

Bulletin # 200
May 19, 2021

To: CHFA Lenders
From: CHFA Single Family Underwriting
Subject: **Income & Sales Price Limits Revision for Homebuyer Mortgage Programs**

Connecticut Housing Finance Authority Income & Sales Price 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 income and sales price limits.

Effective on and after May 25, 2021, the new limits will apply to all reservations submitted to CHFA for mortgage loan financing, (*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).

The income limit restriction will continue to be waived for borrower(s) purchasing properties in Targeted Areas *that are not applying for Downpayment Assistance Program (DAP), HFA Preferred™, HFA Advantage® or CHFA CALP loan programs.*

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

The new Income & Sales Price Limit charts are included with this Bulletin announcement and can also be located at www.chfa.org under the Lender Forms section.

All questions regarding this Bulletin should be directed to Carolyn Christensen at (860) 571-4270 or carolyn.christensen@chfa.org or, Heather Bilger at (860) 571-4324 or heather.bilger@chfa.org

Connecticut Housing Finance Authority - INCOME LIMITS - Eff. May 25, 2021



The Home of Your Own - Homeownership - Reverse Annuity Mortgage Programs use "Statewide" Income Limits: \$102,600 (1 or 2 persons) \$117,990 (3 or more persons)

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			HOUSEHOLD SIZE			"Town" Income Limits			HOUSEHOLD SIZE			"Town" Income Limits			HOUSEHOLD SIZE		
Fairfield County			1 or 2	3 or more	Litchfield County, cont.			1 or 2	3 or more	New Haven County, cont.			1 or 2	3 or more			
Bethel	117,660	135,305	Goshen	102,900	118,335	Prospect	102,900	118,335	New London County			1 or 2	3 or more				
Bridgeport *All Areas	123,480	144,060	Harwinton	102,900	118,335	Seymour	102,900	118,335	Bozrah	102,900	118,335						
Brookfield	117,660	135,305	Kent	102,900	118,335	Southbury	102,900	118,335	Colchester	115,200	132,480						
Danbury	117,660	135,305	Litchfield	102,900	118,335	Wallingford	102,900	118,335	East Lyme	102,900	118,335						
*Targeted Areas	139,080	162,260	Morris	102,900	118,335	Waterbury * All Areas	123,480	144,060	Franklin	102,900	118,335						
Darien	150,500	173,075	New Hartford, New Milford	102,900	118,335	West Haven	102,900	118,335	Griswold	102,900	118,335						
Easton	120,260	138,300	Norfolk, North Canaan	102,900	118,335	Wolcott, Woodbridge	102,900	118,335	Groton	102,900	118,335						
Fairfield	120,260	138,300	Plymouth	102,900	118,335				*Targeted Areas	123,480	144,060						
Greenwich	150,500	173,075	Roxbury	102,900	118,335				Lebanon	115,200	132,480						
Monroe	120,260	138,300	Salisbury, Sharon	102,900	118,335				Ledyard, Lisbon, Lyme	102,900	118,335						
New Canaan	150,500	173,075	Thomaston	102,900	118,335				Montville	102,900	118,335						
New Fairfield, Newtown	117,660	135,305	Torrington	102,900	118,335				New London *All Areas	123,480	144,060						
Norwalk	150,500	173,075	*Targeted Areas	123,480	144,060				North Stonington	102,900	118,335						
*Targeted areas	180,600	210,700	Warren	102,900	118,335				Norwich	102,900	118,335						
Redding, Ridgefield	117,660	135,305	Washington, Watertown	102,900	118,335				*Targeted Areas	123,480	144,060						
Shelton	120,260	138,300	Winchester, Woodbury	102,900	118,335				Old Lyme	102,900	118,335						
Sherman	117,660	135,305							Preston	102,900	118,335						
Stamford	150,500	173,075							Salem, Sprague, Stonington	102,900	118,335						
*Targeted Areas	180,600	210,700							Voluntown	102,900	118,335						
Stratford	120,260	138,300							Waterford	102,900	118,335						
Trumbull	120,260	138,300															
Weston, Westport, Wilton	150,500	173,075															
Hartford County			1 or 2	3 or more	Middlesex County			1 or 2	3 or more	Tolland County			1 or 2	3 or more			
Avon	104,300	119,945	Chester	104,300	119,945	Andover	104,300	119,945									
Berlin, Bloomfield	104,300	119,945	Clinton	114,600	131,790	Bolton	104,300	119,945									
Bristol, Burlington	104,300	119,945	Cromwell	104,300	119,945	Columbia, Coventry	104,300	119,945									
Canton	104,300	119,945	Deep River	114,600	131,790	Ellington	104,300	119,945									
East Granby	104,300	119,945	Durham	104,300	119,945	Hebron	104,300	119,945									
East Hartford	104,300	119,945	East Haddam, East Hampton	104,300	119,945	Mansfield	104,300	119,945									
*Targeted Areas	125,160	146,020	Essex	114,600	131,790	*Targeted Areas	125,160	146,020									
East Windsor, Enfield	104,300	119,945	Haddam	104,300	119,945	Somers, Stafford	104,300	119,945									
Farmington	104,300	119,945	Killingworth	114,600	131,790	Tolland	104,300	119,945									
Glastonbury, Granby	104,300	119,945	Middlefield	104,300	119,945	Union	104,300	119,945									
Hartford	104,300	119,945	Middletown	104,300	119,945	Vernon	104,300	119,945									
*Targeted Areas	125,160	146,020	*Targeted Areas	125,160	146,020	Willington	104,300	119,945									
Hartland	104,300	119,945	Old Saybrook	114,600	131,790												
Manchester	104,300	119,945	Portland	104,300	119,945												
*Targeted Areas	125,160	146,020	Westbrook	114,600	131,790												
Marlborough	104,300	119,945															
New Britain	104,300	119,945															
*Targeted Areas	125,160	146,020															
Newington	104,300	119,945															
Plainville	104,300	119,945															
Rocky Hill	104,300	119,945															
Simsbury, Southington	104,300	119,945															
South Windsor, Suffield	104,300	119,945															
West Hartford, Wethersfield	104,300	119,945															
Windsor, Windsor Locks	104,300	119,945															
Litchfield County			1 or 2	3 or more	New Haven County			1 or 2	3 or more	Windham County			1 or 2	3 or more			
Barkhamsted	102,900	118,335	Ansonia	102,900	118,335	Ashford	102,900	118,335									
Bethlehem	102,900	118,335	*Targeted Areas	123,480	144,060	Brooklyn	102,900	118,335									
Bridgewater	102,900	118,335	Beacon Falls	102,900	118,335	Canterbury, Chaplin	102,900	118,335									
Canaan	102,900	118,335	Bethany	102,900	118,335	Eastford	102,900	118,335									
Colebrook, Cornwall	102,900	118,335	Branford	102,900	118,335	Hampton	102,900	118,335									
			Cheshire	102,900	118,335	Killingly	102,900	118,335									
			Derby	102,900	118,335	Plainfield, Pomfret, Putnam	102,900	118,335									
			*Targeted Areas	123,480	144,060	Scotland, Sterling	102,900	118,335									
			East Haven	102,900	118,335	Thompson	102,900	118,335									
			Guilford	102,900	118,335	Windham	102,900	118,335									
			Hamden	102,900	118,335	*Targeted Areas	123,480	144,060									
			Madison	102,900	118,335	Woodstock	102,900	118,335									
			Meriden	102,900	118,335												
			*Targeted Areas	123,480	144,060												
			Middlebury	102,900	118,335												
			Milford	102,900	118,335												
			Naugatuck	102,900	118,335												
			New Haven	102,900	118,335												
			*Targeted Areas	123,480	144,060												
			North Branford, North Haven	102,900	118,335												
			Orange	102,900	118,335												
			Oxford	102,900	118,335												

***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 are not applying for CHFA Downpayment Assistance or using one of these programs: HFA Preferred™, HFA Advantage® or CHFA CALP loan funding.*

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 - SALES PRICE LIMITS



Effective May 25, 2021

Fairfield County			Litchfield County, cont.			New Haven County, cont.		
	Existing	New		Existing	New		Existing	New
Bethel	526,540	526,540	Goshen	313,105	313,105	Prospect	311,975	311,975
Bridgeport * All Areas	643,550	643,550	Harwinton	313,105	313,105	Seymour	311,975	311,975
Brookfield	526,540	526,540	Kent	313,105	313,105	Southbury	311,975	311,975
Danbury	526,540	526,540	Litchfield	313,105	313,105	Wallingford	311,975	311,975
*Targeted Areas	643,550	643,550	Morris	313,105	313,105	Waterbury * All Areas	381,305	381,305
Darien	526,540	526,540	New Hartford, New Milford	313,105	313,105	West Haven	311,975	311,975
Easton	526,540	526,540	Norfolk, North Canaan	313,105	313,105	Wolcott, Woodbridge	311,975	311,975
Fairfield	526,540	526,540	Plymouth	313,105	313,105			
Greenwich	526,540	526,540	Roxbury	313,105	313,105			
Monroe	526,540	526,540	Salisbury, Sharon	313,105	313,105			
New Canaan	526,540	526,540	Thomaston	313,105	313,105			
New Fairfield, Newtown	526,540	526,540	Torrington	313,105	313,105			
Norwalk	526,540	526,540	*Targeted Areas	382,685	382,685			
*Targeted areas	643,550	643,550	Warren	313,105	313,105			
Redding, Ridgefield	526,540	526,540	Washington, Watertown	313,105	313,105			
Shelton	526,540	526,540	Winchester, Woodbury	313,105	313,105			
Sherman	526,540	526,540						
Stamford	526,540	526,540						
*Targeted Areas	643,550	643,550						
Stratford	526,540	526,540						
Trumbull	526,540	526,540						
Weston, Westport, Wilton	526,540	526,540						
Hartford County			Middlesex County			New London County		
	Existing	New		Existing	New		Existing	New
Avon	311,975	311,975	Chester	311,975	311,975	Bozrah	311,975	311,975
Berlin, Bloomfield	311,975	311,975	Clinton	311,975	311,975	Colchester	311,975	311,975
Bristol, Burlington	311,975	311,975	Cromwell	311,975	311,975	East Lyme	311,975	311,975
Canton	311,975	311,975	Deep River	311,975	311,975	Franklin	311,975	311,975
East Granby	311,975	311,975	Durham	311,975	311,975	Griswold	311,975	311,975
East Hartford	311,975	311,975	East Haddam, East Hampton	311,975	311,975	Groton	311,975	311,975
*Targeted Areas	381,305	381,305	Essex	311,975	311,975	*Targeted Areas	381,305	381,305
East Windsor, Enfield	311,975	311,975	Haddam	311,975	311,975	Lebanon	311,975	311,975
Farmington	311,975	311,975	Killingworth	311,975	311,975	Ledyard, Lisbon, Lyme	311,975	311,975
Glastonbury, Granby	311,975	311,975	Middlefield	311,975	311,975	Montville	311,975	311,975
Hartford	311,975	311,975	Middletown	311,975	311,975	New London * All Areas	381,305	381,305
*Targeted Areas	381,305	381,305	*Targeted Areas	381,305	381,305	North Stonington	311,975	311,975
Hartland	311,975	311,975	Old Saybrook	311,975	311,975	Norwich	311,975	311,975
Manchester	311,975	311,975	Portland	311,975	311,975	*Targeted Areas	381,305	381,305
*Targeted Areas	381,305	381,305	Westbrook	311,975	311,975	Old Lyme	311,975	311,975
Marlborough	311,975	311,975				Preston	311,975	311,975
New Britain	311,975	311,975				Salem, Sprague, Stonington	311,975	311,975
*Targeted Areas	381,305	381,305				Voluntown	311,975	311,975
Newington	311,975	311,975				Waterford	311,975	311,975
Plainville	311,975	311,975						
Rocky Hill	311,975	311,975						
Simsbury, Southington	311,975	311,975						
South Windsor, Suffield	311,975	311,975						
West Hartford, Wethersfield	311,975	311,975						
Windsor, Windsor Locks	311,975	311,975						
Litchfield County			New Haven County			Tolland County		
	Existing	New		Existing	New		Existing	New
Barkhamsted	313,105	313,105	Ansonia	311,975	311,975	Andover	311,975	311,975
Bethlehem	313,105	313,105	*Targeted Areas	381,305	381,305	Bolton	311,975	311,975
Bridgewater	313,105	313,105	Beacon Falls	311,975	311,975	Columbia, Coventry	311,975	311,975
Canaan	313,105	313,105	Bethany	311,975	311,975	Ellington	311,975	311,975
Colebrook, Cornwall	313,105	313,105	Branford	311,975	311,975	Hebron	311,975	311,975
			Cheshire	311,975	311,975	Mansfield	311,975	311,975
			Derby	311,975	311,975	*Targeted Areas	381,305	381,305
			*Targeted Areas	381,305	381,305	Somers, Stafford	311,975	311,975
			East Haven	311,975	311,975	Tolland	311,975	311,975
			Guilford	311,975	311,975	Union	311,975	311,975
			Hamden	311,975	311,975	Vernon	311,975	311,975
			Madison	311,975	311,975	Willington	311,975	311,975
			Meriden	311,975	311,975			
			*Targeted Areas	381,305	381,305			
			Middlebury	311,975	311,975			
			Milford	311,975	311,975			
			Naugatuck	311,975	311,975			
			New Haven	311,975	311,975			
			*Targeted Areas	381,305	381,305			
			North Branford, North Haven	311,975	311,975			
			Orange	311,975	311,975			
			Oxford	311,975	311,975			

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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