



Homeownership Program Bulletin

August 11, 2005

Program Bulletin #2005-21

To: CalHFA Approved Lenders

UPDATED SALES PRICE LIMITS Effective August 12, 2005

This bulletin supersedes Program Bulletin #2005-04, dated March 10, 2005. It provides updated sales price limits for new construction and resale homes for all California counties, with separate listings for targeted and non-targeted areas.

Tax Act rules allow the Agency to adopt average area purchase price limits based on the higher of FHA loan limits divided by 0.76 or a survey of actual sales transactions during the most recent year. This update reflects FHA loan limits as of August 4, 2005 and a survey of new construction and resale transactions for fiscal year 2004-05, ending June 30, 2005. The maximum sales price limits are set at 90% of the average area purchase price limits for non-Targeted Areas; 110% in federally-designated Targeted Areas.

The updated sales price limits in this bulletin show increases, or remained the same, as those that are currently in effect for all counties, except Alpine County, which has a decrease in new construction homes. Napa and Solano Counties have decreases in resale homes.

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 and you can always visit CalHFA's web site at: www.calhfa.ca.gov

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

Attachment

HOMEOWNERSHIP PROGRAM SALES PRICE LIMITS

Effective 8/12/05

County	<u>NEW CONSTRUCTION</u>		<u>RESALE</u>	
	Non-Targeted	Targeted	Non-Targeted	Targeted
Alameda	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
Alpine	\$ 370,534	None	\$ 370,534	None
Amador	\$ 365,625	None	\$ 365,625	None
Butte	\$ 298,125	\$ 364,375	\$ 298,125	\$ 364,375
Calaveras	\$ 370,125	None	\$ 370,125	None
Colusa	\$ 276,158	None	\$ 276,158	None
Contra Costa	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
Del Norte	\$ 219,375	None	\$ 219,375	None
El Dorado	\$ 370,534	None	\$ 370,534	None
Fresno	\$ 298,125	\$ 364,375	\$ 298,125	\$ 364,375
Glenn	\$ 220,500	None	\$ 220,500	None
Humboldt	\$ 309,375	\$ 378,125	\$ 309,375	\$ 378,125
Imperial	\$ 216,533	\$ 264,651	\$ 216,533	\$ 264,651
Inyo	\$ 354,375	None	\$ 354,375	None
Kern	\$ 270,000	\$ 330,000	\$ 270,000	\$ 330,000
Kings	\$ 225,000	\$ 275,000	\$ 225,000	\$ 275,000
Lake	\$ 264,375	\$ 323,125	\$ 264,375	\$ 323,125
Lassen	\$ 204,433	None	\$ 204,433	None
Los Angeles	\$ 586,566	\$ 716,914	\$ 491,208	\$ 600,366
Madera	\$ 303,750	\$ 371,250	\$ 303,750	\$ 371,250
Marin	\$ 592,765	None	\$ 569,633	None
Mariposa	\$ 365,625	None	\$ 365,625	None
Mendocino	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
Merced	\$ 356,625	\$ 435,875	\$ 356,625	\$ 435,875
Modoc	\$ 204,433	None	\$ 204,433	None
Mono	\$ 370,534	None	\$ 370,534	None
Monterey	\$ 562,949	\$ 688,049	\$ 571,286	\$ 698,238
Napa	\$ 623,463	None	\$ 514,559	None
Nevada	\$ 370,534	None	\$ 370,534	None
Orange	\$ 586,566	\$ 716,914	\$ 491,208	\$ 600,366
Placer	\$ 370,534	None	\$ 370,534	None
Plumas	\$ 303,750	None	\$ 303,750	None
Riverside	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
Sacramento	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
San Benito	\$ 623,873	None	\$ 571,356	None
San Bernardino	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
San Diego	\$ 494,401	\$ 604,267	\$ 510,488	\$ 623,930
San Francisco	\$ 592,765	\$ 724,491	\$ 569,633	\$ 696,218
San Joaquin	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
San Luis Obispo	\$ 486,430	\$ 594,526	\$ 477,371	\$ 583,453
San Mateo	\$ 592,765	None	\$ 569,633	None
Santa Barbara	\$ 421,974	\$ 515,746	\$ 618,516	\$ 755,964
Santa Clara	\$ 623,873	\$ 762,511	\$ 571,356	\$ 698,324
Santa Cruz	\$ 498,614	None	\$ 611,946	None
Shasta	\$ 274,500	\$ 335,500	\$ 274,500	\$ 335,500
Sierra	\$ 204,433	None	\$ 204,433	None
Siskiyou	\$ 263,250	\$ 321,750	\$ 263,250	\$ 321,750
Solano	\$ 455,153	None	\$ 366,257	None
Sonoma	\$ 594,747	None	\$ 474,691	None
Stanislaus	\$ 365,625	\$ 446,875	\$ 365,625	\$ 446,875
Sutter	\$ 297,000	\$ 363,000	\$ 297,000	\$ 363,000
Tehama	\$ 204,433	None	\$ 204,433	None
Trinity	\$ 236,250	\$ 288,750	\$ 236,250	\$ 288,750
Tulare	\$ 241,875	\$ 295,625	\$ 241,875	\$ 295,625
Tuolumne	\$ 322,875	None	\$ 322,875	None
Ventura	\$ 692,453	\$ 846,331	\$ 520,628	\$ 636,323
Yolo	\$ 370,534	\$ 452,874	\$ 370,534	\$ 452,874
Yuba	\$ 297,000	\$ 363,000	\$ 297,000	\$ 363,000