



Program Bulletin

November 18, 1999

Program Bulletin #99-16

To: CHFA Approved Lenders

AMENDMENT TO LOS ANGELES COUNTY INCOME LIMITS

The income limits for Los Angeles County Non-Targeted Areas are hereby amended effective immediately. The new limits are as follows:

INCOME AREAS CATEGORY	EXISTING RESALE		NEW CONSTRUCTION		TARGETED	
	<u>1or2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
Moderate	\$61,560	\$70,794	\$61,560	\$70,794	\$64,920	\$75,740
Low	\$36,936	\$42,476	\$43,092	\$49,556	NA	NA

A recalculation of the High Housing Cost area adjustments have necessitated the above amendment to the income limits at this time. The change will affect all new reservations taken on or after this date.

For your information, the Agency has attached the income limits for the entire State as amended.

If you have any questions regarding this policy change, please call (916) 324-8088, fax (916) 324-6589, or write to CHFA, Single Family Programs, 1121 L Street 7th Floor, Sacramento, CA 95814. For additional information please see our web page: www.chfa.ca.gov.

Attachment

1999 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS

EXHIBIT A

Effective 11/22/99

<u>COUNTY NAME</u>	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
ALAMEDA				
Moderate Income	\$ 65,700	\$ 75,555	\$ 65,700	\$ 75,555
Low Income	\$ 39,420	\$ 45,333	\$ 45,990	\$ 52,889
ALPINE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
AMADOR				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
BUTTE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
CALAVERAS				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
COLUSA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
CONTRA COSTA				
Moderate Income	\$ 65,700	\$ 75,555	\$ 65,700	\$ 75,555
Low Income	\$ 39,420	\$ 45,333	\$ 45,990	\$ 52,889
DEL NORTE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
EL DORADO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
FRESNO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
GLENN				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
HUMBOLDT				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
IMPERIAL				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
INYO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
KERN				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
KINGS				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329

EXHIBIT A

Effective 11/22/99

<u>COUNTY NAME</u>	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
LAKE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
LASSEN				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
LOS ANGELES				
Moderate Income	\$ 61,560	\$ 70,794	\$ 61,560	\$ 70,794
Low Income	\$ 36,936	\$ 42,476	\$ 43,092	\$ 49,556
MADERA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MARIN				
Moderate Income	\$ 72,400	\$ 83,260	\$ 72,400	\$ 83,260
Low Income	\$ 43,440	\$ 49,956	\$ 50,680	\$ 58,282
MARIPOSA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MENDOCINO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MERCED				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MODOC				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MONO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
MONTEREY				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
NAPA				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
NEVADA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
ORANGE				
Moderate Income	\$ 68,300	\$ 78,545	\$ 68,300	\$ 78,545
Low Income	\$ 40,980	\$ 47,127	\$ 47,810	\$ 54,982
PLACER				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
PLUMAS				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329

EXHIBIT A

Effective 11/22/99 COUNTY NAME	EXISTING RESALE		NEW CONSTRUCTION	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
RIVERSIDE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SACRAMENTO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SAN BENITO				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
SAN BERNARDINO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SAN DIEGO				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
SAN FRANCISCO				
Moderate Income	\$ 72,400	\$ 83,260	\$ 72,400	\$ 83,260
Low Income	\$ 43,440	\$ 49,956	\$ 50,680	\$ 58,282
SAN JOAQUIN				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SAN LUIS OBISPO				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
SAN MATEO				
Moderate Income	\$ 72,400	\$ 83,260	\$ 72,400	\$ 83,260
Low Income	\$ 43,440	\$ 49,956	\$ 50,680	\$ 58,282
SANTA BARBARA				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
SANTA CLARA				
Moderate Income	\$ 82,600	\$ 94,990	\$ 82,600	\$ 94,990
Low Income	\$ 49,560	\$ 56,994	\$ 57,820	\$ 66,493
SANTA CRUZ				
Moderate Income	\$ 61,000	\$ 70,150	\$ 61,000	\$ 70,150
Low Income	\$ 36,600	\$ 42,090	\$ 42,700	\$ 49,105
SHASTA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SIERRA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SISKIYOU				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SOLANO				
Moderate Income	\$ 54,100	\$ 62,215	\$ 54,100	\$ 62,215
Low Income	\$ 32,460	\$ 37,329	\$ 37,870	\$ 43,551
SONOMA				
Moderate Income	\$ 55,900	\$ 64,285	\$ 55,900	\$ 64,285
Low Income	\$ 33,540	\$ 38,571	\$ 39,130	\$ 45,000

Effective 11/22/99 COUNTY NAME	EXISTING RESALE		EXHIBIT A NEW CONSTRUCTION	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
STANISLAUS				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
SUTTER				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
TEHAMA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
TRINITY				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
TULARE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
TUOLUMNE				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
VENTURA				
Moderate Income	\$ 65,300	\$ 75,095	\$ 65,300	\$ 75,095
Low Income	\$ 39,180	\$ 45,057	\$ 45,710	\$ 52,567
YOLO				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329
YUBA				
Moderate Income	\$ 48,690	\$ 55,994	\$ 54,100	\$ 62,215
Low Income	\$ 27,050	\$ 31,108	\$ 32,460	\$ 37,329

EXHIBIT A

1999 FEDERAL INCOME LIMITS

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGET AREAS

Effective 11/22/99

<u>COUNTY NAME</u>	<u>NON-TARGET AREAS</u>		<u>TARGETED AREAS</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
ALAMEDA	\$ 65,700	\$ 75,555	\$ 78,840	\$ 91,980
ALPINE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
AMADOR	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
BUTTE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
CALAVERAS	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
COLUSA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
CONTRA COSTA	\$ 65,700	\$ 75,555	\$ 78,840	\$ 91,980
DEL NORTE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
EL DORADO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
FRESNO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
GLENN	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
HUMBOLDT	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
IMPERIAL	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
INYO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
KERN	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
KINGS	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
LAKE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
LASSEN	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
LOS ANGELES	\$ 61,560	\$ 70,794	\$ 64,920	\$ 75,740
MADERA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MARIN	\$ 72,400	\$ 83,260	\$ 86,880	\$ 101,360
MARIPOSA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MENDOCINO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MERCED	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MODOC	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MONO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
MONTEREY	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
NAPA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
NEVADA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
ORANGE	\$ 68,300	\$ 78,545	\$ 81,960	\$ 95,620
PLACER	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
PLUMAS	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
RIVERSIDE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SACRAMENTO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN BENITO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN BERNARDINO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN DIEGO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN FRANCISCO	\$ 72,400	\$ 83,260	\$ 86,880	\$ 101,360
SAN JOAQUIN	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN LUIS OBISPO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SAN MATEO	\$ 72,400	\$ 83,260	\$ 86,880	\$ 101,360
SANTA BARBARA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SANTA CLARA	\$ 82,600	\$ 94,990	\$ 99,120	\$ 115,640
SANTA CRUZ	\$ 61,000	\$ 70,150	\$ 73,200	\$ 85,400
SHASTA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SIERRA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SISKIYOU	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SOLANO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
SONOMA	\$ 55,900	\$ 64,285	\$ 67,080	\$ 78,260

STANISLAUS \$ 54,100 \$ 62,215 \$ 64,920 \$ 75,740

1996 FEDERAL INCOME LIMITS

EXHIBIT A

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGET AREAS

Effective 11/22/99

NON-TARGET AREAS

TARGETED AREAS

<u>COUNTY NAME</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
SUTTER	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
TEHAMA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
TRINITY	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
TULARE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
TUOLUMNE	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
VENTURA	\$ 65,300	\$ 75,095	\$ 78,360	\$ 91,420
YOLO	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740
YUBA	\$ 54,100	\$ 62,215	\$ 64,920	\$ 75,740