



# Homeownership Program Bulletin

June 29, 2006

Program Bulletin #2006-12

To: CalHFA Approved Lenders

## CalHFA Self-Help Builder Assistance Program (SHBAP)

The following changes and enhancements to CalHFA's Self-Help Builder Assistance Program (SHBAP) are effective July 1, 2006:

### Changes

The current policy of one (1) SHBAP development loan per nonprofit housing sponsor, at any given time, is changed to:

- No more than one SHBAP loan per Self-Help project;
- More than one (1) SHBAP loan per nonprofit housing sponsor is allowed as long as the aggregate total of all outstanding SHBAP loans does not exceed the maximum allocation amount established for the specific nonprofit housing sponsor (e.g. \$750,000 or \$1 million);
- Due to limited funding resources (\$2.5 million per fiscal year), priority of funding availability will be given to a nonprofit housing sponsor who does not have an existing outstanding SHBAP loan in place.

### Enhancements

- In addition to offering the 30-Year Fixed Mortgage program to borrowers participating in an eligible SHBAP project for take out financing, we are pleased to announce the availability of take out financing under CalHFA's 40-Year Fixed Mortgage program.

Rates and sample Truth in Lending Disclosures for both the 30-Year Fixed Mortgage and 40-Year Fixed Mortgage are as follows:

**Sample Truth in Lending Disclosures for SHBAP First Mortgage loans**

Loan Type	Loan Amount	Term	Interest Rate*	APR*	Estimated Monthly Pmt**
30-Yr Fixed Mortgage	\$150,000	30yr (360 mos)	3.000%	3.1471%	\$ 965.75
40-Yr Fixed Mortgage	\$150,000	40yr (480 mos)	3.250%	3.3694%	\$ 892.16

\*Interest rate is for comparison only. Sample APRs include typical finance charges, such as lender fees. This sample is for illustrative purposes only. It does not reflect any specific loan's terms. APRs quoted by approved CalHFA private lenders may vary.

\*\*The estimated payment amount includes estimated taxes and property insurance. Lenders usually require these amounts to be included in the monthly payment.

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