



CALIFORNIA HOUSING FINANCE AGENCY

Affordable Housing  
Partnership Program  
(AHPP)

LAST REVISED: MAY 2012

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## Program Summary

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CalHFA partners with over [300 localities](#) (cities, counties, housing authorities, nonprofit entities, and redevelopment agencies) to offer AHPP. This program allows borrowers to combine a CalHFA first mortgage loan with down payment and/or closing cost assistance from an AHPP partner.

CalHFA first mortgage program options are determined by individual AHPP partners for their respective programs.

For a complete list of our current partners and their respective programs, please visit our interactive Affordable Housing Partnership Program (AHPP) list on the CalHFA web site.

### Target Markets

This program is intended for low to moderate income homebuyers.

## Eligibility

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### Borrower Eligibility

Borrower(s) must meet all eligibility requirements for CalHFA FHA first mortgage loan product for which they are applying.

### Property Eligibility

Property must meet all eligibility requirements for CalHFA FHA first mortgage loan product for which borrower(s) is applying.

## Underwriting & Compliance

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### Transaction Type

Purchase transactions only.

### Maximum Loan Amount

The AHPP loan amount is determined by the individual AHPP partners for their respective programs.

### LTV/CLTV

Maximum LTV and CLTV must meet all eligibility requirements for CalHFA FHA first mortgage loan product for which borrower(s) is applying.

## How to apply for AHPP Financing

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For instructions on applying for financing, contact the specific AHPP partner or one of CalHFA's approved lenders.

## Pre-Closing Loan Submission

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### Submission Loan Documents

Approved AHPP program documents must be included with the CalHFA first mortgage at the time of submission to CalHFA.

### Questions

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Questions regarding the Affordable Housing Partnership Program should be directed to the specific AHPP partner, CalHFA-[approved lenders](#) or CalHFA's Single Family Lending Division at:

**CalHFA Single Family Lending – MS 140**

P.O. Box 4034

Sacramento, CA 95812-4034

**Phone:** 877.9.CalHFA

**Email:** [sflending@calhfa.ca.gov](mailto:sflending@calhfa.ca.gov)

# Affordable Housing Partnership Program (AHPP)



The Affordable Housing Partnership Program (AHPP) promotes, strengthens and expands partnerships between CalHFA and localities throughout California. Currently CalHFA partners with over 300 localities (cities, counties, redevelopment agencies, housing authorities, banks and nonprofit organizations) to allow borrowers to combine a CalHFA first mortgage loan with down payment and/or closing cost assistance from their program, in order to create affordable housing payments.

## What are the benefits of using the AHPP with a CalHFA First Mortgage?

- Availability to combine the AHPP with CalHFA's FHA first mortgage program
- Helps your first-time homebuyer qualify by lowering the overall monthly housing payment
- Reduce the amount of out-of-pocket down payment required

## Where can I find an Affordable Housing Partner in my area?

To obtain a list of approved housing partners and their approved programs, please visit our web site at:  
<http://www.calhfa.ca.gov/homeownership/nonprofits.htm>

## Real Life Examples

<b>Sales Price:</b>	\$200,000	\$235,000
<b>Loan Amount:</b>	\$ 98,000	\$180,950
<b>LTV:</b>	49.00%	77.00%
<b>CLTV:</b>	100.33%	100.00%
<b>AHPP:</b>	\$ 96,652	\$ 47,000
	County of Tuolumne	City of Oakland

For details on all of our programs, please visit our web site at [www.calhfa.ca.gov](http://www.calhfa.ca.gov)



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## Why should you become an AHPP partner?

- CalHFA offers a low interest rate, first mortgage loan to maximize affordability
- CalHFA will add your approved program to our web site and make it available to the public
- Helps your homebuyer qualify by lowering the overall monthly housing payment
- Reduce the amount of out-of-pocket down payment required

The application process to become an approved CalHFA AHPP partner is easy. For more details on how to become an approved partner, please visit our web site at: <http://www.calhfa.ca.gov/homeownership/nonprofits.htm>, or contact Denise Clark at 916.373.2533.

For details on all of our programs,  
please visit our web site at [www.calhfa.ca.gov](http://www.calhfa.ca.gov)



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