

# Connecticut Housing Finance Authority - SALES PRICE LIMITS



Effective May 20, 2019

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
Existing	New		Existing	New		Existing	New	
Bethel	541,310	541,310	Goshen	321,890	321,890	Prospect	283,345	283,345
<b>Bridgeport * All Areas</b>	<b>661,605</b>	<b>661,605</b>	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
<b>Danbury</b>	<b>541,310</b>	<b>541,310</b>	Litchfield	321,890	321,890	Wallingford	283,345	283,345
<b>*Targeted Areas</b>	<b>661,605</b>	<b>661,605</b>	Morris	321,890	321,890	<b>Waterbury * All Areas</b>	<b>346,315</b>	<b>346,315</b>
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		
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	<b>Torrington</b>	<b>321,890</b>	<b>321,890</b>	East Lyme	283,345	283,345
<b>Norwalk</b>	<b>541,310</b>	<b>541,310</b>	<b>*Targeted Areas</b>	<b>393,420</b>	<b>393,420</b>	Franklin	283,345	283,345
<b>*Targeted areas</b>	<b>661,605</b>	<b>661,605</b>	Warren	321,890	321,890	Griswold	283,345	283,345
Redding, Ridgefield	541,310	541,310	Washington, Watertown	321,890	321,890	<b>Groton</b>	<b>283,345</b>	<b>283,345</b>
Shelton	541,310	541,310	Winchester, Woodbury	321,890	321,890	<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>
Sherman	541,310	541,310				Lebanon	283,345	283,345
<b>Stamford</b>	<b>541,310</b>	<b>541,310</b>	Middlesex County			Ledyard, Lisbon, Lyme	283,345	283,345
<b>*Targeted Areas</b>	<b>661,605</b>	<b>661,605</b>	Chester	317,750	317,750	Montville	283,345	283,345
Stratford	541,310	541,310	Clinton	317,750	317,750	<b>New London * All Areas</b>	<b>346,315</b>	<b>346,315</b>
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	<b>Norwich</b>	<b>283,345</b>	<b>283,345</b>
			Durham	317,750	317,750	<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>
			East Haddam, East Hampton	317,750	317,750	Old Lyme	283,345	283,345
			Essex	317,750	317,750	Preston	283,345	283,345
			Haddam	317,750	317,750	Salem, Sprague, Stonington	283,345	283,345
			Killingworth	317,750	317,750	Voluntown	283,345	283,345
			Middlefield	317,750	317,750	Waterford	283,345	283,345
			<b>Middletown</b>	<b>317,750</b>	<b>317,750</b>			
			<b>*Targeted Areas</b>	<b>388,360</b>	<b>388,360</b>	Tolland County		
			Old Saybrook	317,750	317,750	Andover	317,750	317,750
			Portland	317,750	317,750	Bolton	317,750	317,750
			Westbrook	317,750	317,750	Columbia, Coventry	317,750	317,750
						Ellington	317,750	317,750
			New Haven County			Hebron	317,750	317,750
			Ansonia	283,345	283,345	Mansfield	317,750	317,750
			<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>	<b>*Targeted Areas</b>	<b>388,360</b>	<b>388,360</b>
			Beacon Falls	283,345	283,345	Somers, Stafford	317,750	317,750
			Bethany	283,345	283,345	Tolland	317,750	317,750
			Branford	283,345	283,345	Union	317,750	317,750
			Cheshire	283,345	283,345	Vernon	317,750	317,750
			<b>Derby</b>	<b>283,345</b>	<b>283,345</b>	Willington	317,750	317,750
			<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>			
			East Haven	283,345	283,345	Windham County		
			Guilford	283,345	283,345	Ashford	294,975	294,975
			Hamden	283,345	283,345	Brooklyn	294,975	294,975
			Madison	283,345	283,345	Canterbury, Chaplin	294,975	294,975
			<b>Meriden</b>	<b>283,345</b>	<b>283,345</b>	Eastford	294,975	294,975
			<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>	Hampton	294,975	294,975
			Middlebury	283,345	283,345	Killingly	294,975	294,975
			Milford	283,345	283,345	Plainfield, Pomfret, Putnam	294,975	294,975
			Naugatuck	283,345	283,345	Scotland, Sterling	294,975	294,975
			<b>New Haven</b>	<b>283,345</b>	<b>283,345</b>	Thompson	294,975	294,975
			<b>*Targeted Areas</b>	<b>346,315</b>	<b>346,315</b>	Windham	294,975	294,975
			North Branford, North Haven	283,345	283,345	<b>*Targeted Areas</b>	<b>360,530</b>	<b>360,530</b>
			Orange	283,345	283,345	Woodstock	294,975	294,975
			Oxford	283,345	283,345			

### \*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 - 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™ Program - See FNMA "AMI Limits" for HFA Preferred™ 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	129,720	149,180	Goshen	100,900	116,035	Prospect	100,900	116,035	<b>New London County</b>			1 or 2	3 or more				
<b>Bridgeport *All Areas</b>	<b>123,120</b>	<b>143,640</b>	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						
<b>Danbury</b>	<b>129,720</b>	<b>149,180</b>	Litchfield	100,900	116,035	Wallingford	100,900	116,035	East Lyme	100,900	116,035						
<b>*Targeted Areas</b>	<b>135,960</b>	<b>158,620</b>	Morris	100,900	116,035	<b>Waterbury * All Areas</b>	<b>121,080</b>	<b>141,260</b>	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	<b>Groton</b>	100,900	116,035						
Fairfield	123,120	143,640	Plymouth	100,900	116,035				<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>						
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	<b>Torrington</b>	<b>100,900</b>	<b>116,035</b>				<b>New London *All Areas</b>	<b>121,080</b>	<b>141,260</b>						
<b>Norwalk</b>	<b>144,300</b>	<b>165,945</b>	<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>				North Stonington	100,900	116,035						
<b>*Targeted areas</b>	<b>173,160</b>	<b>202,020</b>	Warren	100,900	116,035				<b>Norwich</b>	100,900	116,035						
Redding, Ridgefield	129,720	149,180	Washington, Watertown	100,900	116,035				<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>						
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						
<b>Stamford</b>	<b>144,300</b>	<b>165,945</b>							Salem, Sprague, Stonington	100,900	116,035						
<b>*Targeted Areas</b>	<b>173,160</b>	<b>202,020</b>							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															
<b>Hartford County</b>			1 or 2	3 or more	<b>Middlesex County</b>			1 or 2	3 or more	<b>Tolland County</b>			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	<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>	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						
<b>East Hartford</b>	<b>100,900</b>	<b>116,035</b>	East Haddam, East Hampton	100,900	116,035	Portland	100,900	116,035	Union	100,900	116,035						
<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>	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	<b>Middletown</b>	<b>100,900</b>	<b>116,035</b>												
<b>Hartford</b>	<b>100,900</b>	<b>116,035</b>	<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>												
<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>	Old Saybrook	110,900	127,535												
Hartland	100,900	116,035	Portland	100,900	116,035												
<b>Manchester</b>	<b>100,900</b>	<b>116,035</b>	Westbrook	110,900	127,535												
<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>															
Marlborough	100,900	116,035															
<b>New Britain</b>	<b>100,900</b>	<b>116,035</b>															
<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>															
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															
<b>Litchfield County</b>			1 or 2	3 or more	<b>New Haven County</b>			1 or 2	3 or more	<b>Windham County</b>			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	<b>*Targeted Areas</b>	<b>125,880</b>	<b>146,860</b>	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						
			<b>Derby</b>	<b>104,900</b>	<b>120,635</b>	Scotland, Sterling	100,900	116,035	Scotland, Sterling	100,900	116,035						
			<b>*Targeted Areas</b>	<b>125,880</b>	<b>146,860</b>	Thompson	100,900	116,035	Thompson	100,900	116,035						
			East Haven	100,900	116,035	<b>Windham</b>	<b>100,900</b>	<b>116,035</b>	<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>						
			Guilford	100,900	116,035	Woodstock	100,900	116,035									
			Hamden	100,900	116,035												
			Madison	100,900	116,035												
			<b>Meriden</b>	<b>100,900</b>	<b>116,035</b>												
			<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>												
			Middlebury	100,900	116,035												
			Milford	104,900	120,635												
			Naugatuck	100,900	116,035												
			<b>New Haven</b>	<b>100,900</b>	<b>116,035</b>												
			<b>*Targeted Areas</b>	<b>121,080</b>	<b>141,260</b>												
			North Branford, North Haven	100,900	116,035												
			Orange	100,900	116,035												
			Oxford	104,900	120,635												

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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