



# Homeownership Program Bulletin

**April 6, 2006**

**Program Bulletin #2006-05**

**To: CalHFA Approved Lenders**

## **UPDATED INCOME LIMITS**

**Effective April 7, 2006**

CalHFA has received the new 2006 federal income limits (HUD/IRS) for Homeownership Programs. This bulletin supersedes the income limits provided in Program Bulletin #2005-13, dated April 6, 2005. The limits apply to all CalHFA first mortgage loans and subordinate loan programs, except the following: California Homebuyer's Downpayment Assistance Program (CHDAP), Homeownership In Revitalization Areas Program (HIRAP), and the School Facility Fee Program (SFF). Income limits for those programs are set forth in a separate program bulletin. Depending on family size, there may be differences in the income limits shown on the schedules. When qualifying a borrower for a CalHFA first mortgage with one or more subordinate loans, the more restrictive limits must be applied.

The limits attached were calculated from the HUD Section 8 income limits table, which was published on March 8, 2006, with adjustments made pursuant to I.R.S. guidelines and procedures in the Tax Act. For the income schedules attached, CalHFA has adopted the maximum federal income limits for moderate-income borrowers. Income limits for 2006 show increases in all but three high-cost counties—San Diego, Santa Cruz, and Ventura—which have not changed from 2005.

Attachment A shows income limits by county for existing resale and newly-constructed homes, for 1- and 2-person households and 3+ person households for moderate- and low-income borrowers. Low-income borrowers, as defined by CalHFA, are eligible for a preferential interest rate for certain fixed rate first-mortgage products only. (See CalHFA's web site for current interest rates.)

Attachment B shows the maximum income limits by household size for non-targeted and targeted areas for use in calculating the recapture provisions and for loan assumptions.

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](mailto:homeownership@calhfa.ca.gov) and you can always visit CalHFA's web site at: [www.calhfa.ca.gov](http://www.calhfa.ca.gov)

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

Attachments

**2006 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/7/06

<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>
<b>ALAMEDA</b>				
Moderate Income	\$ 100,560	\$ 117,320	\$ 100,560	\$ 117,320
Low Income	\$ 60,336	\$ 69,386	\$ 70,392	\$ 80,951
<b>ALPINE</b>				
Moderate Income	\$ 77,520	\$ 90,440	\$ 77,520	\$ 90,440
Low Income	\$ 38,760	\$ 44,574	\$ 46,512	\$ 53,489
<b>AMADOR</b>				
Moderate Income	\$ 75,240	\$ 87,780	\$ 75,240	\$ 87,780
Low Income	\$ 37,620	\$ 43,263	\$ 45,144	\$ 51,916
<b>BUTTE</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>CALAVERAS</b>				
Moderate Income	\$ 69,720	\$ 81,340	\$ 69,720	\$ 81,340
Low Income	\$ 34,860	\$ 40,089	\$ 41,832	\$ 48,107
<b>COLUSA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>CONTRA COSTA</b>				
Moderate Income	\$ 100,560	\$ 117,320	\$ 100,560	\$ 117,320
Low Income	\$ 60,336	\$ 69,386	\$ 70,392	\$ 80,951
<b>DEL NORTE</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>EL DORADO</b>				
Moderate Income	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
Low Income	\$ 39,240	\$ 45,126	\$ 47,088	\$ 54,151
<b>FRESNO</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>GLENN</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>HUMBOLDT</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>IMPERIAL</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>INYO</b>				
Moderate Income	\$ 65,520	\$ 76,440	\$ 65,520	\$ 76,440
Low Income	\$ 32,760	\$ 37,674	\$ 39,312	\$ 45,209
<b>KERN</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>KINGS</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>LAKE</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>LASSEN</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>LOS ANGELES</b>				
Moderate Income	\$ 83,160	\$ 97,020	\$ 83,160	\$ 97,020
Low Income	\$ 49,896	\$ 57,380	\$ 58,212	\$ 66,944
<b>MADERA</b>				
Moderate Income	\$ -	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229

**2006 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/7/06

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>
<b>MARIN</b>				
Moderate Income	\$ 131,673	\$ 151,424	\$ 131,673	\$ 151,424
Low Income	\$ 79,004	\$ 90,854	\$ 92,171	\$ 105,997
<b>MARIPOSA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>MENDOCINO</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>MERCED</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>MODOC</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>MONO</b>				
Moderate Income	\$ 74,520	\$ 86,940	\$ 74,520	\$ 86,940
Low Income	\$ 37,260	\$ 42,849	\$ 44,712	\$ 51,419
<b>MONTEREY</b>				
Moderate Income	\$ 74,760	\$ 87,220	\$ 74,760	\$ 87,220
Low Income	\$ 44,856	\$ 51,584	\$ 52,332	\$ 60,182
<b>NAPA</b>				
Moderate Income	\$ 90,000	\$ 105,000	\$ 90,000	\$ 105,000
Low Income	\$ 54,000	\$ 62,100	\$ 63,000	\$ 72,450
<b>NEVADA</b>				
Moderate Income	\$ 77,040	\$ 89,880	\$ 77,040	\$ 89,880
Low Income	\$ 38,520	\$ 44,298	\$ 46,224	\$ 53,158
<b>ORANGE</b>				
Moderate Income	\$ 97,320	\$ 113,540	\$ 97,320	\$ 113,540
Low Income	\$ 58,392	\$ 67,151	\$ 68,124	\$ 78,343
<b>PLACER</b>				
Moderate Income	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
Low Income	\$ 39,240	\$ 45,126	\$ 47,088	\$ 54,151
<b>PLUMAS</b>				
Moderate Income	\$ 66,574	\$ 76,560	\$ 66,574	\$ 76,560
Low Income	\$ 33,287	\$ 38,280	\$ 39,944	\$ 45,936
<b>RIVERSIDE</b>				
Moderate Income	\$ 69,000	\$ 80,500	\$ 69,000	\$ 80,500
Low Income	\$ 34,500	\$ 39,675	\$ 41,400	\$ 47,610
<b>SACRAMENTO</b>				
Moderate Income	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
Low Income	\$ 39,240	\$ 45,126	\$ 47,088	\$ 54,151
<b>SAN BENITO</b>				
Moderate Income	\$ 88,920	\$ 103,740	\$ 88,920	\$ 103,740
Low Income	\$ 53,352	\$ 61,355	\$ 62,244	\$ 71,581
<b>SAN BERNARDINO</b>				
Moderate Income	\$ 69,000	\$ 80,500	\$ 69,000	\$ 80,500
Low Income	\$ 34,500	\$ 39,675	\$ 41,400	\$ 47,610
<b>SAN DIEGO</b>				
Moderate Income	\$ 82,800	\$ 96,600	\$ 82,800	\$ 96,600
Low Income	\$ 49,680	\$ 57,132	\$ 57,960	\$ 66,654
<b>SAN FRANCISCO</b>				
Moderate Income	\$ 131,673	\$ 151,424	\$ 131,673	\$ 151,424
Low Income	\$ 79,004	\$ 90,854	\$ 92,171	\$ 105,997
<b>SAN JOAQUIN</b>				
Moderate Income	\$ 68,520	\$ 79,940	\$ 68,520	\$ 79,940
Low Income	\$ 34,260	\$ 39,399	\$ 41,112	\$ 47,279
<b>SAN LUIS OBISPO</b>				
Moderate Income	\$ 76,560	\$ 89,320	\$ 76,560	\$ 89,320
Low Income	\$ 45,936	\$ 52,826	\$ 53,592	\$ 61,631

**2006 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/7/06

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>
<b>SAN MATEO</b>				
Moderate Income	\$ 131,673	\$ 151,424	\$ 131,673	\$ 151,424
Low Income	\$ 79,004	\$ 90,854	\$ 92,171	\$ 105,997
<b>SANTA BARBARA</b>				
Moderate Income	\$ 78,960	\$ 92,120	\$ 78,960	\$ 92,120
Low Income	\$ 47,376	\$ 54,482	\$ 55,272	\$ 63,563
<b>SANTA CLARA</b>				
Moderate Income	\$ 127,320	\$ 148,540	\$ 127,320	\$ 148,540
Low Income	\$ 76,392	\$ 87,851	\$ 89,124	\$ 102,493
<b>SANTA CRUZ</b>				
Moderate Income	\$ 94,200	\$ 109,900	\$ 94,200	\$ 109,900
Low Income	\$ 56,520	\$ 64,998	\$ 65,940	\$ 75,831
<b>SHASTA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>SIERRA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>SISKIYOU</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>SOLANO</b>				
Moderate Income	\$ 88,800	\$ 103,600	\$ 88,800	\$ 103,600
Low Income	\$ 53,280	\$ 61,272	\$ 62,160	\$ 71,484
<b>SONOMA</b>				
Moderate Income	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
Low Income	\$ 54,072	\$ 62,183	\$ 63,084	\$ 72,547
<b>STANISLAUS</b>				
Moderate Income	\$ 65,280	\$ 76,160	\$ 65,280	\$ 76,160
Low Income	\$ 32,640	\$ 37,536	\$ 39,168	\$ 45,043
<b>SUTTER</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>TEHAMA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>TRINITY</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>TULARE</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
<b>TUOLUMNE</b>				
Moderate Income	\$ 65,040	\$ 75,880	\$ 65,040	\$ 75,880
Low Income	\$ 32,520	\$ 37,398	\$ 39,024	\$ 44,878
<b>VENTURA</b>				
Moderate Income	\$ 96,720	\$ 112,840	\$ 96,720	\$ 112,840
Low Income	\$ 58,032	\$ 66,737	\$ 67,704	\$ 77,860
<b>YOLO</b>				
Moderate Income	\$ 74,280	\$ 86,660	\$ 74,280	\$ 86,660
Low Income	\$ 37,140	\$ 42,711	\$ 44,568	\$ 51,253
<b>YUBA</b>				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229

## 2006 FEDERAL INCOME LIMITS

## ATTACHMENT B

## USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

Effective 4/7/06

COUNTY NAME	NON-TARGETED AREAS		TARGETED AREAS	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
ALAMEDA	\$ 100,560	\$ 117,320	\$ 100,560	\$ 117,320
ALPINE	\$ 77,520	\$ 90,440	\$ 77,520	\$ 90,440
AMADOR	\$ 75,240	\$ 87,780	\$ 76,920	\$ 89,740
BUTTE	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
CALAVERAS	\$ 69,720	\$ 81,340	\$ 76,920	\$ 89,740
COLUSA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
CONTRA COSTA	\$ 100,560	\$ 117,320	\$ 100,560	\$ 117,320
DEL NORTE	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
EL DORADO	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
FRESNO	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
GLENN	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
HUMBOLDT	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
IMPERIAL	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
INYO	\$ 65,520	\$ 76,440	\$ 76,920	\$ 89,740
KERN	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
KINGS	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
LAKE	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
LASSEN	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
LOS ANGELES	\$ 83,160	\$ 97,020	\$ 83,160	\$ 97,020
MADERA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
MARIN	\$ 131,673	\$ 151,424	\$ 135,720	\$ 158,340
MARIPOSA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
MENDOCINO	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
MERCED	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
MODOC	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
MONO	\$ 74,520	\$ 86,940	\$ 76,920	\$ 89,740
MONTEREY	\$ 74,760	\$ 87,220	\$ 76,920	\$ 89,740
NAPA	\$ 90,000	\$ 105,000	\$ 90,000	\$ 105,000
NEVADA	\$ 77,040	\$ 89,880	\$ 77,040	\$ 89,880
ORANGE	\$ 97,320	\$ 113,540	\$ 97,320	\$ 113,540
PLACER	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
PLUMAS	\$ 66,574	\$ 76,560	\$ 76,920	\$ 89,740
RIVERSIDE	\$ 69,000	\$ 80,500	\$ 76,920	\$ 89,740
SACRAMENTO	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
SAN BENITO	\$ 88,920	\$ 103,740	\$ 88,920	\$ 103,740
SAN BERNARDINO	\$ 69,000	\$ 80,500	\$ 76,920	\$ 89,740
SAN DIEGO	\$ 82,800	\$ 96,600	\$ 82,800	\$ 96,600
SAN FRANCISCO	\$ 131,673	\$ 151,424	\$ 135,720	\$ 158,340
SAN JOAQUIN	\$ 68,520	\$ 79,940	\$ 76,920	\$ 89,740
SAN LUIS OBISPO	\$ 76,560	\$ 89,320	\$ 76,920	\$ 89,740
SAN MATEO	\$ 131,673	\$ 151,424	\$ 135,720	\$ 158,340
SANTA BARBARA	\$ 78,960	\$ 92,120	\$ 78,960	\$ 92,120
SANTA CLARA	\$ 127,320	\$ 148,540	\$ 127,320	\$ 148,540
SANTA CRUZ	\$ 94,200	\$ 109,900	\$ 94,200	\$ 109,900
SHASTA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
SIERRA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
SISKIYOU	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
SOLANO	\$ 88,800	\$ 103,600	\$ 88,800	\$ 103,600
SONOMA	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
STANISLAUS	\$ 65,280	\$ 76,160	\$ 76,920	\$ 89,740
SUTTER	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
TEHAMA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
TRINITY	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
TULARE	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740
TUOLUMNE	\$ 65,040	\$ 75,880	\$ 76,920	\$ 89,740
VENTURA	\$ 96,720	\$ 112,840	\$ 96,720	\$ 112,840
YOLO	\$ 74,280	\$ 86,660	\$ 76,920	\$ 89,740
YUBA	\$ 64,100	\$ 73,715	\$ 76,920	\$ 89,740