

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

CHFA BOND - SALES PRICE LIMITS

Effective May 8, 2023



Fairfield County	Existing & New	Litchfield County, cont.	Existing & New	New Haven County, cont.	Existing & New
Bethel	600,000	Goshen	481,175	Prospect	481,175
Bridgeport	600,000	Harwinton	481,175	Seymour	481,175
* Targeted Areas	600,000	Kent	481,175	Southbury	481,175
Brookfield	600,000	Litchfield	481,175	Wallingford	481,175
Danbury	600,000	Morris	481,175	Waterbury	481,175
*Targeted Areas	600,000	New Hartford	481,175	*Targeted Areas	588,100
Darien	600,000	New Milford	481,175	West Haven	481,175
Easton	600,000	Norfolk	481,175	Wolcott	481,175
Fairfield	600,000	North Canaan	481,175	Woodbridge	481,175
Greenwich	600,000	Plymouth	481,175		
Monroe	600,000	Roxbury	481,175	New London County	Existing & New
New Canaan	600,000	Salisbury	481,175	Bozrah	481,175
New Fairfield	600,000	Sharon	481,175	Colchester	481,175
Newtown	600,000	Thomaston	481,175	East Lyme	481,175
Norwalk	600,000	Torrington	481,175	Franklin	481,175
*Targeted Areas	600,000	*Targeted Areas	588,100	Griswold	481,175
Redding	600,000	Warren	481,175	Groton	481,175
Ridgefield	600,000	Washington	481,175	*Targeted Areas	588,100
Shelton	600,000	Watertown	481,175	Lebanon	481,175
Sherman	600,000	Winchester	481,175	Ledyard	481,175
Stamford	600,000	Woodbury	481,175	Lisbon	481,175
*Targeted Areas	600,000			Lyme	481,175
Stratford	600,000	Middlesex County	Existing & New	Montville	481,175
Trumbull	600,000	Chester	481,175	New London	481,175
Weston, Westport	600,000	Clinton	481,175	*Targeted Areas	588,100
Wilton	600,000	Cromwell	481,175	North Stonington	481,175
		Deep River	481,175	Norwich	481,175
Hartford County	Existing & New	Durham	481,175	*Targeted Areas	588,100
Avon	481,175	East Haddam	481,175	Old Lyme	481,175
Berlin	481,175	East Hampton	481,175	Preston	481,175
Bloomfield	481,175	Essex	481,175	Salem	481,175
Bristol	481,175	Haddam	481,175	Sprague	481,175
Burlington	481,175	Killingworth	481,175	Stonington	481,175
Canton	481,175	Middlefield	481,175	Voluntown	481,175
East Granby	481,175	Middletown	481,175	Waterford	481,175
East Hartford	481,175	*Targeted Areas	588,100		
*Targeted Areas	588,100	Old Saybrook	481,175	Tolland County	Existing & New
East Windsor, Enfield	481,175	Portland	481,175	Andover	481,175
Farmington	481,175	Westbrook	481,175	Bolton	481,175
Glastonbury, Granby	481,175			Columbia, Coventry	481,175
Hartford	481,175	New Haven County	Existing & New	Ellington	481,175
*Targeted Areas	588,100	Ansonia	481,175	Hebron	481,175
Hartland	481,175	*Targeted Areas	588,100	Mansfield	481,175
Manchester	481,175	Beacon Falls	481,175	*Targeted Areas	588,100
*Targeted Areas	588,100	Bethany	481,175	Somers, Stafford	481,175
Marlborough	481,175	Branford	481,175	Tolland	481,175
New Britain	481,175	Cheshire	481,175	Union	481,175
*Targeted Areas	588,100	Derby	481,175	Vernon	481,175
Newington	481,175	*Targeted Areas	588,100	Willington	481,175
Plainville	481,175	East Haven	481,175		
Rocky Hill	481,175	Guilford	481,175	Windham County	Existing & New
Simsbury	481,175	Hamden	481,175	Ashford	481,175
Southington, South Windsor	481,175	Madison	481,175	Brooklyn	481,175
Suffield	481,175	Meriden	481,175	Canterbury	481,175
West Hartford	481,175	*Targeted Areas	588,100	Chaplin	481,175
Wethersfield	481,175	Middlebury	481,175	Eastford	481,175
Windsor, Windsor Locks	481,175	Milford	481,175	Hampton	481,175
		Naugatuck	481,175	Killingly	481,175
Litchfield County	Existing & New	481,175	481,175	Plainfield, Pomfret, Putnam	481,175
Barkhamsted	481,175	New Haven	481,175	Scotland	481,175
Bethlehem	481,175	*Targeted Areas	588,100	Sterling	481,175
Bridgewater	481,175	North Branford	481,175	Thompson	481,175
Canaan	481,175	North Haven	481,175	Windham	481,175
Colebrook, Cornwall	481,175	Orange	481,175	*Targeted Areas	588,100
		Oxford	481,175	Woodstock	481,175

CHFA -TARGETED AREAS



Applicant purchasing property located in one of the Targeted Area census tracts listed below are eligible for a rate discount of .25% and cannot be combined with any other program rate reduction.

TOWN	CENSUS TRACT
ANSONIA	1252, 1253, 1254
BRIDGEPORT	0702, 0703, 0705, 0709, 0710, 0711, 0712, 0713, 0714, 0716, 0719, 0732, 0734, 0735, 0736, 0737, 0738, 0739, 0740, 0743, 0744, 2572
DANBURY	2101.01, 2101.02, 2102.01, 2102.02, 2107.01, 2107.02
DERBY	1202
EAST HARTFORD	5104, 5106, 5113
GROTON	7025, 9800
HARTFORD	5001, 5002, 5003, 5004, 5005, 5009, 5012, 5013, 5014, 5015, 5017, 5018, 5024, 5026, 5027, 5028, 5029, 5030, 5031.01, 5031.02, 5033, 5035, 5037, 5038, 5041, 5042, 5043, 5045, 5049, 5244, 5245.01, 5246, 5247
MANCHESTER	5147
MANSFIELD	8812
MERIDEN	1701, 1702, 1703, 1709, 1710, 1714
MIDDLETOWN	5411, 5415, 5416, 5417
NEW BRITAIN	4153, 4155, 4156, 4157, 4158, 4159, 4160, 4161, 4162, 4163, 4166, 4171
NEW HAVEN	1402, 1404, 1405, 1406, 1407, 1408, 1415, 1416, 1421, 1423, 1424, 1425, 3614.01
NEW LONDON	6903, 6904, 6905, 6907, 6908, 6909, 8703
NORWALK	0434, 0437, 0438, 0440, 0441, 0442, 0444, 0445
NORWICH	6964.01, 6967.01, 6968
STAMFORD	0214.01, 0214.02, 0215.01, 0215.02, 0221.01, 0221.02, 0222.01, 0222.02
TORRINGTON	3101, 3102, 3103, 3108.01, 3108.03, 3108.04
WATERBURY	3501.01, 3502, 3503, 3504, 3505, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516.01, 3516.02, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527.01, 3527.02, 3528
WINDHAM	8003, 8004, 8005.01, 8005.02, 8006, 8007