

Homeownership Program Bulletin

July 06, 2011

Program Bulletin #2011-16

To: CalHFA Approved Lenders

UPDATED INCOME LIMITS

This bulletin supersedes the income limits provided in Program Bulletin #2009-05, dated April 20, 2009. These limits apply to all CalHFA FHA first mortgage loans as per the attached Income Limit Tables. Income limits for CHDAP and SFF are presented 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 updated income limits were calculated from the HUD Section 8 income limits table, which was published on May 31, 2011 with adjustments made pursuant to IRS guidelines and procedures in the Tax Act. The revised income limits reflect CalHFA's adoption of the maximum federal income limits for borrowers for all 58 counties in non-targeted areas and are effective for new reservations received after July 7, 2011.

Attachment A shows income limits by county for existing resale and newly constructed homes. Categories are also broken down according to persons per household.

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

For questions about this bulletin, contact CalHFA Homeownership Programs Division by phone at 916-326-8033; by fax at 916-324-6589; by email at homeownership@calhfa.ca.gov. Plus you can always visit CalHFA's web site at www.calhfa.ca.gov or Homeownership Programs Division directly at www.calhfa.ca.gov/homeownership

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

Attachments

2011 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 06/30/2011

COUNTY NAME	EXISTING RESALE		NEW CONSTRUCTION	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
ALAMEDA	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
ALPINE	\$ 84,720	\$ 98,840	\$ 84,720	\$ 98,840
AMADOR	\$ 80,160	\$ 93,520	\$ 80,160	\$ 93,520
BUTTE	\$ 70,400	\$ 81,060	\$ 70,400	\$ 81,060
CALAVERAS	\$ 81,120	\$ 94,640	\$ 81,120	\$ 94,640
COLUSA	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
CONTRA COSTA	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
DEL NORTE	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
EL DORADO	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
FRESNO	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
GLENN	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
HUMBOLDT	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
IMPERIAL	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
INYO	\$ 75,840	\$ 88,480	\$ 75,840	\$ 88,480
KERN	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
KINGS	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
LAKE	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
LASSEN	\$ 72,041	\$ 82,847	\$ 72,041	\$ 82,847
LOS ANGELES	\$ 102,480	\$ 119,560	\$ 102,480	\$ 119,560
MADERA	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
MARIN	\$ 128,160	\$ 149,520	\$ 128,160	\$ 149,520
MARIPOSA	\$ 70,440	\$ 82,180	\$ 70,440	\$ 82,180
MENDOCINO	\$ 70,400	\$ 81,060	\$ 70,400	\$ 81,060
MERCED	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
MODOC	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
MONO	\$ 85,320	\$ 99,540	\$ 85,320	\$ 99,540
MONTEREY	\$ 81,360	\$ 94,920	\$ 81,360	\$ 94,920
NAPA	\$ 102,000	\$ 119,000	\$ 102,000	\$ 119,000
NEVADA	\$ 85,920	\$ 100,240	\$ 85,920	\$ 100,240
ORANGE	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
PLACER	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
PLUMAS	\$ 70,680	\$ 82,460	\$ 70,680	\$ 82,460
RIVERSIDE	\$ 78,600	\$ 91,700	\$ 78,600	\$ 91,700
SACRAMENTO	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
SAN BENITO	\$ 93,960	\$ 109,620	\$ 93,960	\$ 109,620
SAN BERNARDINO	\$ 78,600	\$ 91,700	\$ 78,600	\$ 91,700
SAN DIEGO	\$ 98,880	\$ 115,360	\$ 98,880	\$ 115,360
SAN FRANCISCO	\$ 128,160	\$ 149,520	\$ 128,160	\$ 149,520
SAN JOAQUIN	\$ 78,480	\$ 91,560	\$ 78,480	\$ 91,560
SAN LUIS OBISPO	\$ 89,280	\$ 104,160	\$ 89,280	\$ 104,160
SAN MATEO	\$ 128,160	\$ 149,520	\$ 128,160	\$ 149,520
SANTA BARBARA	\$ 93,240	\$ 108,780	\$ 93,240	\$ 108,780
SANTA CLARA	\$ 124,320	\$ 145,040	\$ 124,320	\$ 145,040
SANTA CRUZ	\$ 120,960	\$ 141,120	\$ 120,960	\$ 141,120
SHASTA	\$ 70,400	\$ 81,480	\$ 70,400	\$ 81,480
SIERRA	\$ 76,680	\$ 88,869	\$ 76,680	\$ 88,869
SISKIYOU	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
SOLANO	\$ 97,800	\$ 114,100	\$ 97,800	\$ 114,100
SONOMA	\$ 97,800	\$ 114,100	\$ 97,800	\$ 114,100
STANISLAUS	\$ 73,320	\$ 85,540	\$ 73,320	\$ 85,540
SUTTER	\$ 70,400	\$ 82,040	\$ 70,400	\$ 82,040
TEHAMA	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
TRINITY	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
TULARE	\$ 70,400	\$ 80,960	\$ 70,400	\$ 80,960
TUOLUMNE	\$ 75,120	\$ 87,640	\$ 75,120	\$ 87,640
VENTURA	\$ 105,720	\$ 123,340	\$ 105,720	\$ 123,340
YOLO	\$ 90,960	\$ 106,120	\$ 90,960	\$ 106,120
YUBA	\$ 70,400	\$ 82,040	\$ 70,400	\$ 82,040

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

Effective 06/30/2011

COUNTY NAME	<u>NON-TARGETED AREAS</u>		<u>TARGETED AREAS</u>	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
ALAMEDA	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
ALPINE	\$ 84,720	\$ 98,840	\$ 84,720	\$ 98,840
AMADOR	\$ 80,160	\$ 93,520	\$ 84,480	\$ 98,560
BUTTE	\$ 70,400	\$ 81,060	\$ 84,480	\$ 98,560
CALAVERAS	\$ 81,120	\$ 94,640	\$ 84,480	\$ 98,560
COLUSA	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
CONTRA COSTA	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
DEL NORTE	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
EL DORADO	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
FRESNO	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
GLENN	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
HUMBOLDT	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
IMPERIAL	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
INYO	\$ 75,840	\$ 88,480	\$ 84,480	\$ 98,560
KERN	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
KINGS	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
LAKE	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
LASSEN	\$ 72,041	\$ 82,847	\$ 84,480	\$ 98,560
LOS ANGELES	\$ 102,480	\$ 119,560	\$ 102,480	\$ 119,560
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MARIN	\$ 128,160	\$ 149,520	\$ 128,160	\$ 149,520
MARIPOSA	\$ 70,440	\$ 82,180	\$ 84,480	\$ 98,560
MENDOCINO	\$ 70,400	\$ 81,060	\$ 84,480	\$ 98,560
MERCED	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
MODOC	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
MONO	\$ 85,320	\$ 99,540	\$ 85,320	\$ 99,540
MONTEREY	\$ 81,360	\$ 94,920	\$ 84,480	\$ 98,560
NAPA	\$ 102,000	\$ 119,000	\$ 102,000	\$ 119,000
NEVADA	\$ 85,920	\$ 100,240	\$ 85,920	\$ 100,240
ORANGE	\$ 110,760	\$ 129,220	\$ 110,760	\$ 129,220
PLACER	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
PLUMAS	\$ 70,680	\$ 82,460	\$ 84,480	\$ 98,560
RIVERSIDE	\$ 78,600	\$ 91,700	\$ 84,480	\$ 98,560
SACRAMENTO	\$ 90,120	\$ 105,140	\$ 90,120	\$ 105,140
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SAN DIEGO	\$ 98,880	\$ 115,360	\$ 98,880	\$ 115,360
SAN FRANCISCO	\$ 128,160	\$ 149,520	\$ 128,160	\$ 149,520
SAN JOAQUIN	\$ 78,480	\$ 91,560	\$ 84,480	\$ 98,560
SAN LUIS OBISPO	\$ 89,280	\$ 104,160	\$ 89,280	\$ 104,160
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SOLANO	\$ 97,800	\$ 114,100	\$ 97,800	\$ 114,100
SONOMA	\$ 97,800	\$ 114,100	\$ 97,800	\$ 114,100
STANISLAUS	\$ 73,320	\$ 85,540	\$ 84,480	\$ 98,560
SUTTER	\$ 70,400	\$ 82,040	\$ 84,480	\$ 98,560
TEHAMA	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
TRINITY	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
TULARE	\$ 70,400	\$ 80,960	\$ 84,480	\$ 98,560
TUOLUMNE	\$ 75,120	\$ 87,640	\$ 84,480	\$ 98,560
VENTURA	\$ 105,720	\$ 123,340	\$ 105,720	\$ 123,340
YOLO	\$ 90,960	\$ 106,120	\$ 90,960	\$ 106,120
YUBA	\$ 70,400	\$ 82,040	\$ 84,480	\$ 98,560