



Single Family Lending Program Bulletin

November 10, 2014

Program Bulletin #2014-19

To: CalHFA Approved Lenders

Property Eligibility Update

As the family unit continually evolves, CalHFA recognizes that there is a need to allow for financing of homes that are able to accommodate extended families. CalHFA is changing its current policy on guest houses, granny units and in-law quarters to respond to this growing need.

Effective immediately, guest houses, granny units and in-law quarters are now eligible for CalHFA financing under the following conditions:

- Must be zoned for Single Family occupancy
- Cannot be zoned 2-4 units
- Must meet investor guidelines and city/county zoning ordinances
- May not be income-producing and must be for personal use only

This change to property eligibility requirements will affect all CalHFA programs currently offered.

For questions about this bulletin, contact the CalHFA Single Family Lending division by phone 916.326.8000, fax 916.327.8452, or email sflending@calhfa.ca.gov. In addition, you can always visit CalHFA's web site at www.calhfa.ca.gov or Single Family Lending directly at www.calhfa.ca.gov/homeownership.