

Connecticut Housing Finance Authority - INCOME LIMITS - Eff. Dec. 28, 2020



The Home of Your Own - Homeownership - Reverse Annuity Mortgage Programs use "Statewide" Income Limits: \$99,700 (1 or 2 persons) \$114,655 (3 or more persons)

All other Programs use "Town" Income Limits as shown with the exception of loans with CHFA DAP and HFA Preferred™ loans in Targeted Areas

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	
Fairfield County	1 or 2	3 or more	Litchfield County, cont.	1 or 2	3 or more	New Haven County, cont.	1 or 2	3 or more
Bethel	126,650	145,645	Goshen	102,600	117,990	Prospect	102,600	117,990
Bridgeport *All Areas	123,120	143,640	Harwinton	102,600	117,990	Seymour	108,200	124,430
Brookfield	126,650	145,645	Kent	102,600	117,990	Southbury	102,600	117,990
Danbury	126,650	145,645	Litchfield	102,600	117,990	Wallingford	102,600	117,990
*Targeted Areas	146,400	170,800	Morris	102,600	117,990	Waterbury * All Areas	123.120	143.640
Darien	143,400	164,910	New Hartford, New Milford	102,600	117,990	West Haven	102,600	117,990
Easton	123,120	143,640	Norfolk, North Canaan	102,600	117,990	Wolcott, Woodbridge	102,600	117,990
Fairfield	123,120	143,640	Plymouth	102,600	117,990			
Greenwich	143,400	164,910	Roxbury	102,600	117,990	New London County	1 or 2	3 or more
Monroe	123.120	143.640	Salisbury, Sharon	102.600	117.990	Bozrah	102.600	117.990
New Canaan	143,400	164,910	Thomaston	102,600	117,990	Colchester	115,000	132,250
New Fairfield, Newtown	126,650	145,645	Torrington	102,600	117,990	East Lyme	102,600	117,990
Norwalk	143,400	164,910	*Targeted Areas	123,120	143,640	Franklin	102,600	117,990
*Targeted areas	172,080	200,760	Warren	102,600	117,990	Griswold	102,600	117,990
Redding, Ridgefield	126,650	145,645	Washington, Watertown	102,600	117,990	Groton	102,600	117,990
Shelton	123,120	143,640	Winchester, Woodbury	102,600	117,990	*Targeted Areas	123,120	143,640
Sherman	126,650	145,645				Lebanon	115,000	132,250
Stamford	143,400	164,910	Middlesex County	1 or 2	3 or more	Ledyard, Lisbon, Lyme	102,600	117,990
*Targeted Areas	172,080	200,760	Chester	102,600	117,990	Montville	102,600	117,990
Stratford	123,120	143,640	Clinton	112,000	128,800	New London *All Areas	123.120	143.640
Trumbull	123,120	143,640	Cromwell	102,600	117,990	North Stonington	102,600	117,990
Weston, Westport, Wilton	143,400	164,910	Deep River	112,000	128,800	Norwich	102,600	117,990
			Durham	102,600	117,990	*Targeted Areas	123,120	143,640
Hartford County	1 or 2	3 or more	East Haddam, East Hampton	102,600	117,990	Old Lyme	102,600	117,990
Avon	102,600	117,990	Essex	112,000	128,800	Preston	102,600	117,990
Berlin, Bloomfield	102,600	117,990	Haddam	102,600	117,990	Salem, Sprague, Stonington	102,600	117,990
Bristol, Burlington	102,600	117,990	Killingworth	112,000	128,800	Voluntown	102,600	117,990
Canton	102,600	117,990	Middlefield	102,600	117,990	Waterford	102,600	117,990
East Granby	102,600	117,990	Middletown	102,600	117,990			
East Hartford	102,600	117,990	*Targeted Areas	123,120	143,640	Tolland County	1 or 2	3 or more
*Targeted Areas	123,120	143,640	Old Saybrook	112,000	128,800	Andover	102,600	117,990
East Windsor, Enfield	102,600	117,990	Portland	102,600	117,990	Bolton	102,600	117,990
Farmington	102,600	117,990	Westbrook	112,000	128,800	Columbia, Coventry	102,600	117,990
Glastonbury, Granby	102,600	117,990				Ellington	102,600	117,990
Hartford	102,600	117,990	New Haven County	1 or 2	3 or more	Hebron	102,600	117,990
*Targeted Areas	123,120	143,640	Ansonia	108,200	124,430	Mansfield	102,600	117,990
Hartland	102,600	117,990	*Targeted Areas	129,840	151,480	*Targeted Areas	123,120	143,640
Manchester	102,600	117,990	Beacon Falls	108,200	124,430	Somers, Stafford	102,600	117,990
*Targeted Areas	123,120	143,640	Bethany	102,600	117,990	Tolland	102,600	117,990
Marlborough	102,600	117,990	Branford	102,600	117,990	Union	102,600	117,990
New Britain	102,600	117,990	Cheshire	102,600	117,990	Vernon	102,600	117,990
*Targeted Areas	123,120	143,640	Derby	108,200	124,430	Willington	102,600	117,990
Newington	102,600	117,990	*Targeted Areas	129,840	151,480			
Plainville	102,600	117,990	East Haven	102,600	117,990	Windham County	1 or 2	3 or more
Rocky Hill	102,600	117,990	Guilford	102,600	117,990	Ashford	102,600	117,990
Simsbury, Southington	102,600	117,990	Hamden	102,600	117,990	Brooklyn	102,600	117,990
South Windsor, Suffield	102,600	117,990	Madison	102,600	117,990	Canterbury, Chaplin	102,600	117,990
West Hartford, Wethersfield	102,600	117,990	Meriden	102,600	117,990	Eastford	102,600	117,990
Windsor, Windsor Locks	102,600	117,990	*Targeted Areas	123,120	143,640	Hampton	102,600	117,990
			Middlebury	102,600	117,990	Killingly	102,600	117,990
Litchfield County	1 or 2	3 or more	Milford	108,200	124,430	Plainfield, Pomfret, Putnam	102,600	117,990
Barkhamsted	102,600	117,990	Naugatuck	102,600	117,990	Scotland, Sterling	102,600	117,990
Bethlehem	102,600	117,990	New Haven	102,600	117,990	Thompson	102,600	117,990
Bridgewater	102,600	117,990	*Targeted Areas	123,120	143,640	Windham	102,600	117,990
Canaan	102,600	117,990	North Branford, North Haven	102,600	117,990	*Targeted Areas	123,120	143,640
Colebrook, Cornwall	102,600	117,990	Orange	102,600	117,990	Woodstock	102,600	117,990
			Oxford	108,200	124,430			

*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 do not request down payment assistance from CHFA.

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: APRIL 23, 2020

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	534,080	534,080	Goshen	317,590	317,590	Prospect	294,600	294,600
Bridgeport * All Areas	652,765	652,765	Harwinton	317,590	317,590	Seymour	294,600	294,600
Brookfield	534,080	534,080	Kent	317,590	317,590	Southbury	294,600	294,600
Danbury	534,080	534,080	Litchfield	317,590	317,590	Wallingford	294,600	294,600
*Targeted Areas	652,765	652,765	Morris	317,590	317,590	Waterbury * All Areas	360,065	360,065
Darien	534,080	534,080	New Hartford, New Milford	317,590	317,590	West Haven	294,600	294,600
Easton	534,080	534,080	Norfolk, North Canaan	317,590	317,590	Wolcott, Woodbridge	294,600	294,600
Fairfield	534,080	534,080	Plymouth	317,590	317,590			
Greenwich	534,080	534,080	Roxbury	317,590	317,590	New London County		
Monroe	534,080	534,080	Salisbury, Sharon	317,590	317,590	Bozrah	294,600	294,600
New Canaan	534,080	534,080	Thomaston	317,590	317,590	Colchester	294,600	294,600
New Fairfield, Newtown	534,080	534,080	Torrington	317,590	317,590	East Lyme	294,600	294,600
Norwalk	534,080	534,080	*Targeted Areas	388,165	388,165	Franklin	294,600	294,600
*Targeted Areas	652,765	652,765	Warren	317,590	317,590	Griswold	294,600	294,600
Redding, Ridgefield	534,080	534,080	Washington, Watertown	317,590	317,590	Groton	294,600	294,600
Shelton	534,080	534,080	Winchester, Woodbury	317,590	317,590	*Targeted Areas	360,065	360,065
Sherman	534,080	534,080				Lebanon	294,600	294,600
Stamford	534,080	534,080	Middlesex County			Ledyard, Lisbon, Lyme	294,600	294,600
*Targeted Areas	652,765	652,765	Chester	313,505	313,505	Montville	294,600	294,600
Stratford	534,080	534,080	Clinton	313,505	313,505	New London * All Areas	360,065	360,065
Trumbull	534,080	534,080	Cromwell	313,505	313,505	North Stonington	294,600	294,600
Weston, Westport, Wilton	534,080	534,080	Deep River	313,505	313,505	Norwich	294,600	294,600
			Durham	313,505	313,505	*Targeted Areas	360,065	360,065
			East Haddam, East Hampton	313,505	313,505	Old Lyme	294,600	294,600
			Essex	313,505	313,505	Preston	294,600	294,600
			Haddam	313,505	313,505	Salem, Sprague, Stonington	294,600	294,600
			Killingworth	313,505	313,505	Voluntown	294,600	294,600
			Middlefield	313,505	313,505	Waterford	294,600	294,600
			Middletown	313,505	313,505			
			*Targeted Areas	383,170	383,170	Tolland County		
			Old Saybrook	313,505	313,505	Andover	313,505	313,505
			Portland	313,505	313,505	Bolton	313,505	313,505
			Westbrook	313,505	313,505	Columbia, Coventry	313,505	313,505
						Ellington	313,505	313,505
			New Haven County			Hebron	313,505	313,505
			Ansonia	294,600	294,600	Mansfield	313,505	313,505
			*Targeted Areas	360,065	360,065	*Targeted Areas	383,170	383,170
			Beacon Falls	294,600	294,600	Somers, Stafford	313,505	313,505
			Bethany	294,600	294,600	Tolland	313,505	313,505
			Branford	294,600	294,600	Union	313,505	313,505
			Cheshire	294,600	294,600	Vernon	313,505	313,505
			Derby	294,600	294,600	Willington	313,505	313,505
			*Targeted Areas	360,065	360,065			
			East Haven	294,600	294,600	Windham County		
			Guilford	294,600	294,600	Ashford	301,250	301,250
			Hamden	294,600	294,600	Brooklyn	301,250	301,250
			Madison	294,600	294,600	Canterbury, Chaplin	301,250	301,250
			Meriden	294,600	294,600	Eastford	301,250	301,250
			*Targeted Areas	360,065	360,065	Hampton	301,250	301,250
			Middlebury	294,600	294,600	Killingly	301,250	301,250
			Milford	294,600	294,600	Plainfield, Pomfret, Putnam	301,250	301,250
			Naugatuck	294,600	294,600	Scotland, Sterling	301,250	301,250
			New Haven	294,600	294,600	Thompson	301,250	301,250
			*Targeted Areas	360,065	360,065	Windham	301,250	301,250
			North Branford, North Haven	294,600	294,600	*Targeted Areas	368,195	368,195
			Orange	294,600	294,600	Woodstock	301,250	301,250
			Oxford	294,600	294,600			

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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