

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 CHFA Conv. 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				1 or 2	3 or more			
Barkhamsted	100,900	116,035	Ansonia	104,900	120,635	Ashford	100,900	116,035	Brooklyn	100,900	116,035						
Bethlehem	100,900	116,035	*Targeted Areas	125,880	146,860	Brooklyn	100,900	116,035	Canterbury, Chaplin	100,900	116,035						
Bridgewater	100,900	116,035	Beacon Falls	104,900	120,635	Eastford	100,900	116,035	Eastford	100,900	116,035						
Canaan	100,900	116,035	Bethany	100,900	116,035	Hampton	100,900	116,035	Hampton	100,900	116,035						
Colebrook, Cornwall	100,900	116,035	Branford	100,900	116,035	Killingly	100,900	116,035	Killingly	100,900	116,035						
			Cheshire	100,900	116,035	Plainfield, Pomfret, Putnam	100,900	116,035	Plainfield, Pomfret, Putnam	100,900	116,035						
			Derby	104,900	120,635	Scotland, Sterling	100,900	116,035	Scotland, Sterling	100,900	116,035						
			*Targeted Areas	125,880	146,860	Thompson	100,900	116,035	Thompson	100,900	116,035						
			East Haven	100,900	116,035	Windham	100,900	116,035	*Targeted Areas	121,080	141,260						
			Guilford	100,900	116,035	Woodstock	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: 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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Derby	1202	New London	ALL CENSUS TRACTS
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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