



Homeownership Program Bulletin

April 10, 2008

Program Bulletin #2008-16

To: CalHFA Approved Lenders

New Income Limits for the Self-Help Builder Assistance Program (SHBAP)

At the Annual SHBAP/Nonprofit Meeting held in Sacramento on January 24, 2008, it was requested by CalHFA's SHBAP partners to revise the income limits for families participating in the mutual self-help method of construction.

After careful consideration, CalHFA has agreed to adopt HCD's lower income limits based on a family size of one through eight persons. This differs from the methodology used to calculate incomes under provisions of the Tax Act for one and two person households and three or more person households only. These new income limits also differ from all other CalHFA first mortgage programs and CHAP second mortgage loan programs, as set forth in Program Bulletin #2008-11; and are specific to the SHBAP permanent first mortgage loans. When qualifying a borrower for a CalHFA SHBAP first mortgage with one or more subordinate loans, the most restrictive income limit must be applied.

Effective May 1, 2008, all new SHBAP reservations made under current, or future, forward commitments will be qualified under the new SHBAP income limits.

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

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

Attachment

2008 HCD LOWER INCOME LIMITS

Self-Help Builder Assistance Program (SHBAP)

5/1/2008

County/Persons	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
ALAMEDA	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450
ALPINE	\$38,850	\$44,400	\$49,950	\$55,500	\$59,950	\$64,400	\$68,800	\$73,250
AMADOR	\$37,350	\$42,700	\$48,000	\$53,350	\$57,600	\$61,900	\$66,150	\$70,400
BUTTE	\$30,500	\$34,900	\$39,250	\$43,600	\$47,100	\$50,600	\$54,050	\$57,550
CALAVERAS	\$34,350	\$39,300	\$44,200	\$49,100	\$53,050	\$56,950	\$60,900	\$64,800
COLUSA	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
CONTRA COSTA	\$46,350	\$53,000	\$59,600	\$66,250	\$71,550	\$76,850	\$82,150	\$87,450
DEL NORTE	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
EL DORADO	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
FRESNO	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
GLENN	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
HUMBOLDT	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
IMPERIAL	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
INYO	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,350	\$57,050	\$60,700
KERN	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
KINGS	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
LAKE	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
LASSEN	\$31,150	\$35,600	\$40,050	\$44,500	\$48,050	\$51,600	\$55,200	\$58,750
LOS ANGELES	\$42,450	\$48,500	\$54,600	\$60,650	\$65,500	\$70,350	\$75,200	\$80,050
MADERA	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
MARIN	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
MARIPOSA	\$30,250	\$34,550	\$38,900	\$43,200	\$46,650	\$50,100	\$53,550	\$57,000
MENDOCINO	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
MERCED	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
MODOC	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
MONO	\$36,900	\$42,150	\$47,450	\$52,700	\$56,900	\$61,150	\$65,350	\$69,550
MONTEREY	\$36,300	\$41,500	\$46,650	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450
NAPA	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
NEVADA	\$36,450	\$41,700	\$46,900	\$52,100	\$56,250	\$60,450	\$64,600	\$68,750
ORANGE	\$52,100	\$59,500	\$66,950	\$74,400	\$80,350	\$86,300	\$92,250	\$98,200
PLACER	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
PLUMAS	\$33,100	\$37,850	\$42,550	\$47,300	\$51,100	\$54,850	\$58,650	\$62,450
RIVERSIDE	\$37,300	\$42,650	\$47,950	\$53,300	\$57,550	\$61,850	\$66,100	\$70,350
SACRAMENTO	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
SAN BENITO	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
SAN BERNARDINO	\$37,300	\$42,650	\$47,950	\$53,300	\$57,550	\$61,850	\$66,100	\$70,350
SAN DIEGO	\$44,250	\$50,550	\$56,900	\$63,200	\$68,250	\$73,300	\$78,350	\$83,400
SAN FRANCISCO	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
SAN JOAQUIN	\$34,350	\$39,250	\$44,150	\$49,050	\$52,950	\$56,900	\$60,800	\$64,750
SAN LUIS OBISPO	\$37,500	\$42,900	\$48,250	\$53,600	\$57,900	\$62,200	\$66,450	\$70,750
SAN MATEO	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700	\$104,950	\$112,200	\$119,450
SANTA BARBARA	\$43,600	\$49,800	\$56,050	\$62,250	\$67,250	\$72,200	\$77,200	\$82,150
SANTA CLARA	\$59,400	\$67,900	\$76,400	\$84,900	\$91,650	\$98,450	\$105,250	\$112,050
SANTA CRUZ	\$48,700	\$55,700	\$62,650	\$69,600	\$75,150	\$80,750	\$86,300	\$91,850
SHASTA	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
SIERRA	\$31,550	\$36,100	\$40,600	\$45,100	\$48,700	\$52,300	\$55,900	\$59,550
SISKIYOU	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
SOLANO	\$42,200	\$48,250	\$54,250	\$60,300	\$65,100	\$69,950	\$74,750	\$79,600
SONOMA	\$43,050	\$49,200	\$55,350	\$61,500	\$66,400	\$71,350	\$76,250	\$81,200
STANISLAUS	\$31,650	\$36,150	\$40,700	\$45,200	\$48,800	\$52,450	\$56,050	\$59,650
SUTTER	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
TEHAMA	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
TRINITY	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
TULARE	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850
TUOLUMNE	\$32,200	\$36,800	\$41,400	\$46,000	\$49,700	\$53,350	\$57,050	\$60,700
VENTURA	\$48,000	\$54,850	\$61,700	\$68,550	\$74,050	\$79,500	\$85,000	\$90,500
YOLO	\$39,750	\$45,450	\$51,100	\$56,800	\$61,350	\$65,900	\$70,450	\$75,000
YUBA	\$30,150	\$34,450	\$38,750	\$43,050	\$46,500	\$49,950	\$53,400	\$56,850