



Single Family Lending Program Bulletin

November 10, 2014

Program Bulletin #2014-20

To: CalHFA Approved Lenders

Changes to the CalHFA Mortgage Credit Certificate (MCC) Tax Credit Program

This bulletin supersedes the MCC income limits provided in Program Bulletin #2014-01, dated January 3, 2014, and updates the CalHFA MCC Tax Credit program handbook.

MCC income limits have increased

The attached income limits apply to all MCC Tax Credit Program applications. The attachment shows the maximum income limits by household size for non-targeted and targeted areas. Therefore, depending on the family size, there may be differences in the income limits. These limits are effective for new reservations received on or after November 10, 2014.

When qualifying a borrower for a CalHFA mortgage loan with one or more loans, the more restrictive limits must be applied.

New Targeted Areas

Updated targeted areas are located at <http://www.calhfa.ca.gov/homeownership/fdta/>. The changes go into effect November 10, 2014.

MCC Fee Changes

MCC Administration Fees

- \$350 for MCCs combined with CalHFA first mortgage loans
- \$500 for MCCs combined with non-CalHFA first mortgage loans

MCC Reinstatement Fee

- \$175 will be charged on any reinstated MCC application which has been cancelled for any reason

MCC Reissuance Fee

- \$500 for any MCC application which has been refinanced or reissued

The fee is payable to eHousingPlus and should be paid with a corporate or cashier's check. This change goes into effect November 10, 2014.

MCC used for Credit Qualifying

The MCC Credit may be used for credit qualifying purposes per investor guidelines, both with and without CalHFA lending programs.

For questions about this bulletin, contact CalHFA Single Family Lending by phone 916.326.8033; by fax 916.324.6425; by email at sflending@calhfa.ca.gov. In addition, you can always visit CalHFA's website at: www.calhfa.ca.gov or Single Family Lending section directly at www.calhfa.ca.gov/homeownership.

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

2014 INCOME LIMITS
Mortgage Credit Certificate Tax Program (MCC)

California 2014 Income Limits (with High-Housing-Cost adjustment)

Effective 11/10/14

County	Non-Targeted		Targeted	
	1-2 Persons	3+ Persons	1-2 Persons	3+ Persons
ALAMEDA	\$110,400	\$128,800	\$110,400	\$128,800
ALPINE	\$97,920	\$114,240	\$97,920	\$114,240
AMADOR	\$83,040	\$96,880	\$83,520	\$97,440
BUTTE	\$69,600	\$80,220	\$83,520	\$97,440
CALAVERAS	\$84,000	\$98,000	\$84,000	\$98,000
COLUSA	\$69,600	\$80,220	\$83,520	\$97,440
CONTRA COSTA	\$110,400	\$128,800	\$110,400	\$128,800
DEL NORTE	\$69,600	\$80,220	\$83,520	\$97,440
EL DORADO	\$86,760	\$101,220	\$86,760	\$101,220
FRESNO	\$69,600	\$80,220	\$83,520	\$97,440
GLENN	\$69,600	\$80,220	\$83,520	\$97,440
HUMBOLDT	\$69,600	\$80,220	\$83,520	\$97,440
IMPERIAL	\$69,600	\$80,220	\$83,520	\$97,440
INYO	\$82,800	\$96,600	\$82,800	\$96,600
KERN	\$69,600	\$80,220	\$83,520	\$97,440
KINGS	\$69,600	\$80,220	\$83,520	\$97,440
LAKE	\$69,600	\$80,220	\$83,520	\$97,440
LASSEN	\$70,577	\$81,163	\$83,520	\$97,440
LOS ANGELES	\$99,360	\$115,920	\$99,360	\$115,920
MADERA	\$69,600	\$80,220	\$83,520	\$97,440
MARIN	\$132,840	\$154,980	\$132,840	\$154,980
MARIPOSA	\$73,560	\$85,820	\$83,520	\$97,440
MENDOCINO	\$69,600	\$80,640	\$83,520	\$97,440
MERCED	\$69,600	\$80,220	\$83,520	\$97,440
MODOC	\$69,600	\$80,040	\$83,520	\$97,440
MONO	\$97,440	\$113,680	\$97,440	\$113,680
MONTEREY	\$86,280	\$100,660	\$86,280	\$100,660
NAPA	\$98,880	\$115,360	\$98,880	\$115,360
NEVADA	\$86,880	\$101,360	\$86,880	\$101,360
ORANGE	\$109,800	\$128,100	\$109,800	\$128,100
PLACER	\$86,760	\$101,220	\$86,760	\$101,220
PLUMAS	\$69,600	\$80,640	\$83,520	\$97,440
RIVERSIDE	\$76,440	\$89,180	\$83,520	\$97,440
SACRAMENTO	\$86,760	\$101,220	\$86,760	\$101,220
SAN BENITO	\$95,760	\$111,720	\$95,760	\$111,720
SAN BERNARDINO	\$76,440	\$89,180	\$83,520	\$97,440
SAN DIEGO	\$96,720	\$112,840	\$96,720	\$112,840
SAN FRANCISCO	\$132,840	\$154,980	\$132,840	\$154,980
SAN JOAQUIN	\$75,600	\$88,200	\$83,520	\$97,440
SAN LUIS OBISPO	\$90,240	\$105,280	\$90,240	\$105,280
SAN MATEO	\$132,840	\$154,980	\$132,840	\$154,980
SANTA BARBARA	\$95,520	\$111,440	\$95,520	\$111,440
SANTA CLARA	\$122,280	\$142,660	\$122,280	\$142,660
SANTA CRUZ	\$111,720	\$130,340	\$111,720	\$130,340
SHASTA	\$69,600	\$80,220	\$83,520	\$97,440
SIERRA	\$75,244	\$86,531	\$84,360	\$98,420
SISKIYOU	\$69,600	\$80,220	\$83,520	\$97,440
SOLANO	\$94,560	\$110,320	\$94,560	\$110,320
SONOMA	\$94,200	\$109,900	\$94,200	\$109,900
STANISLAUS	\$70,680	\$82,460	\$83,520	\$97,440
SUTTER	\$69,600	\$80,220	\$83,520	\$97,440
TEHAMA	\$69,600	\$80,220	\$83,520	\$97,440
TRINITY	\$69,600	\$80,040	\$83,520	\$97,440
TULARE	\$69,600	\$80,220	\$83,520	\$97,440
TUOLUMNE	\$79,680	\$92,960	\$83,520	\$97,440
VENTURA	\$106,440	\$124,180	\$106,440	\$124,180
YOLO	\$90,000	\$105,000	\$90,000	\$105,000
YUBA	\$69,600	\$80,220	\$83,520	\$97,440