



Homeownership Program Bulletin

July 1, 2003

Program Bulletin #2003-18

To: CalHFA Approved Lenders

REVISED HIGH COST AREA HOME PURCHASE ASSISTANCE PROGRAM (HiCAP)

Effective July 1, 2003, this Program Bulletin revises CalHFA Program Bulletin #2002-24, dated June 21, 2002, "Revision to High Cost Area Home Purchase Assistance Program (HiCAP)". The program is currently available in the counties of Alameda, Contra Costa, San Francisco, San Mateo, Santa Clara and Sonoma. The purpose of this bulletin is to announce the addition of the following counties to the HiCAP program: San Diego and Ventura.

The HiCAP program is designed to assist first-time homebuyers in the highest housing cost areas of the state, and where demand for jobs-housing balance is greatest. The program is a combination of a CalHFA 30-year fixed rate first loan and a deferred payment, 30-year second loan up to \$25,000 for down payment assistance. The interest rate on the second loan is currently offered at 5% simple interest.

EFFECTIVE DATE OF LOAN RESERVATIONS

The revisions to the HiCAP program as described in this bulletin are effective with loan reservations made on or after July 1, 2003. Borrowers with pre-existing reservations (prior to July 1, 2003), who are purchasing a home in San Diego or Ventura county and wish to apply for the HiCAP Program, may add the HiCAP second loan to their existing reservation by notifying Homeownership Special Programs.

PROGRAM PURPOSE, USE AND TERMS

The HiCAP is designed to provide affordable financing to prospective eligible first-time homebuyers in the designated high cost areas who otherwise, without this assistance, would not be able to purchase a home. As mentioned above, the program is a combination of a CalHFA 30-year fixed rate first loan and a deferred payment, 30-year second loan up to \$25,000. The \$25,000 second loan can be used only for down payment and not closing costs.

Interest rates on the first loan are the CalHFA standard program interest rates for both new construction and existing resale homes. CalHFA Affordable Housing Partnership Program (AHPP) interest rates will apply for low-income borrowers who are utilizing other local agency subordinate financing that CalHFA has approved for use in conjunction with the HiCAP Program. Interest rates are subject to change and are announced under separate CalHFA Program Bulletins when applicable. The CalHFA website www.calhfa.ca.gov lists current interest rates along with other program information.

The HiCAP second is a 30-year deferred payment loan with a maximum principal amount up to \$25,000. The interest rate on the second is currently set at five percent (5%) per annum simple interest.

USED WITH CALHFA AND OTHER LOCAL HOUSING AGENCY SUBORDINATE FINANCING PROGRAMS

The HiCAP program may be combined with all other CalHFA subordinate loan programs. Additionally, CalHFA will permit the borrower to use other local agency subordinate financing to help in the acquisition of the home, provided the applicable subordinate financing has been previously approved under AHPP by CalHFA. Local agency down payment assistance programs must be subordinate to any CalHFA financing.

USED IN CONJUNCTION WITH THE EXTRA CREDIT TEACHER HOME PURCHASE PROGRAM (ECTP)

The HiCAP loan program may be used in conjunction with CalHFA's ECTP Program. This combination of the \$25,000 HiCAP second loan with the \$7,500 ECTP second loan creates a hybrid second loan up to \$32,500 for eligible teachers, administrators and staff members. When combining these seconds, lenders will use a special HiCAP/Extra Credit Teacher Deed of Trust (Dated 11/22/02) for the hybrid second loan with two notes: HPA Promissory Note (dated 11/22/02) and HPA Promissory Note - Extra Credit Teacher Program (Dated 12/15/02) both secured by the same Deed of Trust.

BORROWER ELIGIBILITY

All borrowers must be first-time homebuyers whose income does not exceed CalHFA income limits adjusted for county and family size. (See attachment for current income limits). Income limits are subject to change and will be announced by Program Bulletin when applicable, and are available on CalHFA's website. Homebuyers must purchase a home in one of the following designated high cost counties: Alameda, Contra Costa, San Diego, San Francisco, San Mateo, Santa Clara, Sonoma, or Ventura.

All first-time homebuyers must meet CalHFA first loan eligibility requirements. Please refer to the CalHFA Lender Program Manual-Rev. 5/03 for information on standard borrower and first loan eligibility requirements. This manual is periodically updated by Program Bulletins.

PROPERTY ELIGIBILITY

All properties must meet CalHFA's standard property eligibility requirements, including CalHFA sales price limits. Refer to the CalHFA Lender Program Manual-Rev. 5/03 for current requirements. Sales price limits are subject to change and will be announced by Program Bulletin when applicable, and are available on CalHFA's website. (See attachment for the current CalHFA sales price limits)

LOAN PROCESSING PROCEDURES

Loan delivery for the HiCAP will be accomplished in the same manner in which CalHFA operates its first and second loan programs. CalHFA approved lenders will reserve the HiCAP through the Lender Access System (LAS) by selecting the HiCAP option on the registration screen. The completely processed and underwritten loan will then be forwarded to CalHFA for compliance review and conditional approval. Please refer to the CalHFA Lender Program Manual for submission procedures and document requirements. The submission file should be clearly marked "HiCAP" on the outside cover of the loan file.

SUBMISSION OF LOAN PURCHASE DOCUMENTS

The lender may fund and close the loan after receiving CalHFA's Conditional Approval, and must forward all of the required purchase loan documents to CalHFA within 90 days of loan reservation for resale loans and 180 days for new construction loans. See Lender Program Manual Rev.-5/03 for a list of required documents for purchase. Upon receipt and acceptance of these completed purchase documents, CalHFA will process the loan for purchase.

First loans will be purchased separately from and prior to any and all subordinate CalHFA loans.

All CalHFA subordinate loans must reflect the Lender/Beneficiary and Trustee as CALIFORNIA HOUSING FINANCE AGENCY, a public instrumentality and a political subdivision of the State of California. Lenders will advance subordinate loan proceeds at the close of escrow on CalHFA's behalf, but will not be permitted to be listed as the Lender or Beneficiary on closing documents under any circumstances.

CalHFA will fund only the outstanding principal balance of the CalHFA second loan and any CalHFA junior loans. Accrued interest will not be funded upon purchase of junior loans by the Agency, since interest is deferred for the term of the loans (See the paragraph titled "Compensation to Lenders" below).

SERVICING

Lenders will be required to service-release the first loans to CalHFA and will receive a service-release fee. Currently, CalHFA pays service-release fees on first mortgage loans only of 75 basis points for VA loans, and 90 basis points for FHA and Conventional loans. The CalHFA second and any CalHFA junior loans also will be serviced directly by CalHFA due to the deferred payment structure, minimal servicing requirements and no servicing fee.

Repayment of the entire principal and interest on any CalHFA loan is due upon either of the following events: sale or transfer of the secured property; refinance or payoff of the first loan; borrower's failure to occupy the property as his/her principal residence; or upon the formal filing and recording of a Notice of Default (unless rescinded). Prepayment of the HiCAP second is permitted at any time. CalHFA does not charge prepayment penalties.

At the time the loans are accepted into CalHFA Loan Servicing, CalHFA will notify the borrower of the HiCAP first, second and any junior loan numbers and provide instructions to the borrower regarding procedures for prepayments of loans to be made directly to CalHFA.

COMPENSATION TO LENDERS

In addition to normal fees allowed for CalHFA first loans, lenders are permitted to charge the borrower or seller an additional \$250 for a CalHFA subordinate loan. The \$250 processing fee is to compensate lenders for all accrued interest from the date of recordation to date of purchase by CalHFA, plus cover the normal origination and processing costs for the subordinate loan. CalHFA will not pay a service-release fee for the HiCAP second loan since servicing fee income is not collected.

Questions regarding this bulletin should be directed to CalHFA, Homeownership Programs, at 1121 L Street, 7th Floor, Sacramento, CA 95814; by phone (916) 324-8088; by fax (916) 324-6589 by e-mail at homeownership@calhfa.ca.gov or visit CalHFA's website at: www.calhfa.ca.gov

Attachments

HiCAP Document List

CalHFA 1st Mortgage

CalHFA-Mortgage Insurance Services Promissory Note (Conventional Only) (12-15-02)
CalHFA-Mortgage Insurance Services Deed of Trust (Conventional Only) (12-15-02)

CalHFA 2nd Mortgage

HPA Promissory Note (11-22-02)
HPA Deed of Trust (11-22-02)

For use with Extra Credit Teacher Program

HPA Promissory Note – Extra Credit Teacher Program (12-15-02)
HiCAP/Extra Credit Teacher Deed of Trust (11-22-02)

Mortgage Submission Vouchers

MSV Part II (Purchase Submittal and Lender Certification) (12-15-02)
Subordinate Financing MSV (12-05-02)

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

4/8/03 (Corrected)

County	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	Non-Targeted	Targeted	Non-Targeted	Targeted
Alameda	\$ 441,964	\$ 540,178	\$ 366,575	\$ 448,036
Alpine	\$ 169,109	None	\$ 183,005	None
Amador	\$ 169,109	None	\$ 183,117	None
Butte	\$ 190,633	\$ 232,995	\$ 151,173	\$ 184,767
Calaveras	\$ 169,109	None	\$ 143,915	None
Colusa	\$ 169,109	None	\$ 143,915	None
Contra Costa	\$ 441,964	\$ 540,178	\$ 366,575	\$ 448,036
Del Norte	\$ 169,109	None	\$ 143,915	None
El Dorado	\$ 278,831	None	\$ 214,405	None
Fresno	\$ 172,214	\$ 210,484	\$ 131,474	\$ 160,690
Glenn	\$ 169,109	None	\$ 143,915	None
Humboldt	\$ 169,109	\$ 206,689	\$ 146,053	\$ 178,509
Imperial	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Inyo	\$ 169,109	None	\$ 195,543	None
Kern	\$ 169,109	\$ 206,689	\$ 107,847	\$ 131,813
Kings	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Lake	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Lassen	\$ 169,109	None	\$ 143,915	None
Los Angeles	\$ 346,916	\$ 424,008	\$ 298,071	\$ 364,309
Madera	\$ 172,214	\$ 210,484	\$ 131,474	\$ 160,690
Marin	\$ 561,970	None	\$ 568,714	None
Mariposa	\$ 169,109	None	\$ 143,915	None
Mendocino	\$ 169,109	\$ 206,689	\$ 226,413	\$ 276,727
Merced	\$ 182,807	\$ 223,431	\$ 148,100	\$ 181,012
Modoc	\$ 169,109	None	\$ 143,915	None
Mono	\$ 169,109	None	\$ 143,915	None
Monterey	\$ 445,588	\$ 544,608	\$ 389,251	\$ 475,751
Napa	\$ 340,549	None	\$ 259,677	None
Nevada	\$ 269,065	None	\$ 296,375	None
Orange	\$ 495,677	\$ 605,827	\$ 352,100	\$ 430,344
Placer	\$ 278,831	None	\$ 214,405	None
Plumas	\$ 169,109	None	\$ 143,915	None
Riverside	\$ 246,540	\$ 301,326	\$ 174,661	\$ 213,475
Sacramento	\$ 278,831	\$ 340,793	\$ 214,405	\$ 262,051
San Benito	\$ 431,410	None	\$ 331,066	None
San Bernardino	\$ 246,540	\$ 301,326	\$ 174,661	\$ 213,475
San Diego	\$ 405,725	\$ 495,887	\$ 328,325	\$ 401,286
San Francisco	\$ 561,970	\$ 686,852	\$ 568,714	\$ 695,094
San Joaquin	\$ 259,259	\$ 316,872	\$ 189,931	\$ 232,137
San Luis Obispo	\$ 311,422	\$ 380,640	\$ 319,242	\$ 390,184
San Mateo	\$ 561,970	None	\$ 568,714	None
Santa Barbara	\$ 293,736	\$ 359,010	\$ 315,641	\$ 385,783
Santa Clara	\$ 542,683	\$ 663,279	\$ 453,252	\$ 553,974
Santa Cruz	\$ 475,547	None	\$ 442,508	None
Shasta	\$ 182,222	\$ 222,716	\$ 139,575	\$ 170,591
Sierra	\$ 169,109	None	\$ 188,879	None
Siskiyou	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Solano	\$ 340,549	None	\$ 259,677	None
Sonoma	\$ 367,933	None	\$ 329,803	None
Stanislaus	\$ 231,533	\$ 282,985	\$ 166,320	\$ 203,280
Sutter	\$ 182,552	\$ 223,120	\$ 143,915	\$ 175,896
Tehama	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Trinity	\$ 169,109	\$ 206,689	\$ 143,915	\$ 175,896
Tulare	\$ 169,109	\$ 206,689	\$ 106,311	\$ 129,935
Tuolumne	\$ 183,452	None	\$ 179,519	None
Ventura	\$ 427,377	\$ 522,349	\$ 308,507	\$ 377,064
Yolo	\$ 242,262	\$ 296,098	\$ 234,734	\$ 286,898
Yuba	\$ 182,552	\$ 223,120	\$ 143,915	\$ 175,896

2003 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 5/30/03

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
ALAMEDA				
Moderate Income	\$ 76,600	\$ 88,090	\$ 76,600	\$ 88,090
Low Income	\$ 45,960	\$ 52,854	\$ 53,620	\$ 61,663
ALPINE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
AMADOR				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
BUTTE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
CALAVERAS				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
COLUSA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
CONTRA COSTA				
Moderate Income	\$ 76,600	\$ 88,090	\$ 76,600	\$ 88,090
Low Income	\$ 45,960	\$ 52,854	\$ 53,620	\$ 61,663
DEL NORTE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
EL DORADO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
FRESNO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
GLENN				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
HUMBOLDT				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
IMPERIAL				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
INYO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
KERN				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
KINGS				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
LAKE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
LASSEN				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
LOS ANGELES				
Moderate Income	\$ 60,360	\$ 70,420	\$ 60,360	\$ 70,420
Low Income	\$ 36,216	\$ 41,648	\$ 42,252	\$ 48,590
MADERA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607

2003 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 5/30/03

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
MARIN				
Moderate Income	\$ 91,500	\$ 105,225	\$ 91,500	\$ 105,225
Low Income	\$ 54,900	\$ 63,135	\$ 64,050	\$ 73,658
MARIPOSA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
MENDOCINO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
MERCED				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
MODOC				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
MONO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
MONTEREY				
Moderate Income	\$ 60,761	\$ 69,875	\$ 60,761	\$ 69,875
Low Income	\$ 36,457	\$ 41,925	\$ 42,533	\$ 48,913
NAPA				
Moderate Income	\$ 67,800	\$ 77,970	\$ 67,800	\$ 77,970
Low Income	\$ 40,680	\$ 46,782	\$ 47,460	\$ 54,579
NEVADA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
ORANGE				
Moderate Income	\$ 82,326	\$ 94,675	\$ 82,326	\$ 94,675
Low Income	\$ 49,396	\$ 56,805	\$ 57,628	\$ 66,272
PLACER				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
PLUMAS				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
RIVERSIDE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SACRAMENTO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SAN BENITO				
Moderate Income	\$ 67,100	\$ 77,165	\$ 67,100	\$ 77,165
Low Income	\$ 40,260	\$ 46,299	\$ 46,970	\$ 54,016
SAN BERNARDINO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SAN DIEGO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 36,180	\$ 41,607	\$ 42,210	\$ 48,542
SAN FRANCISCO				
Moderate Income	\$ 91,500	\$ 105,225	\$ 91,500	\$ 105,225
Low Income	\$ 54,900	\$ 63,135	\$ 64,050	\$ 73,658
SAN JOAQUIN				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SAN LUIS OBISPO				
Moderate Income	\$ 60,341	\$ 69,392	\$ 60,341	\$ 69,392
Low Income	\$ 36,205	\$ 41,635	\$ 42,239	\$ 48,575

2003 HOMEOWNERSHIP PROGRAM INCOME LIMITS

ATTACHMENT A

Effective 5/30/03

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	<u>1 or 2 Persons</u>	<u>3+ Persons</u>	<u>1 or 2 Persons</u>	<u>3+ Persons</u>
SAN MATEO				
Moderate Income	\$ 91,500	\$ 105,225	\$ 91,500	\$ 105,225
Low Income	\$ 54,900	\$ 63,135	\$ 64,050	\$ 73,658
SANTA BARBARA				
Moderate Income	\$ 60,600	\$ 69,690	\$ 60,600	\$ 69,690
Low Income	\$ 36,360	\$ 41,814	\$ 42,420	\$ 48,783
SANTA CLARA				
Moderate Income	\$ 105,500	\$ 121,325	\$ 105,500	\$ 121,325
Low Income	\$ 63,300	\$ 72,795	\$ 73,850	\$ 84,928
SANTA CRUZ				
Moderate Income	\$ 74,600	\$ 85,790	\$ 74,600	\$ 85,790
Low Income	\$ 44,760	\$ 51,474	\$ 52,220	\$ 60,053
SHASTA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SIERRA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SISKIYOU				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SOLANO				
Moderate Income	\$ 67,800	\$ 77,970	\$ 67,800	\$ 77,970
Low Income	\$ 40,680	\$ 46,782	\$ 47,460	\$ 54,579
SONOMA				
Moderate Income	\$ 71,500	\$ 82,225	\$ 71,500	\$ 82,225
Low Income	\$ 42,900	\$ 49,335	\$ 50,050	\$ 57,558
STANISLAUS				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
SUTTER				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
TEHAMA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
TRINITY				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
TULARE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
TUOLUMNE				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
VENTURA				
Moderate Income	\$ 73,600	\$ 84,640	\$ 73,600	\$ 84,640
Low Income	\$ 44,160	\$ 50,784	\$ 51,520	\$ 59,248
YOLO				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607
YUBA				
Moderate Income	\$ 60,300	\$ 69,345	\$ 60,300	\$ 69,345
Low Income	\$ 30,150	\$ 34,673	\$ 36,180	\$ 41,607

2003 FEDERAL INCOME LIMITS

ATTACHMENT B

USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

Effective 5/30/03

COUNTY NAME	NON-TARGETED AREAS		TARGETED AREAS	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
ALAMEDA	\$ 76,600	\$ 88,090	\$ 91,920	\$ 107,240
ALPINE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
AMADOR	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
BUTTE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
CALAVERAS	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
COLUSA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
CONTRA COSTA	\$ 76,600	\$ 88,090	\$ 91,920	\$ 107,240
DEL NORTE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
EL DORADO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
FRESNO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
GLENN	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
HUMBOLDT	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
IMPERIAL	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
INYO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
KERN	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
KINGS	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
LAKE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
LASSEN	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
LOS ANGELES	\$ 60,360	\$ 70,420	\$ 72,360	\$ 84,420
MADERA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MARIN	\$ 91,500	\$ 105,225	\$ 109,800	\$ 128,100
MARIPOSA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MENDOCINO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MERCED	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MODOC	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MONO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
MONTEREY	\$ 60,761	\$ 69,875	\$ 72,360	\$ 84,420
NAPA	\$ 67,800	\$ 77,970	\$ 81,360	\$ 94,920
NEVADA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
ORANGE	\$ 82,326	\$ 94,675	\$ 84,000	\$ 98,000
PLACER	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
PLUMAS	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
RIVERSIDE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SACRAMENTO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SAN BENITO	\$ 67,100	\$ 77,165	\$ 80,520	\$ 93,940
SAN BERNARDINO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SAN DIEGO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SAN FRANCISCO	\$ 91,500	\$ 105,225	\$ 109,800	\$ 128,100
SAN JOAQUIN	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SAN LUIS OBISPO	\$ 60,341	\$ 69,392	\$ 72,360	\$ 84,420
SAN MATEO	\$ 91,500	\$ 105,225	\$ 109,800	\$ 128,100
SANTA BARBARA	\$ 60,600	\$ 69,690	\$ 72,360	\$ 84,420
SANTA CLARA	\$ 105,500	\$ 121,325	\$ 126,600	\$ 147,700
SANTA CRUZ	\$ 74,600	\$ 85,790	\$ 89,520	\$ 104,440
SHASTA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SIERRA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SISKIYOU	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SOLANO	\$ 67,800	\$ 77,970	\$ 81,360	\$ 94,920
SONOMA	\$ 71,500	\$ 82,225	\$ 85,800	\$ 100,100
STANISLAUS	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
SUTTER	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
TEHAMA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
TRINITY	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
TULARE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
TUOLUMNE	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
VENTURA	\$ 73,600	\$ 84,640	\$ 88,320	\$ 103,040
YOLO	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420
YUBA	\$ 60,300	\$ 69,345	\$ 72,360	\$ 84,420

2003 Income Limits (Adjusted)