

**Bulletin # 233**  
June 2, 2023

To: CHFA Lenders  
From: CHFA Homeownership Dept.  
Subject: **CHFA Bond Income Limits Update**

The Connecticut Housing Finance Authority (CHFA) Bond – Income Limits for the Homebuyer Mortgage Programs are being revised to comply with the U.S. Department of Housing and Urban Development (HUD), and the U.S. Department of the Treasury (IRS) regulations regarding the use of tax-exempt bond proceeds.

**These new Income limits will be effective for reservations made on and after June 19, 2023 (THERE WILL BE NO EXCEPTIONS).**

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

CHFA will reduce the programs' published interest rate by 0.25% for eligible applicants purchasing in a Federally Targeted Area of the state. *There are no exceptions made to the CHFA Income Limits published for properties located in Targeted Areas.*

The new CHFA Bond Income Limits are included with this Bulletin announcement and are also located at [www.chfa.org](http://www.chfa.org) under the Lender Forms section.

*All questions regarding this Bulletin should be directed to Lisa Hensley at [lisa.hensley@chfa.org](mailto:lisa.hensley@chfa.org) or Carolyn Christensen at [carolyn.christensen@chfa.org](mailto:carolyn.christensen@chfa.org)*

# CHFA BOND - INCOME LIMITS

Effective June 19, 2023



**"STATEWIDE" INCOME LIMITS: \$119,500 (1 or 2 persons) \$137,425 (3 or more persons)**  
*(Statewide Income Limits are utilized for the Home of Your Own & Homeownership Programs Only)*

"TOWN" LIMITS			HOUSEHOLD SIZE			"TOWN" LIMITS			HOUSEHOLD SIZE			"TOWN" LIMITS			HOUSEHOLD SIZE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
<b>Fairfield County</b>			<i>1 or 2</i>	<i>3 or more</i>	<b>Litchfield County, cont.</b>			<i>1 or 2</i>	<i>3 or more</i>	<b>New Haven County, cont.</b>			<i>1 or 2</i>	<i>3 or more</i>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
Bethel	137,200	157,780	Goshen	119,500	137,425	Prospect	119,500	137,425	Bridgport	129,630	149,075	Harwinton	119,500	137,425	Seymour	120,300	138,345	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Kent	119,500	137,425	Southbury	119,500	137,425	Brookfield	137,200	157,780	Litchfield	119,500	137,425	Wallingford	119,500	137,425	Danbury	137,200	157,780	Morris	119,500	137,425	<b>Waterbury * All Areas</b>	<b>143,400</b>	<b>167,300</b>	*Targeted Areas	<b>164,640</b>	<b>192,080</b>	New Hartford	119,500	137,425	West Haven	119,500	137,425	Darien	171,300	196,995	New Milford	119,500	137,425	Wolcott	119,500	137,425	Easton	129,630	149,075	Norfolk	119,500	137,425	Woodbridge	119,500	137,425	Fairfield	129,630	149,075	North Canaan	119,500	137,425	<b>New London County</b>			<i>1 or 2</i>	<i>3 or more</i>																																																																																																																																																																																																																																																																																																																																																																																																																
Greenwich	171,300	196,995	Plymouth	119,500	137,425	Bozrah	119,500	137,425	Monroe	129,630	149,075	Roxbury	119,500	137,425	Colchester	136,100	156,515	New Canaan	171,300	196,995	Salisbury	119,500	137,425	East Lyme	119,500	137,425	New Fairfield	137,200	157,780	Sharon	119,500	137,425	Franklin	119,500	137,425	Newtown	137,200	157,780	Thomaston	119,500	137,425	Griswold	119,500	137,425	Norwalk	171,300	196,995	<b>Torrington</b>	119,500	137,425	Groton	119,500	137,425	*Targeted areas	<b>205,560</b>	<b>239,820</b>	Warren	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Redding	137,200	157,780	Washington	119,500	137,425	Lebanon	136,100	156,515	Ridgefield	137,200	157,780	Watertown	119,500	137,425	Ledyard	119,500	137,425	Shelton	129,630	149,075	Winchester	119,500	137,425	Lisbon	119,500	137,425	Sherman	137,200	157,780	Woodbury	119,500	137,425	Lyme	119,500	137,425	<b>Stamford</b>	171,300	196,995	<b>Middlesex County</b>			<i>1 or 2</i>	<i>3 or more</i>	Montville	119,500	137,425	*Targeted Areas	<b>205,560</b>	<b>239,820</b>	Chester	119,500	137,425	<b>New London * All Areas</b>	<b>143,400</b>	<b>167,300</b>	Stratford	129,630	149,075	Clinton	132,200	152,030	North Stonington	119,500	137,425	Trumbull	129,630	149,075	Cromwell	119,500	137,425	Norwich	119,500	137,425	Weston, Westport	171,300	196,995	Deep River	132,200	152,030	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Wilton	171,300	196,995	Durham	119,500	137,425	Old Lyme	119,500	137,425	<b>Hartford County</b>			<i>1 or 2</i>	<i>3 or more</i>	East Haddam	119,500	137,425	Preston	119,500	137,425	Avon	119,500	137,425	East Hampton	119,500	137,425	Salem	119,500	137,425	Berlin	119,500	137,425	Essex	132,200	152,030	Sprague	119,500	137,425	Bloomfield	119,500	137,425	Haddam	119,500	137,425	Stonington	119,500	137,425	Bristol	119,500	137,425	Killingworth	132,200	152,030	Voluntown	119,500	137,425	Burlington	119,500	137,425	Middlefield	119,500	137,425	Waterford	119,500	137,425	Canton	119,500	137,425	<b>Middletown</b>	119,500	137,425	<b>Tolland County</b>			<i>1 or 2</i>	<i>3 or more</i>	Andover	119,500	137,425	East Granby	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Bolton	119,500	137,425	East Hartford	119,500	137,425	Old Saybrook	132,200	152,030	Columbia, Coventry	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	East Windsor, Enfield	119,500	137,425	Portland	119,500	137,425	Ellington	119,500	137,425	Old Lyme	119,500	137,425	Farmington	119,500	137,425	Westbrook	132,200	152,030	Hebron	119,500	137,425	Glastonbury, Granby	119,500	137,425	<b>New Haven County</b>			<i>1 or 2</i>	<i>3 or more</i>	<b>Mansfield</b>	119,500	137,425	Hartford	119,500	137,425	Ansonia	120,300	138,345	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Somerset	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Hartland	119,500	137,425	*Targeted Areas	<b>144,360</b>	<b>168,420</b>	Stafford	119,500	137,425	Manchester	119,500	137,425	Beacon Falls	120,300	138,345	Tolland	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Marlborough	119,500	137,425	Bethany	119,500	137,425	Union	119,500	137,425	New Britain	119,500	137,425	Branford	119,500	137,425	Vernon	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Cheshire	119,500	137,425	Willington	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Derby	120,300	138,345	<b>Windham County</b>			<i>1 or 2</i>	<i>3 or more</i>	Ashford	119,500	137,425	Newington	119,500	137,425	East Haven	119,500	137,425	Brooklyn	119,500	137,425	Guilford	119,500	137,425	Canterbury	119,500	137,425	Plainville	119,500	137,425	Rocky Hill	119,500	137,425	Hamden	119,500	137,425	Chaplin	119,500	137,425	Simsbury	119,500	137,425	Madison	119,500	137,425	Eastford	119,500	137,425	Southington, South Windsor	119,500	137,425	Meriden	119,500	137,425	Hampton	119,500	137,425	Suffield	119,500	137,425	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Killingly	119,500	137,425	West Hartford	119,500	137,425	Middlebury	119,500	137,425	Plainfield	119,500	137,425	Wethersfield	119,500	137,425	Milford	120,300	138,345	Pomfret	119,500	137,425	Windsor	119,500	137,425	Naugatuck	119,500	137,425	Putnam	119,500	137,425	Windsor Locks	119,500	137,425	New Haven	119,500	137,425	Scotland	119,500	137,425	<b>Litchfield County</b>			<i>1 or 2</i>	<i>3 or more</i>	*Targeted Areas	<b>143,400</b>	<b>167,300</b>	Barkhamsted	119,500	137,425	North Branford	119,500	137,425	Bethlehem	119,500	137,425	North Haven	119,500	137,425	Bridgewater	119,500	137,425	Orange	119,500	137,425	Canaan	119,500	137,425	Oxford	120,300	138,345	Woodstock	119,500	137,425	Colebrook, Cornwall	119,500	137,425