

Bulletin # 215

June 24, 2022

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: FNMA Area Median Income (AMI) Limits Update

The Fannie Mae (FNMA) Area Median Income (AMI) Limits for 2022 have been revised. The new limits for Fannie Mae will be **effective for all CHFA loan reservations dated on and after June 24, 2022** for the following mortgage loan program:

- CHFA FNMA – HFA Preferred™ Programs (Insured & Uninsured)

The HFA Preferred™ or HFA Advantage® loan product is restricted to applicants with income that is less than or equal to 80% of the Area Median Income (AMI) – see chart below for new limits.

The CHFA Conventional AMI Loan Programs - CALP are available for applicants with income greater than 80% of the Area Median Income (AMI) who do not qualify for the HFA Preferred™ or HFA Advantage® loan products (*income less than or equal to 80%*). See AMI limits shown below.

CHFA requires Lenders to calculate both the **“Qualifying income”** to determine Product Eligibility, **and** the **“CHFA Income Limits”** to determine CHFA Program Eligibility and Bond Compliance for these programs. *Please refer to the “Loan Program Outlines & Underwriting Guides” at www.chfa.org for complete program details.*

CONNECTICUT – 2022 AMI LIMITS – FNMA / FHLMC / CHFA CALP*

County Name**	2022 Area Median Income (AMI)	2022 Low-income - 80% (AMI)
Fairfield	\$135,900	\$108,720
Hartford	\$113,200	\$ 90,560
Litchfield	\$112,600	\$ 90,080
Middlesex	\$113,200	\$ 90,560
New Haven	\$ 99,200	\$ 79,360
New London	\$106,000	\$ 84,800
Tolland	\$113,200	\$ 90,560
Windham	\$107,900	\$ 86,320

* AMI for HFA Preferred™ and HomeReady® - or - HFA Advantage® and HomePossible® - or - CHFA CALP programs are identical.

** For 2022, all towns in each county have the same AMI.

All questions regarding this Bulletin should be directed to Lisa Hensley at lisa.hensley@chfa.org
or Carolyn Christensen at carolyn.christensen@chfa.org