



Homeownership Program Bulletin

May 05, 2009

Program Bulletin #2009-11

To: CalHFA Approved Lenders

Annual Update to the School Facility Fee Down Payment Assistance Program Program #1 – Economically Distressed Area Effective May 05, 2009

This bulletin is to announce the annual changes to the list of eligible counties and maximum sales price limits under Program #1-Economically Distressed Area of the School Facility Fee Down Payment Assistance Program. This bulletin supersedes the eligible counties and maximum sales price limits provided in Program Bulletin #2008-17, dated April 14, 2008.

Program Summary: The School Facility Fee Down Payment Assistance Program is a conditional grant program that provides assistance to buyers of newly constructed homes throughout California. Eligible applicants qualify to receive either a partial or full rebate of the school facility fees paid by the builder, depending on the program. The assistance can be used for down payment, closing costs, or any costs associated with the buyer's first mortgage loan, subject to acceptance by the mortgage lender and the mortgage insurer. If the homebuyers occupy their home for five years, the full amount of the grant is forgiven. If the home is owner-occupied less than five years, a portion of the grant must be repaid, calculated on a pro rata basis.

Annual County and Sales Price Updates: The following table lists current eligible counties and percentage changes in maximum sales price limits for Program #1 of the School Facility Fee Down Payment Assistance Program. These changes supersede previous Program Bulletins and are effective May 05, 2009.

<u>County</u>	<u>Sales Price</u>	<u>Change</u>	<u>County</u>	<u>Sales Price</u>	<u>Change</u>
Fresno	\$530,950	+5%	Merced	\$571,288	+4%
Imperial	\$449,400	+8%	San Joaquin	\$444,650	-41%
Kern	\$496,475	+7%	Shasta	\$566,213	+6%
Kings	\$446,355	+12%	Stanislaus	\$687,050	+3%
Madera	\$474,075	+6%	Tulare	\$460,250	+7%

Program #1 Details: Program #1 is for homebuyers of newly constructed, single family homes or condominiums in economically distressed counties. Interested applicants must be purchasing a newly constructed home with a building permit issued on or after January 1, 2002;

the home must be within an eligible county that has been designated as economically distressed; and the sales price of the home must be within the School Facility Fee Program maximum sales price limit for that county. Under Program #1, applicants are not required to be first-time homebuyers. Assistance will be calculated based on a portion of the eligible school facility fees paid by the builder.

Reminder Note: Program #2 – First-Time Homebuyer-Moderate Income Limits for the School Facility Fee Down Payment Assistance Program is not affected by sales price changes listed above. Program #2 is available for buyers of newly constructed homes if eligibility requirements are met. Under Program #2, interested applicants must be purchasing a newly constructed home with a building permit issued on or after January 1, 2002; be first-time homebuyers; and be within the program's moderate income limits. Assistance will be calculated using the total eligible school facility fees paid by the builder.

Application packages with instructions are available by calling Homeownership Special Programs at 916.323.8232 or by visiting our web site at www.calhfa.ca.gov.

CalHFA's Homeownership Division thanks you for your business and we look forward to continuing to support your affordable housing loan needs. 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