

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							
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	117,660	135,305	Goshen	102,900	118,335	Prospect	102,900	118,335	Seymour	102,900	118,335	Southbury	102,900	118,335			
Bridgeport *All Areas	123,480	144,060	Harwinton	102,900	118,335	Wallingford	102,900	118,335	Waterbury * All Areas	123,480	144,060	West Haven	102,900	118,335			
Brookfield	117,660	135,305	Kent	102,900	118,335	Wolcott, Woodbridge	102,900	118,335	New London County			1 or 2	3 or more				
Danbury	117,660	135,305	Litchfield	102,900	118,335	Bozrah	102,900	118,335	Colchester	115,200	132,480	East Lyme	102,900	118,335			
*Targeted Areas	139,080	162,260	Morris	102,900	118,335	Franklin	102,900	118,335	Griswold	102,900	118,335	Groton	102,900	118,335			
Darien	150,500	173,075	New Hartford, New Milford	102,900	118,335	*Targeted Areas	123,480	144,060	Lebanon	115,200	132,480	Ledyard, Lisbon, Lyme	102,900	118,335			
Easton	120,260	138,300	Norfolk, North Canaan	102,900	118,335	Warren	102,900	118,335	Montville	102,900	118,335	New London *All Areas	123,480	144,060			
Fairfield	120,260	138,300	Plymouth	102,900	118,335	Washington, Watertown	102,900	118,335	*Targeted Areas	123,480	144,060	North Stonington	102,900	118,335			
Greenwich	150,500	173,075	Roxbury	102,900	118,335	Winchester, Woodbury	102,900	118,335	Old Lyme	102,900	118,335	Norwich	102,900	118,335			
Monroe	120,260	138,300	Salisbury, Sharon	102,900	118,335	Middlesex County			1 or 2	3 or more	*Targeted Areas	123,480	144,060				
New Canaan	150,500	173,075	Thomaston	102,900	118,335	Chester	104,300	119,945	Preston	102,900	118,335	Salem, Sprague, Stonington	102,900	118,335			
New Fairfield, Newtown	117,660	135,305	Torrington	102,900	118,335	Clinton	114,600	131,790	Salem, Sprague, Stonington	102,900	118,335	Voluntown	102,900	118,335			
Norwalk	150,500	173,075	*Targeted Areas	123,480	144,060	Cromwell	104,300	119,945	Waterford	102,900	118,335	Tolland County			1 or 2	3 or more	
*Targeted areas	180,600	210,700	Warren	102,900	118,335	Deep River	114,600	131,790	Andover	104,300	119,945	Bolton	104,300	119,945			
Redding, Ridgefield	117,660	135,305	Westchester, Woodbury	102,900	118,335	Durham	104,300	119,945	Columbia, Coventry	104,300	119,945	Ellington	104,300	119,945			
Shelton	120,260	138,300	New Haven County			1 or 2	3 or more	Hebron	104,300	119,945	Mansfield	104,300	119,945	*Targeted Areas	125,160	146,020	
Sherman	117,660	135,305	Ansonia	102,900	118,335	East Haddam, East Hampton	104,300	119,945	*Targeted Areas	125,160	146,020	Somers, Stafford	104,300	119,945	Tolland	104,300	119,945
Stamford	150,500	173,075	*Targeted Areas	123,480	144,060	Essex	114,600	131,790	Union	104,300	119,945	Vernon	104,300	119,945	Willington	104,300	119,945
*Targeted Areas	180,600	210,700	Beacon Falls	102,900	118,335	Haddam	104,300	119,945	Windham County	1 or 2	3 or more	Ashford	102,900	118,335			
Stratford	120,260	138,300	Bethany	102,900	118,335	Killingworth	114,600	131,790	Brooklyn	102,900	118,335	Brooklyn	102,900	118,335			
Trumbull	120,260	138,300	Branford	102,900	118,335	Middlefield	104,300	119,945	Canterbury, Chaplin	102,900	118,335	Canterbury, Chaplin	102,900	118,335			
Weston, Westport, Wilton	150,500	173,075	Cheshire	102,900	118,335	Middletown	104,300	119,945	Eastford	102,900	118,335	Eastford	102,900	118,335			
Hartford County			1 or 2	3 or more	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060	Hampton	102,900	118,335	Hampton	102,900	118,335	
Avon	104,300	119,945	Portland	104,300	119,945	Portland	104,300	119,945	Killingly	102,900	118,335	Killingly	102,900	118,335			
Berlin, Bloomfield	104,300	119,945	Westbrook	114,600	131,790	Westbrook	114,600	131,790	Plainfield, Pomfret, Putnam	102,900	118,335	Plainfield, Pomfret, Putnam	102,900	118,335			
Bristol, Burlington	104,300	119,945	New Britain			1 or 2	3 or more	Scotland, Sterling	102,900	118,335	Scotland, Sterling	102,900	118,335	Scotland, Sterling	102,900	118,335	
Canton	104,300	119,945	*Targeted Areas	125,160	146,020	Ansonia	102,900	118,335	Thompson	102,900	118,335	Thompson	102,900	118,335	Thompson	102,900	118,335
East Granby	104,300	119,945	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060	Windham	102,900	118,335	*Targeted Areas	123,480	144,060	Woodstock	102,900	118,335
East Hartford	104,300	119,945	Portland	104,300	119,945	Derby	102,900	118,335	*Targeted Areas	123,480	144,060	Woodstock	102,900	118,335			
*Targeted Areas	125,160	146,020	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060	Woodstock	102,900	118,335						
East Windsor, Enfield	104,300	119,945	New Britain			1 or 2	3 or more										
Farmington	104,300	119,945	*Targeted Areas	125,160	146,020	Ansonia	102,900	118,335									
Farmington	104,300	119,945	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060									
Glastonbury, Granby	104,300	119,945	Portland	104,300	119,945	Derby	102,900	118,335									
Hartford	104,300	119,945	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060									
*Targeted Areas	125,160	146,020	New Britain			1 or 2	3 or more										
Hartland	104,300	119,945	*Targeted Areas	125,160	146,020	Ansonia	102,900	118,335									
Manchester	104,300	119,945	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060									
*Targeted Areas	125,160	146,020	Portland	104,300	119,945	Derby	102,900	118,335									
Marlborough	104,300	119,945	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060									
New Britain	104,300	119,945	New Britain			1 or 2	3 or more										
*Targeted Areas	125,160	146,020	*Targeted Areas	125,160	146,020	Ansonia	102,900	118,335									
Newington	104,300	119,945	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060									
Plainville	104,300	119,945	Portland	104,300	119,945	*Targeted Areas	123,480	144,060									
Rocky Hill	104,300	119,945	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060									
Simsbury, Southington	104,300	119,945	New Britain			1 or 2	3 or more										
South Windsor, Suffield	104,300	119,945	*Targeted Areas	125,160	146,020	Ansonia	102,900	118,335									
West Hartford, Wethersfield	104,300	119,945	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060									
Windsor, Windsor Locks	104,300	119,945	Portland	104,300	119,945	*Targeted Areas	123,480	144,060									
Litchfield County			1 or 2	3 or more	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060							
Barkhamsted	102,900	118,335	New Britain			1 or 2	3 or more										
Bethlehem	102,900	118,335	*Targeted Areas	123,480	144,060	Ansonia	102,900	118,335									
Bridgewater	102,900	118,335	Old Saybrook	114,600	131,790	*Targeted Areas	123,480	144,060									
Canaan	102,900	118,335	Portland	104,300	119,945	*Targeted Areas	123,480	144,060									
Colebrook, Cornwall	102,900	118,335	Westbrook	114,600	131,790	*Targeted Areas	123,480	144,060									

***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 May 25, 2021

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	526,540	526,540	Goshen	313,105	313,105	Prospect	311,975	311,975
Bridgeport * All Areas	643,550	643,550	Harwinton	313,105	313,105	Seymour	311,975	311,975
Brookfield	526,540	526,540	Kent	313,105	313,105	Southbury	311,975	311,975
Danbury	526,540	526,540	Litchfield	313,105	313,105	Wallingford	311,975	311,975
*Targeted Areas	643,550	643,550	Morris	313,105	313,105	Waterbury * All Areas	381,305	381,305
Darien	526,540	526,540	New Hartford, New Milford	313,105	313,105	West Haven	311,975	311,975
Easton	526,540	526,540	Norfolk, North Canaan	313,105	313,105	Wolcott, Woodbridge	311,975	311,975
Fairfield	526,540	526,540	Plymouth	313,105	313,105			
Greenwich	526,540	526,540	Roxbury	313,105	313,105	New London County		
Monroe	526,540	526,540	Salisbury, Sharon	313,105	313,105	Bozrah	311,975	311,975
New Canaan	526,540	526,540	Thomaston	313,105	313,105	Colchester	311,975	311,975
New Fairfield, Newtown	526,540	526,540	Torrington	313,105	313,105	East Lyme	311,975	311,975
Norwalk	526,540	526,540	*Targeted Areas	382,685	382,685	Franklin	311,975	311,975
*Targeted areas	643,550	643,550	Warren	313,105	313,105	Griswold	311,975	311,975
Redding, Ridgefield	526,540	526,540	Washington, Watertown	313,105	313,105	Groton	311,975	311,975
Shelton	526,540	526,540	Winchester, Woodbury	313,105	313,105	*Targeted Areas	381,305	381,305
Sherman	526,540	526,540				Lebanon	311,975	311,975
Stamford	526,540	526,540	Middlesex County			Ledyard, Lisbon, Lyme	311,975	311,975
*Targeted Areas	643,550	643,550	Chester	311,975	311,975	Montville	311,975	311,975
Stratford	526,540	526,540	Clinton	311,975	311,975	New London * All Areas	381,305	381,305
Trumbull	526,540	526,540	Cromwell	311,975	311,975	North Stonington	311,975	311,975
Weston, Westport, Wilton	526,540	526,540	Deep River	311,975	311,975	Norwich	311,975	311,975
			Durham	311,975	311,975	*Targeted Areas	381,305	381,305
Hartford County			East Haddam, East Hampton	311,975	311,975	Old Lyme	311,975	311,975
Avon	311,975	311,975	Essex	311,975	311,975	Preston	311,975	311,975
Berlin, Bloomfield	311,975	311,975	Haddam	311,975	311,975	Salem, Sprague, Stonington	311,975	311,975
Bristol, Burlington	311,975	311,975	Killingworth	311,975	311,975	Voluntown	311,975	311,975
Canton	311,975	311,975	Middlefield	311,975	311,975	Waterford	311,975	311,975
East Granby	311,975	311,975	Middletown	311,975	311,975			
East Hartford	311,975	311,975	*Targeted Areas	381,305	381,305	Tolland County		
*Targeted Areas	381,305	381,305	Old Saybrook	311,975	311,975	Andover	311,975	311,975
East Windsor, Enfield	311,975	311,975	Portland	311,975	311,975	Bolton	311,975	311,975
Farmington	311,975	311,975	Westbrook	311,975	311,975	Columbia, Coventry	311,975	311,975
Glastonbury, Granby	311,975	311,975				Ellington	311,975	311,975
Hartford	311,975	311,975	New Haven County			Hebron	311,975	311,975
*Targeted Areas	381,305	381,305	Ansonia	311,975	311,975	Mansfield	311,975	311,975
Hartland	311,975	311,975	*Targeted Areas	381,305	381,305	*Targeted Areas	381,305	381,305
Manchester	311,975	311,975	Beacon Falls	311,975	311,975	Somers, Stafford	311,975	311,975
*Targeted Areas	381,305	381,305	Bethany	311,975	311,975	Tolland	311,975	311,975
Marlborough	311,975	311,975	Branford	311,975	311,975	Union	311,975	311,975
New Britain	311,975	311,975	Cheshire	311,975	311,975	Vernon	311,975	311,975
*Targeted Areas	381,305	381,305	Derby	311,975	311,975	Willington	311,975	311,975
Newington	311,975	311,975	*Targeted Areas	381,305	381,305			
Plainville	311,975	311,975	East Haven	311,975	311,975	Windham County		
Rocky Hill	311,975	311,975	Guilford	311,975	311,975	Ashford	319,145	319,145
Simsbury, Southington	311,975	311,975	Hamden	311,975	311,975	Brooklyn	319,145	319,145
South Windsor, Suffield	311,975	311,975	Madison	311,975	311,975	Canterbury, Chaplin	319,145	319,145
West Hartford, Wethersfield	311,975	311,975	Meriden	311,975	311,975	Eastford	319,145	319,145
Windsor, Windsor Locks	311,975	311,975	*Targeted Areas	381,305	381,305	Hampton	319,145	319,145
			Middlebury	311,975	311,975	Killingly	319,145	319,145
Litchfield County			Milford	311,975	311,975	Plainfield, Pomfret, Putnam	319,145	319,145
Barkhamsted	313,105	313,105	Naugatuck	311,975	311,975	Scotland, Sterling	319,145	319,145
Bethlehem	313,105	313,105	New Haven	311,975	311,975	Thompson	319,145	319,145
Bridgewater	313,105	313,105	*Targeted Areas	381,305	381,305	Windham	319,145	319,145
Canaan	313,105	313,105	North Branford, North Haven	311,975	311,975	*Targeted Areas	390,065	390,065
Colebrook, Cornwall	313,105	313,105	Orange	311,975	311,975	Woodstock	319,145	319,145
			Oxford	311,975	311,975			

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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