

To: CHFA Participating Lenders  
From: CHFA Homeownership  
Subject: **CHFA Sales Price Limits Update**

The Connecticut Housing Finance Authority (CHFA) Bond - Sales Price Limits 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, 2025.**

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

*A copy of the new CHFA Bond - Sales Price Limits are included with this notification and are also available at [chfa.org](http://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 - SALES PRICE LIMITS



**EFFECTIVE JANUARY 1, 2025**

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
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
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.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Ansonia, Meriden, New Haven, Waterbury, West Haven.	\$650,000

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.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Bristol, East Hartford, Hartford, Manchester, New Britain.	\$650,000

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.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Griswold, Groton, New London, Norwich.	\$650,000

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.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Torrington	\$650,000

TOLLAND COUNTY	Existing & New
Andover, Bolton, Columbia, Coventry, Ellington, Hebron, Mansfield, Somers, Stafford, Tolland, Union, *Vernon, Willington.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Vernon	\$650,000

MIDDLESEX COUNTY	Existing & New
Chester, Clinton, Cromwell, Deep River, Durham, East Haddam, East Hampton, Essex, Haddam, Killingworth, Middlefield, *Middletown, Old Saybrook, Portland, Westbrook.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Middletown	\$650,000

WINDHAM COUNTY	Existing & New
Ashford, Brooklyn, Canterbury, Chaplin, Eastford, Hampton, Killingly, Plainfield, Pomfret, Putnam, Scotland, Sterling, Thompson, *Windham, Woodstock.	\$537,360
<b>*TARGET AREAS - (Eligible Census Tracts on page 3)</b>	
Windham	\$650,000

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.