



California Housing Finance Agency

1121 "L" Street, 7th Floor Sacramento, CA 95814

Program Bulletin

April 5, 2000

Program Bulletin #2000-06

To: CHFA Approved Lenders

REVISED SINGLE FAMILY PROGRAM INCOME LIMITS

CHFA has received the new 2000 federal income limits for Single Family Programs. This bulletin supersedes the income limits provided in Program Bulletin #99-16, and is effective immediately for all new reservations in all counties except Los Angeles County. The income limits for Los Angeles County were reduced, and therefore the new income limits for this county will be effective at 12:01 a.m. on April 8, 2000.

Attachment A provides the new applicable income limits for all programs, except for Targeted Areas. Attachment B represents the income limits for the Targeted Areas, the limits for calculating the federal recapture provision and the income limits to be used by Loan Servicers for assumption of CHFA loans.

Questions regarding this bulletin should be directed to "CHFA, Single Family Programs", at 1121 L Street, 7th Floor, Sacramento, CA 95814; or by phone (916) 324-8088; or by fax (916) 324-6589. The new income limits will be posted on CHFA's web page at the following address: www.chfa.ca.gov

Attachments

2000 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS

ATTACHMENT A

Effective 4/5/00

COUNTY NAME	<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	\$ 67,600	\$ 77,740	\$ 67,600	\$ 77,740
Low Income	\$ 40,560	\$ 46,644	\$ 47,320	\$ 54,418
ALPINE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
AMADOR				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
BUTTE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
CALAVERAS				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
COLUSA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
CONTRA COSTA				
Moderate Income	\$ 67,600	\$ 77,740	\$ 67,600	\$ 77,740
Low Income	\$ 40,560	\$ 46,644	\$ 47,320	\$ 54,418
DEL NORTE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
EL DORADO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
FRESNO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
GLENN				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
HUMBOLDT				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
IMPERIAL				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
INYO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
KERN				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
KINGS				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226

2000 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS

ATTACHMENT A

Effective 4/5/00

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
LAKE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
LASSEN				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
LOS ANGELES				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
MADERA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MARIN				
Moderate Income	\$ 74,900	\$ 86,135	\$ 74,900	\$ 86,135
Low Income	\$ 44,940	\$ 51,681	\$ 52,430	\$ 60,295
MARIPOSA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MENDOCINO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MERCED				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MODOC				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MONO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
MONTEREY				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
NAPA				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
NEVADA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
ORANGE				
Moderate Income	\$ 69,600	\$ 80,040	\$ 69,600	\$ 80,040
Low Income	\$ 41,760	\$ 48,024	\$ 48,720	\$ 56,028
PLACER				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
PLUMAS				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226

2000 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS

ATTACHMENT A

Effective 4/5/00

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
RIVERSIDE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SACRAMENTO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SAN BENITO				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
SAN BERNARDINO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SAN DIEGO				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
SAN FRANCISCO				
Moderate Income	\$ 74,900	\$ 86,135	\$ 74,900	\$ 86,135
Low Income	\$ 44,940	\$ 51,681	\$ 52,430	\$ 60,295
SAN JOAQUIN				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SAN LUIS OBISPO				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
SAN MATEO				
Moderate Income	\$ 74,900	\$ 86,135	\$ 74,900	\$ 86,135
Low Income	\$ 44,940	\$ 51,681	\$ 52,430	\$ 60,295
SANTA BARBARA				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
SANTA CLARA				
Moderate Income	\$ 87,000	\$ 100,050	\$ 87,000	\$ 100,050
Low Income	\$ 52,200	\$ 60,030	\$ 60,900	\$ 70,035
SANTA CRUZ				
Moderate Income	\$ 61,700	\$ 70,955	\$ 61,700	\$ 70,955
Low Income	\$ 37,020	\$ 42,573	\$ 43,190	\$ 49,669
SHASTA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SIERRA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SISKIYOU				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SOLANO				
Moderate Income	\$ 55,400	\$ 63,710	\$ 55,400	\$ 63,710
Low Income	\$ 33,240	\$ 38,226	\$ 38,780	\$ 44,597
SONOMA				
Moderate Income	\$ 58,100	\$ 66,815	\$ 58,100	\$ 66,815
Low Income	\$ 34,860	\$ 40,089	\$ 40,670	\$ 46,771

2000 SINGLE FAMILY INCOME LIMITS - ALL PROGRAMS**ATTACHMENT A**

Effective 4/5/00

<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>
STANISLAUS				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
SUTTER				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
TEHAMA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
TRINITY				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
TULARE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
TUOLUMNE				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
VENTURA				
Moderate Income	\$ 68,500	\$ 78,775	\$ 68,500	\$ 78,775
Low Income	\$ 41,100	\$ 47,265	\$ 47,950	\$ 55,143
YOLO				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226
YUBA				
Moderate Income	\$ 49,860	\$ 57,339	\$ 55,400	\$ 63,710
Low Income	\$ 27,700	\$ 31,855	\$ 33,240	\$ 38,226

2000 FEDERAL INCOME LIMITS
Effective 4/5/00

ATTACHMENT B

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

<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	\$ 67,600	\$ 77,740	\$ 81,120	\$ 94,640
ALPINE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
AMADOR	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
BUTTE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
CALAVERAS	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
COLUSA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
CONTRA COSTA	\$ 67,600	\$ 77,740	\$ 81,120	\$ 94,640
DEL NORTE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
EL DORADO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
FRESNO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
GLENN	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
HUMBOLDT	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
IMPERIAL	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
INYO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
KERN	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
KINGS	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
LAKE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
LASSEN	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
LOS ANGELES	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MADERA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MARIN	\$ 74,900	\$ 86,135	\$ 89,880	\$ 104,860
MARIPOSA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MENDOCINO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MERCED	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MODOC	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MONO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
MONTEREY	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
NAPA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
NEVADA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
ORANGE	\$ 69,600	\$ 80,040	\$ 83,520	\$ 97,440
PLACER	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
PLUMAS	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
RIVERSIDE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SACRAMENTO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN BENITO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN BERNARDINO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN DIEGO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN FRANCISCO	\$ 74,900	\$ 86,135	\$ 89,880	\$ 104,860

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

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>
SAN JOAQUIN	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN LUIS OBISPO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SAN MATEO	\$ 74,900	\$ 86,135	\$ 89,880	\$ 104,860
SANTA BARBARA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SANTA CLARA	\$ 87,000	\$ 100,050	\$ 104,400	\$ 121,800
SANTA CRUZ	\$ 61,700	\$ 70,955	\$ 74,040	\$ 86,380
SHASTA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SIERRA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SISKIYOU	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SOLANO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SONOMA	\$ 58,100	\$ 66,815	\$ 69,720	\$ 81,340
STANISLAUS	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
SUTTER	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
TEHAMA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
TRINITY	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
TULARE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
TUOLUMNE	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
VENTURA	\$ 68,500	\$ 78,775	\$ 82,200	\$ 95,900
YOLO	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560
YUBA	\$ 55,400	\$ 63,710	\$ 66,480	\$ 77,560