

Connecticut Housing Finance Authority - INCOME LIMITS - Eff. Oct. 7, 2019



The Home of Your Own - Homeownership - Reverse Annuity Mortgage Programs use "Statewide" Income Limits: \$100,400 (1 or 2 persons) \$115,460 (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	129,720	149,180	Goshen	100,900	116,035	Prospect	100,900	116,035	New London County			1 or 2	3 or more				
Bridgeport *All Areas	123,120	143,640	Harwinton	100,900	116,035	Seymour	104,900	120,635	Bozrah	100,900	116,035						
Brookfield	129,720	149,180	Kent	100,900	116,035	Southbury	100,900	116,035	Colchester	112,400	129,260						
Danbury	129,720	149,180	Litchfield	100,900	116,035	Wallingford	100,900	116,035	East Lyme	100,900	116,035						
*Targeted Areas	135,960	158,620	Morris	100,900	116,035	Waterbury * All Areas	121,080	141,260	Franklin	100,900	116,035						
Darien	144,300	165,945	New Hartford, New Milford	100,900	116,035	West Haven	100,900	116,035	Griswold	100,900	116,035						
Easton	123,120	143,640	Norfolk, North Canaan	100,900	116,035	Wolcott, Woodbridge	100,900	116,035	Groton	100,900	116,035						
Fairfield	123,120	143,640	Plymouth	100,900	116,035				*Targeted Areas	121,080	141,260						
Greenwich	144,300	165,945	Roxbury	100,900	116,035				Lebanon	112,400	129,260						
Monroe	123,120	143,640	Salisbury, Sharon	100,900	116,035				Ledyard, Lisbon, Lyme	100,900	116,035						
New Canaan	144,300	165,945	Thomaston	100,900	116,035				Montville	100,900	116,035						
New Fairfield, Newtown	129,720	149,180	Torrington	100,900	116,035				New London *All Areas	121,080	141,260						
Norwalk	144,300	165,945	*Targeted Areas	121,080	141,260				North Stonington	100,900	116,035						
*Targeted areas	173,160	202,020	Warren	100,900	116,035				Norwich	100,900	116,035						
Redding, Ridgefield	129,720	149,180	Washington, Watertown	100,900	116,035				*Targeted Areas	121,080	141,260						
Shelton	123,120	143,640	Winchester, Woodbury	100,900	116,035				Old Lyme	100,900	116,035						
Sherman	129,720	149,180							Preston	100,900	116,035						
Stamford	144,300	165,945							Salem, Sprague, Stonington	100,900	116,035						
*Targeted Areas	173,160	202,020							Voluntown	100,900	116,035						
Stratford	123,120	143,640							Waterford	100,900	116,035						
Trumbull	123,120	143,640															
Weston, Westport, Wilton	144,300	165,945															
Hartford County			1 or 2	3 or more	Middlesex County			1 or 2	3 or more	Tolland County			1 or 2	3 or more			
Avon	100,900	116,035	Chester	100,900	116,035	Andover	100,900	116,035	Bolton	100,900	116,035						
Berlin, Bloomfield	100,900	116,035	Clinton	110,900	127,535	Columbia, Coventry	100,900	116,035	Ellington	100,900	116,035						
Bristol, Burlington	100,900	116,035	Cromwell	100,900	116,035	Hebron	100,900	116,035	Mansfield	100,900	116,035						
Canton	100,900	116,035	Deep River	110,900	127,535	*Targeted Areas	121,080	141,260	Somers, Stafford	100,900	116,035						
East Granby	100,900	116,035	Durham	100,900	116,035	Old Saybrook	110,900	127,535	Tolland	100,900	116,035						
East Hartford	100,900	116,035	East Haddam, East Hampton	100,900	116,035	Portland	100,900	116,035	Union	100,900	116,035						
*Targeted Areas	121,080	141,260	Essex	110,900	127,535	Westbrook	110,900	127,535	Vernon	100,900	116,035						
East Windsor, Enfield	100,900	116,035	Haddam	100,900	116,035				Willington	100,900	116,035						
Farmington	100,900	116,035	Killingworth	110,900	127,535												
Farmington	100,900	116,035	Middlefield	100,900	116,035												
Glastonbury, Granby	100,900	116,035	Middletown	100,900	116,035												
Hartford	100,900	116,035	*Targeted Areas	121,080	141,260												
*Targeted Areas	121,080	141,260	Old Saybrook	110,900	127,535												
Hartland	100,900	116,035	Portland	100,900	116,035												
Manchester	100,900	116,035	Westbrook	110,900	127,535												
*Targeted Areas	121,080	141,260															
Marlborough	100,900	116,035															
New Britain	100,900	116,035															
*Targeted Areas	121,080	141,260															
Newington	100,900	116,035															
Plainville	100,900	116,035															
Rocky Hill	100,900	116,035															
Simsbury, Southington	100,900	116,035															
South Windsor, Suffield	100,900	116,035															
West Hartford, Wethersfield	100,900	116,035															
Windsor, Windsor Locks	100,900	116,035															
Litchfield County			1 or 2	3 or more	New Haven County			1 or 2	3 or more								
Barkhamsted	100,900	116,035	Ansonia	104,900	120,635												
Bethlehem	100,900	116,035	*Targeted Areas	125,880	146,860												
Bridgewater	100,900	116,035	Beacon Falls	104,900	120,635												
Canaan	100,900	116,035	Bethany	100,900	116,035												
Colebrook, Cornwall	100,900	116,035	Branford	100,900	116,035												
			Cheshire	100,900	116,035												
			Derby	104,900	120,635												
			*Targeted Areas	125,880	146,860												
			East Haven	100,900	116,035												
			Guilford	100,900	116,035												
			Hamden	100,900	116,035												
			Madison	100,900	116,035												
			Meriden	100,900	116,035												
			*Targeted Areas	121,080	141,260												
			Middlebury	100,900	116,035												
			Milford	104,900	120,635												
			Naugatuck	100,900	116,035												
			New Haven	100,900	116,035												
			*Targeted Areas	121,080	141,260												
			North Branford, North Haven	100,900	116,035												
			Orange	100,900	116,035												
			Oxford	104,900	120,635												

***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 May 20, 2019

Fairfield County	Existing	New	Litchfield County, cont.	Existing	New	New Haven County, cont.	Existing	New
Bethel	541,310	541,310	Goshen	321,890	321,890	Prospect	283,345	283,345
Bridgeport * All Areas	661,605	661,605	Harwinton	321,890	321,890	Seymour	283,345	283,345
Brookfield	541,310	541,310	Kent	321,890	321,890	Southbury	283,345	283,345
Danbury	541,310	541,310	Litchfield	321,890	321,890	Wallingford	283,345	283,345
*Targeted Areas	661,605	661,605	Morris	321,890	321,890	Waterbury * All Areas	346,315	346,315
Darien	541,310	541,310	New Hartford, New Milford	321,890	321,890	West Haven	283,345	283,345
Easton	541,310	541,310	Norfolk, North Canaan	321,890	321,890	Wolcott, Woodbridge	283,345	283,345
Fairfield	541,310	541,310	Plymouth	321,890	321,890			
Greenwich	541,310	541,310	Roxbury	321,890	321,890	New London County	Existing	New
Monroe	541,310	541,310	Salisbury, Sharon	321,890	321,890	Bozrah	283,345	283,345
New Canaan	541,310	541,310	Thomaston	321,890	321,890	Colchester	283,345	283,345
New Fairfield, Newtown	541,310	541,310	Torrington	321,890	321,890	East Lyme	283,345	283,345
Norwalk	541,310	541,310	*Targeted Areas	393,420	393,420	Franklin	283,345	283,345
*Targeted areas	661,605	661,605	Warren	321,890	321,890	Griswold	283,345	283,345
Redding, Ridgefield	541,310	541,310	Washington, Watertown	321,890	321,890	Groton	283,345	283,345
Shelton	541,310	541,310	Winchester, Woodbury	321,890	321,890	*Targeted Areas	346,315	346,315
Sherman	541,310	541,310				Lebanon	283,345	283,345
Stamford	541,310	541,310	Middlesex County	Existing	New	Ledyard, Lisbon, Lyme	283,345	283,345
*Targeted Areas	661,605	661,605	Chester	317,750	317,750	Montville	283,345	283,345
Stratford	541,310	541,310	Clinton	317,750	317,750	New London * All Areas	346,315	346,315
Trumbull	541,310	541,310	Cromwell	317,750	317,750	North Stonington	283,345	283,345
Weston, Westport, Wilton	541,310	541,310	Deep River	317,750	317,750	Norwich	283,345	283,345
			Durham	317,750	317,750	*Targeted Areas	346,315	346,315
Hartford County	Existing	New	East Haddam, East Hampton	317,750	317,750	Old Lyme	283,345	283,345
Avon	317,750	317,750	Essex	317,750	317,750	Preston	283,345	283,345
Berlin, Bloomfield	317,750	317,750	Haddam	317,750	317,750	Salem, Sprague, Stonington	283,345	283,345
Bristol, Burlington	317,750	317,750	Killingworth	317,750	317,750	Voluntown	283,345	283,345
Canton	317,750	317,750	Middlefield	317,750	317,750	Waterford	283,345	283,345
East Granby	317,750	317,750	Middletown	317,750	317,750			
East Hartford	317,750	317,750	*Targeted Areas	388,360	388,360	Tolland County	Existing	New
*Targeted Areas	388,360	388,360	Old Saybrook	317,750	317,750	Andover	317,750	317,750
East Windsor, Enfield	317,750	317,750	Portland	317,750	317,750	Bolton	317,750	317,750
Farmington	317,750	317,750	Westbrook	317,750	317,750	Columbia, Coventry	317,750	317,750
Glastonbury, Granby	317,750	317,750				Ellington	317,750	317,750
Hartford	317,750	317,750	New Haven County	Existing	New	Hebron	317,750	317,750
*Targeted Areas	388,360	388,360	Ansonia	283,345	283,345	Mansfield	317,750	317,750
Hartland	317,750	317,750	*Targeted Areas	346,315	346,315	*Targeted Areas	388,360	388,360
Manchester	317,750	317,750	Beacon Falls	283,345	283,345	Somers, Stafford	317,750	317,750
*Targeted Areas	388,360	388,360	Bethany	283,345	283,345	Tolland	317,750	317,750
Marlborough	317,750	317,750	Branford	283,345	283,345	Union	317,750	317,750
New Britain	317,750	317,750	Cheshire	283,345	283,345	Vernon	317,750	317,750
*Targeted Areas	388,360	388,360	Derby	283,345	283,345	Willington	317,750	317,750
Newington	317,750	317,750	*Targeted Areas	346,315	346,315			
Plainville	317,750	317,750	East Haven	283,345	283,345	Windham County	Existing	New
Rocky Hill	317,750	317,750	Guilford	283,345	283,345	Ashford	294,975	294,975
Simsbury, Southington	317,750	317,750	Hamden	283,345	283,345	Brooklyn	294,975	294,975
South Windsor, Suffield	317,750	317,750	Madison	283,345	283,345	Canterbury, Chaplin	294,975	294,975
West Hartford, Wethersfield	317,750	317,750	Meriden	283,345	283,345	Eastford	294,975	294,975
Windsor, Windsor Locks	317,750	317,750	*Targeted Areas	346,315	346,315	Hampton	294,975	294,975
			Middlebury	283,345	283,345	Killingly	294,975	294,975
Litchfield County	Existing	New	Milford	283,345	283,345	Plainfield, Pomfret, Putnam	294,975	294,975
Barkhamsted	321,890	321,890	Naugatuck	283,345	283,345	Scotland, Sterling	294,975	294,975
Bethlehem	321,890	321,890	New Haven	283,345	283,345	Thompson	294,975	294,975
Bridgewater	321,890	321,890	*Targeted Areas	346,315	346,315	Windham	294,975	294,975
Canaan	321,890	321,890	North Branford, North Haven	283,345	283,345	*Targeted Areas	360,530	360,530
Colebrook, Cornwall	321,890	321,890	Orange	283,345	283,345	Woodstock	294,975	294,975
			Oxford	283,345	283,345			

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Mansfield	8812	Waterbury	ALL CENSUS TRACTS
Meriden	1701, 1702, 1703, 1709, 1710, 1714	Windham	8003, 8006