

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
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		
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			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
			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
			Middletown	317,750	317,750			
			*Targeted Areas	388,360	388,360	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
			*Targeted Areas	346,315	346,315	*Targeted Areas	388,360	388,360
			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
			Derby	283,345	283,345	Willington	317,750	317,750
			*Targeted Areas	346,315	346,315			
			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
			Meriden	283,345	283,345	Eastford	294,975	294,975
			*Targeted Areas	346,315	346,315	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
			New Haven	283,345	283,345	Thompson	294,975	294,975
			*Targeted Areas	346,315	346,315	Windham	294,975	294,975
			North Branford, North Haven	283,345	283,345	*Targeted Areas	360,530	360,530
			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™ (See FNMA "AMI Limits") or Conventional AMI Loan Program (CALP) or HFA Advantage® Program

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

***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