



Homeownership Program Bulletin

April 19, 2006

Program Bulletin #2006-08

To: CalHFA Approved Lenders

UPDATED INCOME LIMITS

Effective April 20, 2006

This bulletin supersedes the income limits provided in Program Bulletin #2006-05 dated April 6, 2006. Under the provisions of IRS Revenue Procedure #2006-20, CalHFA has updated calculations for high housing cost areas. These new calculations result in increases to the non-targeted area income limits for the following three counties: Marin, San Francisco, and San Mateo.

Attachment A shows the new applicable CalHFA low and moderate income limits for both new construction and existing resale housing in the non-targeted areas of each county. These limits should now be used to determine eligibility for CalHFA's first mortgage loan and the CHAP second mortgage programs.

Attachment B shows the applicable income limits for CalHFA first and CHAP second mortgages in Federally-designated targeted areas (See CalHFA's web site.). The targeted area limits are for moderate-income borrowers only. These limits are also used for calculating the Federal recapture provision and are followed by loan servicers for assumptions of CalHFA loans.

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

Attachments

2006 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 4/20/06

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

2006 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 4/20/06

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>
MARIN				
Moderate Income	\$ 135,720	\$ 156,319	\$ 135,720	\$ 156,319
Low Income	\$ 81,432	\$ 93,647	\$ 95,004	\$ 109,255
MARIPOSA				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
MENDOCINO				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
MERCED				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
MODOC				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
MONO				
Moderate Income	\$ 74,520	\$ 86,940	\$ 74,520	\$ 86,940
Low Income	\$ 37,260	\$ 42,849	\$ 44,712	\$ 51,419
MONTEREY				
Moderate Income	\$ 74,760	\$ 87,220	\$ 74,760	\$ 87,220
Low Income	\$ 44,856	\$ 51,584	\$ 52,332	\$ 60,182
NAPA				
Moderate Income	\$ 90,000	\$ 105,000	\$ 90,000	\$ 105,000
Low Income	\$ 54,000	\$ 62,100	\$ 63,000	\$ 72,450
NEVADA				
Moderate Income	\$ 77,040	\$ 89,880	\$ 77,040	\$ 89,880
Low Income	\$ 38,520	\$ 44,298	\$ 46,224	\$ 53,158
ORANGE				
Moderate Income	\$ 97,320	\$ 113,540	\$ 97,320	\$ 113,540
Low Income	\$ 58,392	\$ 67,151	\$ 68,124	\$ 78,343
PLACER				
Moderate Income	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
Low Income	\$ 39,240	\$ 45,126	\$ 47,088	\$ 54,151
PLUMAS				
Moderate Income	\$ 66,574	\$ 76,560	\$ 66,574	\$ 76,560
Low Income	\$ 33,287	\$ 38,280	\$ 39,944	\$ 45,936
RIVERSIDE				
Moderate Income	\$ 69,000	\$ 80,500	\$ 69,000	\$ 80,500
Low Income	\$ 34,500	\$ 39,675	\$ 41,400	\$ 47,610
SACRAMENTO				
Moderate Income	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
Low Income	\$ 39,240	\$ 45,126	\$ 47,088	\$ 54,151
SAN BENITO				
Moderate Income	\$ 88,920	\$ 103,740	\$ 88,920	\$ 103,740
Low Income	\$ 53,352	\$ 61,355	\$ 62,244	\$ 71,581
SAN BERNARDINO				
Moderate Income	\$ 69,000	\$ 80,500	\$ 69,000	\$ 80,500
Low Income	\$ 34,500	\$ 39,675	\$ 41,400	\$ 47,610
SAN DIEGO				
Moderate Income	\$ 82,800	\$ 96,600	\$ 82,800	\$ 96,600
Low Income	\$ 49,680	\$ 57,132	\$ 57,960	\$ 66,654
SAN FRANCISCO				
Moderate Income	\$ 135,720	\$ 156,319	\$ 135,720	\$ 156,319
Low Income	\$ 81,432	\$ 93,647	\$ 95,004	\$ 109,255
SAN JOAQUIN				
Moderate Income	\$ 68,520	\$ 79,940	\$ 68,520	\$ 79,940
Low Income	\$ 34,260	\$ 39,399	\$ 41,112	\$ 47,279
SAN LUIS OBISPO				
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 4/20/06

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>
SAN MATEO				
Moderate Income	\$ 135,720	\$ 156,319	\$ 135,720	\$ 156,319
Low Income	\$ 81,432	\$ 93,647	\$ 95,004	\$ 109,255
SANTA BARBARA				
Moderate Income	\$ 78,960	\$ 92,120	\$ 78,960	\$ 92,120
Low Income	\$ 47,376	\$ 54,482	\$ 55,272	\$ 63,563
SANTA CLARA				
Moderate Income	\$ 127,320	\$ 148,540	\$ 127,320	\$ 148,540
Low Income	\$ 76,392	\$ 87,851	\$ 89,124	\$ 102,493
SANTA CRUZ				
Moderate Income	\$ 94,200	\$ 109,900	\$ 94,200	\$ 109,900
Low Income	\$ 56,520	\$ 64,998	\$ 65,940	\$ 75,831
SHASTA				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
SIERRA				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
SISKIYOU				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
SOLANO				
Moderate Income	\$ 88,800	\$ 103,600	\$ 88,800	\$ 103,600
Low Income	\$ 53,280	\$ 61,272	\$ 62,160	\$ 71,484
SONOMA				
Moderate Income	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
Low Income	\$ 54,072	\$ 62,183	\$ 63,084	\$ 72,547
STANISLAUS				
Moderate Income	\$ 65,280	\$ 76,160	\$ 65,280	\$ 76,160
Low Income	\$ 32,640	\$ 37,536	\$ 39,168	\$ 45,043
SUTTER				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
TEHAMA				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
TRINITY				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
TULARE				
Moderate Income	\$ 64,100	\$ 73,715	\$ 64,100	\$ 73,715
Low Income	\$ 32,050	\$ 36,858	\$ 38,460	\$ 44,229
TUOLUMNE				
Moderate Income	\$ 65,040	\$ 75,880	\$ 65,040	\$ 75,880
Low Income	\$ 32,520	\$ 37,398	\$ 39,024	\$ 44,878
VENTURA				
Moderate Income	\$ 96,720	\$ 112,840	\$ 96,720	\$ 112,840
Low Income	\$ 58,032	\$ 66,737	\$ 67,704	\$ 77,860
YOLO				
Moderate Income	\$ 74,280	\$ 86,660	\$ 74,280	\$ 86,660
Low Income	\$ 37,140	\$ 42,711	\$ 44,568	\$ 51,253
YUBA				
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 4/20/06

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	\$ 135,720	\$ 156,319	\$ 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	\$ 135,720	\$ 156,319	\$ 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	\$ 135,720	\$ 156,319	\$ 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