



# Homeownership Program Bulletin

**April 29, 2004**

**Program Bulletin #2004-12**

**To: CalHFA Approved Lenders**

## **UPDATED INCOME LIMITS HOMEOWNERSHIP PROGRAMS**

This bulletin supersedes the income limits provided in Program Bulletin #2004-09 dated March 26, 2004. Under the provisions of IRS Revenue Procedure #2004-24, CalHFA has updated calculations for high housing cost areas. These new calculations result in increases to the non-targeted area income limits for the following 11 counties: Alameda, Contra Costa, Napa, Nevada, Orange, San Benito, Santa Clara, Santa Cruz, Sonoma, Stanislaus, and Ventura.

These new limits may be utilized for all new reservations and for any new loans reserved against outstanding Forward Commitments effective at 8:00 a.m., April 30, 2004.

Attachment A shows the new applicable CalHFA low and moderate income limits for both new construction and existing resale housing in the non-targeted areas of each county. These limits should now be used to determine eligibility for CalHFA's first mortgage loan and the CHAP second mortgage loan programs.

Attachment B shows the applicable income limits for CalHFA first and CHAP second mortgages in Federally-designated targeted areas (See CalHFA's web page). The targeted area limits are for moderate income borrowers only. These limits are also used for calculating the Federal recapture provision and by Loan Servicers for assumptions of CalHFA loans.

For questions about this bulletin, contact CalHFA Homeownership Programs by phone 916.324.8088; by fax 916.324.6589; by email at [homeownership@calhfa.ca.gov](mailto:homeownership@calhfa.ca.gov) and you can always visit CalHFA's web site at: [www.calhfa.ca.gov](http://www.calhfa.ca.gov)

Please send all loan files and documents to:  
CalHFA Homeownership Programs  
1121 L Street, 7<sup>th</sup> Floor  
Sacramento, CA 95814

**2004 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/30/2004

COUNTY NAME	EXISTING RESALE		NEW CONSTRUCTION	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
<b>ALAMEDA</b>				
Moderate Income	\$ 99,360	\$ 115,920	\$ 99,360	\$ 115,920
Low Income	\$ 59,616	\$ 68,558	\$ 69,552	\$ 79,985
<b>ALPINE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>AMADOR</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>BUTTE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>CALAVERAS</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>COLUSA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>CONTRA COSTA</b>				
Moderate Income	\$ 99,360	\$ 115,920	\$ 99,360	\$ 115,920
Low Income	\$ 59,616	\$ 68,558	\$ 69,552	\$ 79,985
<b>DEL NORTE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>EL DORADO</b>				
Moderate Income	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
Low Income	\$ 38,460	\$ 44,229	\$ 46,152	\$ 53,075
<b>FRESNO</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>GLENN</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>HUMBOLDT</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>IMPERIAL</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>INYO</b>				
Moderate Income	\$ 62,640	\$ 73,080	\$ 62,640	\$ 73,080
Low Income	\$ 31,320	\$ 36,018	\$ 37,584	\$ 43,222
<b>KERN</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>KINGS</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>LAKE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>LASSEN</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>LOS ANGELES</b>				
Moderate Income	\$ 71,400	\$ 83,300	\$ 71,400	\$ 83,300
Low Income	\$ 42,840	\$ 49,266	\$ 49,980	\$ 57,477
<b>MADERA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125

**2004 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/30/2004

COUNTY NAME	<u>EXISTING RESALE</u>		<u>NEW CONSTRUCTION</u>	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
<b>MARIN</b>				
Moderate Income	\$ 113,100	\$ 130,065	\$ 113,100	\$ 130,065
Low Income	\$ 67,860	\$ 78,039	\$ 79,170	\$ 91,046
<b>MARIPOSA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>MENDOCINO</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>MERCED</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>MODOC</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>MONO</b>				
Moderate Income	\$ 70,920	\$ 82,740	\$ 70,920	\$ 82,740
Low Income	\$ 35,460	\$ 40,779	\$ 42,552	\$ 48,935
<b>MONTEREY</b>				
Moderate Income	\$ 72,960	\$ 85,120	\$ 72,960	\$ 85,120
Low Income	\$ 43,776	\$ 50,342	\$ 51,072	\$ 58,733
<b>NAPA</b>				
Moderate Income	\$ 88,680	\$ 103,460	\$ 88,680	\$ 103,460
Low Income	\$ 53,208	\$ 61,189	\$ 62,076	\$ 71,387
<b>NEVADA</b>				
Moderate Income	\$ 72,035	\$ 82,840	\$ 72,035	\$ 82,840
Low Income	\$ 36,018	\$ 41,420	\$ 43,221	\$ 49,704
<b>ORANGE</b>				
Moderate Income	\$ 90,720	\$ 105,840	\$ 90,720	\$ 105,840
Low Income	\$ 54,432	\$ 62,597	\$ 63,504	\$ 73,030
<b>PLACER</b>				
Moderate Income	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
Low Income	\$ 38,460	\$ 44,229	\$ 46,152	\$ 53,075
<b>PLUMAS</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>RIVERSIDE</b>				
Moderate Income	\$ 65,160	\$ 76,020	\$ 65,160	\$ 76,020
Low Income	\$ 32,580	\$ 37,467	\$ 39,096	\$ 44,960
<b>SACRAMENTO</b>				
Moderate Income	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
Low Income	\$ 38,460	\$ 44,229	\$ 46,152	\$ 53,075
<b>SAN BENITO</b>				
Moderate Income	\$ 86,280	\$ 100,660	\$ 86,280	\$ 100,660
Low Income	\$ 51,768	\$ 59,533	\$ 60,396	\$ 69,455
<b>SAN BERNARDINO</b>				
Moderate Income	\$ 65,160	\$ 76,020	\$ 65,160	\$ 76,020
Low Income	\$ 32,580	\$ 37,467	\$ 39,096	\$ 44,960
<b>SAN DIEGO</b>				
Moderate Income	\$ 82,200	\$ 95,900	\$ 82,200	\$ 95,900
Low Income	\$ 49,320	\$ 56,718	\$ 57,540	\$ 66,171
<b>SAN FRANCISCO</b>				
Moderate Income	\$ 113,100	\$ 130,065	\$ 113,100	\$ 130,065
Low Income	\$ 67,860	\$ 78,039	\$ 79,170	\$ 91,046
<b>SAN JOAQUIN</b>				
Moderate Income	\$ 66,120	\$ 77,140	\$ 66,120	\$ 77,140
Low Income	\$ 33,060	\$ 38,019	\$ 39,672	\$ 45,623
<b>SAN LUIS OBISPO</b>				
Moderate Income	\$ 74,040	\$ 86,380	\$ 74,040	\$ 86,380
Low Income	\$ 44,424	\$ 51,088	\$ 51,828	\$ 59,602

**2004 HOMEOWNERSHIP PROGRAM INCOME LIMITS**

**ATTACHMENT A**

Effective 4/30/2004

<u>COUNTY NAME</u>	<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>
<b>SAN MATEO</b>				
Moderate Income	\$ 113,100	\$ 130,065	\$ 113,100	\$ 130,065
Low Income	\$ 67,860	\$ 78,039	\$ 79,170	\$ 91,046
<b>SANTA BARBARA</b>				
Moderate Income	\$ 77,640	\$ 90,580	\$ 77,640	\$ 90,580
Low Income	\$ 46,584	\$ 53,572	\$ 54,348	\$ 62,500
<b>SANTA CLARA</b>				
Moderate Income	\$ 112,999	\$ 129,949	\$ 112,999	\$ 129,949
Low Income	\$ 67,799	\$ 77,969	\$ 79,099	\$ 90,964
<b>SANTA CRUZ</b>				
Moderate Income	\$ 93,840	\$ 109,480	\$ 93,840	\$ 109,480
Low Income	\$ 56,304	\$ 64,750	\$ 65,688	\$ 75,541
<b>SHASTA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>SIERRA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>SISKIYOU</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>SOLANO</b>				
Moderate Income	\$ 85,930	\$ 98,820	\$ 85,930	\$ 98,820
Low Income	\$ 51,558	\$ 59,292	\$ 60,151	\$ 69,174
<b>SONOMA</b>				
Moderate Income	\$ 89,520	\$ 104,440	\$ 89,520	\$ 104,440
Low Income	\$ 53,712	\$ 61,769	\$ 62,664	\$ 72,064
<b>STANISLAUS</b>				
Moderate Income	\$ 62,500	\$ 72,800	\$ 62,500	\$ 72,800
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>SUTTER</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>TEHAMA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>TRINITY</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>TULARE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>TUOLUMNE</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125
<b>VENTURA</b>				
Moderate Income	\$ 90,975	\$ 104,621	\$ 90,975	\$ 104,621
Low Income	\$ 54,585	\$ 62,773	\$ 63,683	\$ 73,235
<b>YOLO</b>				
Moderate Income	\$ 72,240	\$ 84,280	\$ 72,240	\$ 84,280
Low Income	\$ 36,120	\$ 41,538	\$ 43,344	\$ 49,846
<b>YUBA</b>				
Moderate Income	\$ 62,500	\$ 71,875	\$ 62,500	\$ 71,875
Low Income	\$ 31,250	\$ 35,938	\$ 37,500	\$ 43,125

## 2004 FEDERAL INCOME LIMITS

## ATTACHMENT B

## USE FOR RECAPTURE/LOAN ASSUMPTIONS/TARGETED AREAS

Effective 4/30/2004

COUNTY NAME	<u>NON-TARGETED AREAS</u>		<u>TARGETED AREAS</u>	
	1 or 2 Persons	3+ Persons	1 or 2 Persons	3+ Persons
ALAMEDA	\$ 99,360	\$ 115,920	\$ 99,360	\$ 115,920
ALPINE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
AMADOR	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
BUTTE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
CALAVERAS	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
COLUSA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
CONTRA COSTA	\$ 99,360	\$ 115,920	\$ 99,360	\$ 115,920
DEL NORTE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
EL DORADO	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
FRESNO	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
GLENN	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
HUMBOLDT	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
IMPERIAL	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
INYO	\$ 62,640	\$ 73,080	\$ 75,000	\$ 87,500
KERN	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
KINGS	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
LAKE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
LASSEN	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
LOS ANGELES	\$ 71,400	\$ 83,300	\$ 75,000	\$ 87,500
MADERA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
MARIN	\$ 113,100	\$ 130,065	\$ 135,720	\$ 158,340
MARIPOSA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
MENDOCINO	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
MERCED	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
MODOC	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
MONO	\$ 70,920	\$ 82,740	\$ 75,000	\$ 87,500
MONTEREY	\$ 72,960	\$ 85,120	\$ 75,000	\$ 87,500
NAPA	\$ 88,680	\$ 103,460	\$ 88,680	\$ 103,460
NEVADA	\$ 72,035	\$ 82,840	\$ 76,320	\$ 89,040
ORANGE	\$ 90,720	\$ 105,840	\$ 90,720	\$ 105,840
PLACER	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
PLUMAS	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
RIVERSIDE	\$ 65,160	\$ 76,020	\$ 75,000	\$ 87,500
SACRAMENTO	\$ 76,920	\$ 89,740	\$ 76,920	\$ 89,740
SAN BENITO	\$ 86,280	\$ 100,660	\$ 86,280	\$ 100,660
SAN BERNARDINO	\$ 65,160	\$ 76,020	\$ 75,000	\$ 87,500
SAN DIEGO	\$ 82,200	\$ 95,900	\$ 82,200	\$ 95,900
SAN FRANCISCO	\$ 113,100	\$ 130,065	\$ 135,720	\$ 158,340
SAN JOAQUIN	\$ 66,120	\$ 77,140	\$ 75,000	\$ 87,500
SAN LUIS OBISPO	\$ 74,040	\$ 86,380	\$ 75,000	\$ 87,500
SAN MATEO	\$ 113,100	\$ 130,065	\$ 135,720	\$ 158,340
SANTA BARBARA	\$ 77,640	\$ 90,580	\$ 77,640	\$ 90,580
SANTA CLARA	\$ 112,999	\$ 129,949	\$ 127,320	\$ 148,540
SANTA CRUZ	\$ 93,840	\$ 109,480	\$ 93,840	\$ 109,480
SHASTA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
SIERRA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
SISKIYOU	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
SOLANO	\$ 85,930	\$ 98,820	\$ 88,680	\$ 103,460
SONOMA	\$ 89,520	\$ 104,440	\$ 89,520	\$ 104,440
STANISLAUS	\$ 62,500	\$ 72,800	\$ 75,000	\$ 87,500
SUTTER	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
TEHAMA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
TRINITY	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
TULARE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
TUOLUMNE	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500
VENTURA	\$ 90,975	\$ 104,621	\$ 92,880	\$ 108,360
YOLO	\$ 72,240	\$ 84,280	\$ 75,000	\$ 87,500
YUBA	\$ 62,500	\$ 71,875	\$ 75,000	\$ 87,500