



Homeownership Program Bulletin

January 12, 2006

Program Bulletin #2006-01

To: CalHFA Approved Lenders

UPDATED SALES PRICE LIMITS Effective January 13, 2006

This bulletin supersedes Program Bulletin #2005-21, dated August 11, 2005. It provides updated sales price limits for new construction and resale homes in select California counties, with separate listings for targeted and non-targeted areas.

IRS in Rev. Proc. 2005-15, Section 3.03 allows CalHFA to update its sales price limits by a formula based on FHA mortgage limits. Recent increases in FHA mortgage limits have allowed the Agency to increase its sales price limits (by the percentages noted) in the following counties:

Amador	+ 1%	Imperial	+ 14%	Placer	+ 16%	Stanislaus	+ 8%
Butte	+ 9%	Inyo	+ 5%	Riverside	+ 16%	Sutter	+ 20%
Calaveras	+ .1%	Kern	+ 7%	Sacramento	+ 16%	Tehama	+ 29%
Colusa	+ 12%	Kings	+ 25%	San Bernardino	+ 16%	Trinity	+ .3%
Del Norte	+ 28%	Lassen	+ 16%	San Joaquin	+ 16%	Tulare	+ 6%
El Dorado	+ 16%	Madera	+ 9%	Shasta	+ 19%	Tuolumne	+ 15%
Fresno	+ 5%	Mariposa	+ 1%	Sierra	+ 16%	Yolo	+ 16%
Glenn	+ 15%	Merced	+ 4%	Siskiyou	+ .4%	Yuba	+ 20%
Humboldt	+ 9%	Modoc	+ 16%	Solano*	+ 17%		

*For Solano County there is an increase for resale loans and a decrease for loans on newly-constructed housing.

CalHFA's sales price limits in all other California counties already exceed FHA limits, therefore, no change is in effect for those counties.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at homeownership@calhfa.ca.gov and you can always visit CalHFA's web site at: www.calhfa.ca.gov

Please send all loan files and documents to:
CalHFA Homeownership Programs
1121 L Street, 7th Floor
Sacramento, CA 95814

Attachment

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

Effective 1/13/06

County	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	Non-Targeted	Targeted	Non-Targeted	Targeted
Alameda	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
Alpine	\$ 370,534	None	\$ 370,534	None
Amador	\$ 370,534	None	\$ 370,534	None
Butte	\$ 326,250	\$ 398,750	\$ 326,250	\$ 398,750
Calaveras	\$ 370,534	None	\$ 370,534	None
Colusa	\$ 309,375	None	\$ 309,375	None
Contra Costa	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
Del Norte	\$ 280,125	None	\$ 280,125	None
El Dorado	\$ 429,620	None	\$ 429,620	None
Fresno	\$ 311,625	\$ 380,875	\$ 311,625	\$ 380,875
Glenn	\$ 253,125	None	\$ 253,125	None
Humboldt	\$ 337,500	\$ 412,500	\$ 337,500	\$ 412,500
Imperial	\$ 247,441	\$ 302,428	\$ 247,441	\$ 302,428
Inyo	\$ 370,534	None	\$ 370,534	None
Kern	\$ 289,125	\$ 353,375	\$ 289,125	\$ 353,375
Kings	\$ 281,084	\$ 343,547	\$ 281,084	\$ 343,547
Lake	\$ 264,375	\$ 323,125	\$ 264,375	\$ 323,125
Lassen	\$ 237,032	None	\$ 237,032	None
Los Angeles	\$ 586,566	\$ 716,914	\$ 491,208	\$ 600,366
Madera	\$ 331,875	\$ 405,625	\$ 331,875	\$ 405,625
Marin	\$ 592,765	None	\$ 569,633	None
Mariposa	\$ 370,534	None	\$ 370,534	None
Mendocino	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
Merced	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
Modoc	\$ 237,032	None	\$ 237,032	None
Mono	\$ 370,534	None	\$ 370,534	None
Monterey	\$ 562,949	\$ 688,049	\$ 571,286	\$ 698,238
Napa	\$ 623,463	None	\$ 514,559	None
Nevada	\$ 370,534	None	\$ 370,534	None
Orange	\$ 586,566	\$ 716,914	\$ 491,208	\$ 600,366
Placer	\$ 429,620	None	\$ 429,620	None
Plumas	\$ 303,750	None	\$ 303,750	None
Riverside	\$ 429,620	\$ 525,091	\$ 429,620	\$ 525,091
Sacramento	\$ 429,620	\$ 525,091	\$ 429,620	\$ 525,091
San Benito	\$ 623,873	None	\$ 571,356	None
San Bernardino	\$ 429,620	\$ 525,091	\$ 429,620	\$ 525,091
San Diego	\$ 494,401	\$ 604,267	\$ 510,488	\$ 623,930
San Francisco	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
San Joaquin	\$ 429,620	\$ 525,091	\$ 429,620	\$ 525,091
San Luis Obispo	\$ 486,430	\$ 594,526	\$ 477,371	\$ 583,453
San Mateo	\$ 592,765	None	\$ 569,633	None
Santa Barbara	\$ 421,974	\$ 515,746	\$ 618,516	\$ 755,964
Santa Clara	\$ 623,873	\$ 762,511	\$ 571,356	\$ 698,324
Santa Cruz	\$ 498,614	None	\$ 611,946	None
Shasta	\$ 327,375	\$ 400,125	\$ 327,375	\$ 400,125
Sierra	\$ 237,032	None	\$ 237,032	None
Siskiyou	\$ 264,375	\$ 323,125	\$ 264,375	\$ 323,125
Solano	\$ 429,620	None	\$ 429,620	None
Sonoma	\$ 594,747	None	\$ 474,691	None
Stanislaus	\$ 396,563	\$ 484,688	\$ 396,563	\$ 484,688
Sutter	\$ 356,625	\$ 435,875	\$ 356,625	\$ 435,875
Tehama	\$ 264,375	None	\$ 264,375	None
Trinity	\$ 237,032	\$ 289,705	\$ 237,032	\$ 289,705
Tulare	\$ 257,033	\$ 314,151	\$ 257,033	\$ 314,151
Tuolumne	\$ 370,534	None	\$ 370,534	None
Ventura	\$ 692,453	\$ 846,331	\$ 520,628	\$ 636,323
Yolo	\$ 429,620	\$ 525,091	\$ 429,620	\$ 525,091
Yuba	\$ 356,625	\$ 435,875	\$ 356,625	\$ 435,875