



# California Housing Finance Agency

1121 "L" Street, 7<sup>th</sup> Floor Sacramento, CA 95814

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## ***Program Bulletin***

February 19, 1999

Program Bulletin #99-04

To: CHFA Approved Lenders

### **Revised Income Limits**

CHFA has received the new 1999 federal income limits which is the basis for this bulletin. Effective 5 p.m. February 19, 1999 CHFA is again revising the program income limits. New construction is set at 70% of median income in all high cost areas adjusted for family size (60% for all other areas, adjusted for family size). Existing resale is set at 40% of median income in all areas of the state, adjusted for family size. The new income limits will be applicable only to new reservations and new forward commitments after 5 p.m. today. This bulletin supersedes the income limits provided in Program Bulletin #99-01.

Exhibit A provides the income limits for CHFA Single Loan reservation system, the Block Program as well as the 100% Loan Program, the Affordable Housing Partnership Program and the SHBAP/Nonprofit Housing Programs. Exhibit B provides the income limits for Targeted Areas, the Federal Recapture Provision, and for loan assumptions.

Due to continuing demand for CHFA financing, the Agency is again revising income limits in accordance with the reasons provided in Program Bulletin #99-01.

As we have indicated in Bulletin #99-01, CHFA's Business Plan objectives include maintaining loan financing availability throughout the year and throughout the state. The amount of mortgage funds we have available is limited and is directly related to the amount of Tax-Exempt Private Activity Bond Allocation we receive from the California Debt Limit Allocation Committee (CDLAC). This past year, the Agency committed to a \$900 million fiscal year loan purchase objective which we are now close to achieving. CHFA's highest priority is to continue using our remaining limited resources for lower income borrowers which is the reason we must take this action. We regret any inconvenience this may cause and thank you for your patience.

### Transmission

CHFA will transmit copies of this bulletin and all applicable exhibits by facsimile to all CHFA-designated lender contacts and branch offices.

For additional copies, information or questions regarding this Bulletin, you may write the California Housing Finance Agency, Single Family Programs, 1121 L Street, 7th Floor, Sacramento, CA 95814; call (916) 324-8088; or fax to (916) 324-6589.

Attachments

SA0N2FEM.161740

**1999 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS****EXHIBIT A**

Effective 2/19/99

<b>COUNTY NAME</b>	<b>EXISTING RESALE</b>		<b>NEW CONSTRUCTION</b>	
	<b>1 or 2 Persons</b>	<b>3+ Persons</b>	<b>1 or 2 Persons</b>	<b>3+ Persons</b>
ALAMEDA	\$ 26,280	\$ 30,222	\$ 45,990	\$ 52,889
ALPINE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
AMADOR	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
BUTTE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
CALAVERAS	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
COLUSA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
CONTRA COSTA	\$ 26,280	\$ 30,222	\$ 45,990	\$ 52,889
DEL NORTE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
EL DORADO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
FRESNO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
GLENN	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
HUMBOLDT	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
IMPERIAL	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
INYO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
KERN	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
KINGS	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
LAKE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
LASSEN	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
LOS ANGELES	\$ 25,968	\$ 29,863	\$ 45,444	\$ 52,261
MADERA	\$ 21,460	\$ 24,886	\$ 32,460	\$ 37,329
MARIN	\$ 28,960	\$ 33,304	\$ 50,680	\$ 58,282
MARIPOSA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
MENDOCINO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
MERCED	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
MODOC	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
MONO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
MONTEREY	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
NAPA	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
NEVADA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
ORANGE	\$ 27,320	\$ 31,418	\$ 47,810	\$ 54,982
PLACER	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
PLUMAS	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
RIVERSIDE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SACRAMENTO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SAN BENITO	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
SAN BERNARDINO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SAN DIEGO	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
SAN FRANCISCO	\$ 28,960	\$ 33,304	\$ 50,680	\$ 58,282
SAN JOAQUIN	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SAN LUIS OBISPO	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
SAN MATEO	\$ 28,960	\$ 33,304	\$ 50,680	\$ 58,282
SANTA BARBARA	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551
SANTA CLARA	\$ 33,040	\$ 37,996	\$ 57,820	\$ 66,493
SANTA CRUZ	\$ 24,400	\$ 28,060	\$ 42,700	\$ 49,105
SHASTA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SIERRA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SISKIYOU	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SOLANO	\$ 21,640	\$ 24,886	\$ 37,870	\$ 43,551

SONOMA	\$ 22,360	\$ 25,714	\$ 39,130	\$ 45,000
STANISLAUS	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
SUTTER	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
TEHAMA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
TRINITY	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
TULARE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
TUOLUMNE	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
VENTURA	\$ 26,120	\$ 30,038	\$ 45,710	\$ 52,567
YOLO	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329
YUBA	\$ 21,640	\$ 24,886	\$ 32,460	\$ 37,329

**1999 FEDERAL INCOME LIMITS**

**EXHIBIT B**

**USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGET AREAS**

Effective 2/19/99

<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	\$ 64,920	\$ 74,658	\$ 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

**1999 FEDERAL INCOME LIMITS****EXHIBIT B****USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGET AREAS**

Effective 2/19/99

<b><u>COUNTY NAME</u></b>	<b><u>NON-TARGET AREAS</u></b>		<b><u>TARGETED AREAS</u></b>	
	<b><u>1 or 2 Persons</u></b>	<b><u>3+ Persons</u></b>	<b><u>1 or 2 Persons</u></b>	<b><u>3+ Persons</u></b>
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