

Bulletin # 253
May 1, 2024

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **CHFA Bond Income and Sales Price Limits**

Connecticut Housing Finance Authority (CHFA) Bond - Income Limits and Sales Price Limits are being revised to comply with the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of the Treasury income and sales price limits.

These new Income and Sales Price limits will be effective for reservations made on and after May 13, 2024 (*THERE WILL BE NO EXCEPTIONS*).

There are no changes to the designated Target Area Census Tracts.

Income eligibility will continue to be based on the income of the mortgagors (*applicants only*) and household size (2 or less; 3 or more).

The new CHFA Bond Income and Sales Price Limits are included with this Bulletin announcement and are also located at www.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 MAY 13, 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.	\$650,000
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Bridgeport, Danbury, Norwalk, Stamford.	\$650,000

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.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Ansonia, Meriden, New Haven, Waterbury, West Haven.	\$624,480

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.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Bristol, East Hartford, Hartford, Manchester, New Britain.	\$624,480

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.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Griswold, Groton, New London, Norwich.	\$624,480

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.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Torrington	\$624,480

TOLLAND COUNTY	Existing & New
Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Union, *Vernon, Willington.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Vernon	\$624,480

MIDDLESEX COUNTY	Existing & New
Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, *Middletown, Old Saybrook, Portland, Westbrook.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Middletown	\$624,480

WINDHAM COUNTY	Existing & New
Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock.	\$510,935
*TARGET AREAS - (Eligible Census Tracts on page 3)	
Windham	\$624,480

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.

CHFA BOND - INCOME LIMITS

EFFECTIVE MAY 13, 2024



FAIRFIELD COUNTY	Household Size	
	1 or 2	3 or more
Bethel, Brookfield, *Danbury, New Fairfield, Newtown, Redding, Ridgefield, Sherman.	\$147,700	\$169,855
*Bridgeport, Easton, Fairfield, Monroe, Shelton, Stratford, Trumbull.	\$133,590	\$153,630
Darien, Greenwich, New Canaan, *Norwalk, *Stamford, Weston, Westport, Wilton.	\$180,500	\$207,575
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Bridgeport	\$146,760	\$171,220
Danbury	\$177,240	\$206,780
Norwalk, Stamford	\$216,600	\$252,700

NEW HAVEN COUNTY	Household Size	
	1 or 2	3 or more
*Ansonia, Beacon Falls, Derby, Milford, Oxford, Seymour.	\$130,300	\$149,845
Bethany, Branford, Cheshire, East Haven, Guilford, Hamden, Madison, *Meriden, Middlebury, Naugatuck, *New Haven, North Branford, North Haven, Orange, Prospect, Southbury, Wallingford, *Waterbury, *West Haven, Wolcott, Woodbridge.	\$122,300	\$140,645
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Ansonia,	\$156,360	\$182,420
Meriden, New Haven, Waterbury, West Haven.	\$146,760	\$171,220

HARTFORD COUNTY	Household Size	
	1 or 2	3 or more
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.	\$122,300	\$140,645
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Bristol, East Hartford, Hartford, Manchester, New Britain.	\$146,760	\$171,220

NEW LONDON COUNTY	Household Size	
	1 or 2	3 or more
Bozrah, East Lyme, Franklin, *Griswold, *Groton, Ledyard, Lisbon, Lyme, Montville, *New London, North Stonington, *Norwich, Old Lyme, Preston, Salem, Sprague, Stonington, Voluntown, Waterford.	\$122,300	\$140,645
Colchester, Lebanon.	\$148,500	\$170,775
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Griswold, Groton, New London, Norwich.	\$146,760	\$171,220

LITCHFIELD COUNTY	Household Size	
	1 or 2	3 or more
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.	\$122,300	\$140,645
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Torrington	\$146,760	\$171,220

TOLLAND COUNTY	Household Size	
	1 or 2	3 or more
Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Union, *Vernon, Willington.	\$122,300	\$140,645
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Vernon	\$146,760	\$171,220

MIDDLESEX COUNTY	Household Size	
	1 or 2	3 or more
Chester, Cromwell, Durham, East Haddam, East Hampton, Haddam, Middlefield, *Middletown, Portland.	\$122,300	\$140,645
Clinton, Deep River, Essex, Killingworth, Old Saybrook, Westbrook.	\$145,400	\$167,210
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Middletown	\$146,760	\$171,220

WINDHAM COUNTY	Household Size	
	1 or 2	3 or more
Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock.	\$122,300	\$140,645
*TARGET AREAS - (Eligible Census Tracts on page 3)		
Windham	\$146,760	\$171,220

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