cromwell	104,300	119,945												
Canton	104,300	119,945	Deep River	114,600	131,790												
East Granby	104,300	119,945	Durham	104,300	119,945												
<b>East Hartford</b>	<b>104,300</b>	<b>119,945</b>	East Haddam, East Hampton	104,300	119,945												
<b>*Targeted Areas</b>	<b>125,160</b>	<b>146,020</b>	Essex	114,600	131,790												
East Windsor, Enfield	104,300	119,945	Haddam	104,300	119,945												
Farmington	104,300	119,945	Killingworth	114,600	131,790												
Glastonbury, Granby	104,300	119,945	Middlefield	104,300	119,945												
<b>Hartford</b>	<b>104,300</b>	<b>119,945</b>	<b>Middletown</b>	<b>104,300</b>	<b>119,945</b>												
<b>*Targeted Areas</b>	<b>125,160</b>	<b>146,020</b>	<b>*Targeted Areas</b>	<b>125,160</b>	<b>146,020</b>												
Hartland	104,300	119,945	Old Saybrook	114,600	131,790												
<b>Manchester</b>	<b>104,300</b>	<b>119,945</b>	Portland	104,300	119,945												
<b>*Targeted Areas</b>	<b>125,160</b>	<b>146,020</b>	Westbrook	114,600	131,790												
Marlborough	104,300	119,945															
<b>New Britain</b>	<b>104,300</b>	<b>119,945</b>															
<b>*Targeted Areas</b>	<b>125,160</b>	<b>146,020</b>															
Newington	104,300	119,945															
Plainville	104,300	119,945															
Rocky Hill	104,300	119,945															
Simsbury, Southington	104,300	119,945															
South Windsor, Suffield	104,300	119,945															
West Hartford, Wethersfield	104,300	119,945															
Windsor, Windsor Locks	104,300	119,945															
<b>Litchfield County</b>			1 or 2	3 or more	<b>New Haven County</b>			1 or 2	3 or more								
Barkhamsted	102,900	118,335	Ansonia	102,900	118,335												
Bethlehem	102,900	118,335	<b>*Targeted Areas</b>	<b>123,480</b>	<b>144,060</b>												
Bridgewater	102,900	118,335	Beacon Falls	102,900	118,335												
Canaan	102,900	118,335	Bethany	102,900	118,335												
Colebrook, Cornwall	102,900	118,335	Branford	102,900	118,335												
			Cheshire	102,900	118,335												
			<b>Derby</b>	<b>102,900</b>	<b>118,335</b>												
			<b>*Targeted Areas</b>	<b>123,480</b>	<b>144,060</b>												
			East Haven	102,900	118,335												
			Guilford	102,900	118,335												
			Hamden	102,900	118,335												
			Madison	102,900	118,335												
			<b>Meriden</b>	<b>102,900</b>	<b>118,335</b>												
			<b>*Targeted Areas</b>	<b>123,480</b>	<b>144,060</b>												
			Middlebury	102,900	118,335												
			Milford	102,900	118,335												
			Naugatuck	102,900	118,335												
			<b>New Haven</b>	<b>102,900</b>	<b>118,335</b>												
			<b>*Targeted Areas</b>	<b>123,480</b>	<b>144,060</b>												
			North Branford, North Haven	102,900	118,335												
			Orange	102,900	118,335												
			Oxford	102,900	118,335												

**\*TARGETED AREA - CENSUS TRACTS**

*Targeted areas are denoted with an (\*). If the property being purchased is located in a Targeted Area, please note that in these areas, only your income can be higher than what is listed, providing you are not applying for CHFA Downpayment Assistance or using one of these programs: HFA Preferred™, HFA Advantage® or CHFA CALP loan funding.*

Ansonia	1252, 1253, 1254	Middletown	5411, 5415, 5416, 5417
Bridgeport	ALL CENSUS TRACTS	New Britain	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
Danbury	2101, 2102, 2107.01, 2107.02	New Haven	ALL CENSUS TRACTS EXCEPT FOR 3614.02
Derby	1202	New London	ALL CENSUS TRACTS
East Hartford	5104, 5106, 5113	Norwalk	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
Groton	7025, 9800	Norwich	6964, 6967, 6968
Hartford	ALL CENSUS TRACTS EXCEPT FOR 5245.02	Stamford	0201, 0214, 0215, 0216, 0217, 0221, 0222, 0223
Manchester	5147	Torrington	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
Mansfield	8812	Waterbury	ALL CENSUS TRACTS
Meriden	1701, 1702, 1703, 1709, 1710, 1714	Windham	8003, 8006

**Connecticut Housing Finance Authority - SALES PRICE LIMITS**



Effective January 3, 2022

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	607,935	607,935	Goshen	367,580	367,580	Prospect	367,580	367,580
<b>Bridgeport * All Areas</b>	<b>743,030</b>	<b>743,030</b>	Harwinton	367,580	367,580	Seymour	367,580	367,580
Brookfield	607,935	607,935	Kent	367,580	367,580	Southbury	367,580	367,580
<b>Danbury</b>	<b>607,935</b>	<b>607,935</b>	Litchfield	367,580	367,580	Wallingford	367,580	367,580
<b>*Targeted Areas</b>	<b>743,030</b>	<b>743,030</b>	Morris	367,580	367,580	<b>Waterbury * All Areas</b>	<b>449,265</b>	<b>449,265</b>
Darien	607,935	607,935	New Hartford, New Milford	367,580	367,580	West Haven	367,580	367,580
Easton	607,935	607,935	Norfolk, North Canaan	367,580	367,580	Wolcott, Woodbridge	367,580	367,580
Fairfield	607,935	607,935	Plymouth	367,580	367,580			
Greenwich	607,935	607,935	Roxbury	367,580	367,580	New London County		
Monroe	607,935	607,935	Salisbury, Sharon	367,580	367,580	Bozrah	367,580	367,580
New Canaan	607,935	607,935	Thomaston	367,580	367,580	Colchester	367,580	367,580
New Fairfield, Newtown	607,935	607,935	<b>Torrington</b>	<b>367,580</b>	<b>367,580</b>	East Lyme	367,580	367,580
<b>Norwalk</b>	<b>607,935</b>	<b>607,935</b>	<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>	Franklin	367,580	367,580
<b>*Targeted areas</b>	<b>743,030</b>	<b>743,030</b>	Warren	367,580	367,580	Griswold	367,580	367,580
Redding, Ridgefield	607,935	607,935	Washington, Watertown	367,580	367,580	<b>Groton</b>	<b>367,580</b>	<b>367,580</b>
Shelton	607,935	607,935	Winchester, Woodbury	367,580	367,580	<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>
Sherman	607,935	607,935				Lebanon	367,580	367,580
<b>Stamford</b>	<b>607,935</b>	<b>607,935</b>	Middlesex County			Ledyard, Lisbon, Lyme	367,580	367,580
<b>*Targeted Areas</b>	<b>743,030</b>	<b>743,030</b>	Chester	367,580	367,580	Montville	367,580	367,580
Stratford	607,935	607,935	Clinton	367,580	367,580	<b>New London * All Areas</b>	<b>449,265</b>	<b>449,265</b>
Trumbull	607,935	607,935	Cromwell	367,580	367,580	North Stonington	367,580	367,580
Weston, Westport, Wilton	607,935	607,935	Deep River	367,580	367,580	<b>Norwich</b>	<b>367,580</b>	<b>367,580</b>
			Durham	367,580	367,580	<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>
			East Haddam, East Hampton	367,580	367,580	Old Lyme	367,580	367,580
			Essex	367,580	367,580	Preston	367,580	367,580
			Haddam	367,580	367,580	Salem, Sprague, Stonington	367,580	367,580
			Killingworth	367,580	367,580	Voluntown	367,580	367,580
			Middlefield	367,580	367,580	Waterford	367,580	367,580
			<b>Middletown</b>	<b>367,580</b>	<b>367,580</b>			
			<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>	Tolland County		
			Old Saybrook	367,580	367,580	Andover	367,580	367,580
			Portland	367,580	367,580	Bolton	367,580	367,580
			Westbrook	367,580	367,580	Columbia, Coventry	367,580	367,580
						Ellington	367,580	367,580
						Hebron	367,580	367,580
						<b>Mansfield</b>	<b>367,580</b>	<b>367,580</b>
						<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>
						Somers, Stafford	367,580	367,580
						Tolland	367,580	367,580
						Union	367,580	367,580
						Vernon	367,580	367,580
						Willington	367,580	367,580
						Windham County		
						Ashford	367,580	367,580
						Brooklyn	367,580	367,580
						Canterbury, Chaplin	367,580	367,580
						Eastford	367,580	367,580
						Hampton	367,580	367,580
						Killingly	367,580	367,580
						Plainfield, Pomfret, Putnam	367,580	367,580
						Scotland, Sterling	367,580	367,580
						Thompson	367,580	367,580
						<b>Windham</b>	<b>367,580</b>	<b>367,580</b>
						<b>*Targeted Areas</b>	<b>449,265</b>	<b>449,265</b>
						Woodstock	367,580	367,580

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Manchester	5147	Torrington	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
Mansfield	8812	Waterbury	ALL CENSUS TRACTS
Meriden	1701, 1702, 1703, 1709, 1710, 1714	Windham	8003, 8006