

Homeownership Program Bulletin

June 05, 2018

Program Bulletin #2018-10

To: CalHFA Approved Lenders

CalHFA to Offer Purchase Assistance to Borrowers affected by Natural Disasters in California

Effective June 25, 2018, CalHFA will waive its first-time homebuyer requirement for borrowers who were impacted by California natural disasters, beginning with the October 2017 wildfires.

Those borrowers whose owner-occupied home was destroyed or declared uninhabitable may apply for CalHFA first mortgage programs, including the MyHome Assistance Program or School Teacher and Employee Assistance Program for down payment and/or closing cost assistance. The Zero Interest Program (ZIP) is also available for closing cost assistance only when used with either the CalPLUS FHA or CalPLUS Conventional loan program.

To be eligible for CalHFA Natural Disaster financing:

- Previous property must be located in an area declared as a Major Disaster and posted on the Federal Emergency Management Agency (FEMA) website
- Previous property must have been the borrower's primary residence
- Previous property must have been destroyed or declared uninhabitable with supporting documentation supplied from either (i) the insurance company or (ii) the local government jurisdiction
- Borrowers affected by a declared Major Disaster are eligible to purchase a new home using CalHFA loan programs within three (3) years of that Major Disaster's declaration date
- Borrowers must meet all other CalHFA loan program guidelines, including published income limits for their county, and property sales price limits

All Program handbooks will be updated to reflect these changes and can be found on the [CalHFA website](#)

For questions about this bulletin, contact CalHFA Single Family Lending Division by phone 916.326.8033 or by email at SFLending@calhfa.ca.gov. Plus you can always visit CalHFA's website at: www.calhfa.ca.gov or Single Family Lending 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.