

Bulletin # 245
December 14, 2023

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **CHFA Sales Price Limit /Targeted Areas**

The Connecticut Housing Finance Authority (CHFA) Bond - Sales Price Limits and Targeted Area census tracts for the Homebuyer Mortgage Programs are being revised to comply with the Treasury (IRS) regulations regarding the use of tax-exempt bond proceeds.

- **The new Sales Price limits will apply to all reservations for CHFA mortgage loans effective on and after January 1, 2024.**
- **The new Targeted Area census tracts will apply to all reservations for CHFA mortgage loans effective on and after January 8, 2024.**

There are no changes to the CHFA Bond - Income Limits at this time.

A copy of the new CHFA Bond - Sales Price Limits and Targeted Area census tracts are included with this notification and are also available at chfa.org under the Lender Forms section.

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

CHFA BOND - SALES PRICE LIMITS

EFFECTIVE JANUARY 1, 2024



FAIRFIELD COUNTY	Existing & New
Bethel, *Bridgeport, Brookfield, *Danbury, Darien, Easton, Fairfield, Greenwich, Monroe, New Canaan, New Fairfield, Newtown, *Norwalk, Redding, Ridgefield, Shelton, Sherman, *Stamford, Stratford, Trumbull, Weston, Westport, Wilton.	\$600,000
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Bridgeport, Danbury, Norwalk, Stamford.	\$600,000

NEW HAVEN COUNTY	Existing & New
*Ansonia, Beacon Falls, Bethany, Branford, Cheshire, *Derby, East Haven, Guilford, Hamden, Madison, *Meriden, Middlebury, Milford, Naugatuck, *New Haven, North Branford, North Haven, Orange, Oxford, Prospect, Seymour, Southbury, Wallingford, *Waterbury West Haven, Wolcott, Woodbridge.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Ansonia, Derby, Meriden, New Haven, Waterbury.	\$600,000

HARTFORD COUNTY	Existing & New
Avon, Berlin, Bloomfield, Bristol, Burlington, Canton, East Granby, *East Hartford, East Windsor, Enfield, Farmington, Glastonbury, Granby, *Hartford, Hartland, *Manchester, Marlborough, *New Britain, Newington, Plainville, Rocky Hill, Simsbury, Southington, South Windsor, Suffield West Hartford, Wethersfield, Windsor, Windsor Locks.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
East Hartford, Hartford, Manchester, New Britain.	\$600,000

NEW LONDON COUNTY	Existing & New
Bozrah, Colchester, East Lyme, Franklin, Griswold, *Groton, Lebanon, Ledyard, Lisbon, Lyme, Montville, *New London, North Stonington, *Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Groton, New London, Norwich.	\$600,000

LITCHFIELD COUNTY	Existing & New
Barkhamsted, Bethlehem, Bridgewater Canaan, Colebrook, Cornwall, Goshen, Harwinton, Kent, Litchfield, Morris, New Hartford, New Milford, Norfolk, North Canaan, Plymouth, Roxbury, Salisbury, Sharon, Thomaston, *Torrington, Warren, Washington, Watertown, Winchester, Woodbury.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Torrington	\$600,000

TOLLAND COUNTY	Existing & New
Andover, Bolton, Columbia, Coventry, Ellington, Hebron, *Mansfield, Somers, Stafford, Tolland, Union, Vernon, Willington.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Mansfield	\$600,000

MIDDLESEX COUNTY	Existing & New
Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, *Middletown, Old Saybrook, Portland, Westbrook.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Middletown	\$600,000

WINDHAM COUNTY	Existing & New
Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock.	\$507,845
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Windham	\$600,000

Note: Target Area towns listed above may not be all inclusive. Enter the property address in [FFIEC.gov geocoding/mapping system](https://ffiec.gov/geocoding/mapping) for accurate census tract then check the "Target Area Census Tract" chart on page 3 to determine if property is Target Area eligible.

TARGET AREA - CENSUS TRACTS

Effective Jan. 8, 2024



Enter the property address in the [FFIEC.gov Geocoding/Mapping system](https://www.fiec.gov) to determine if the property is located in one of the Target Area census tracts below.

Applicants purchasing property located in a Target Area census tract are eligible for an interest rate discount of 0.25% not to be combined with any other program rate reduction - higher income limits apply.

0215.01	0739	1715	3517	5005	5245.01
0215.02	0740	2101.02	3518	5009	5246
0221.01	0743	2102.01	3519	5012	5302
0434	0744	2102.02	3520	5013	5411
0437	1252	2107.01	3521	5015	5415
0438	1253	2107.02	3522	5017	5416
0440	1254	3101	3523	5018	5417
0441	1403	3102	3524	5023	6903
0442	1405	3103	3525	5024	6904
0444	1406	3108.01	3526	5025	6905
0445	1407	3108.03	3527.01	5027	6907
0703	1408	3108.04	3527.02	5028	6908
0705	1413.01	3501.01	3528	5030	6909
0709	1415	3502	4061	5031.01	6964.01
0712	1416	3503	4153	5033	6968
0713	1421	3504	4155	5035	6970
0714	1423	3505	4156	5037	7025
0716	1424	3508	4159	5041	7092
0719	1425	3509	4160	5042	8003
0720	1426.01	3510	4161	5043	8004
0722	1426.05	3511	4162	5045	8005.01
0724	1427	3512	4163	5049	8006
0732	1545	3513	4171	5104	8702
0734	1701	3514	5001	5106	8703
0736	1709	3515	5002	5113	
0737	1710	3516.01	5003	5147	
0738	1714	3516.02	5004	5244	