



Homeownership Program Bulletin

January 08, 2018

Program Bulletin #2018-04

To: CalHFA Approved Lenders

Leasehold Estates and Community Land Trusts

Effective for all reservations on or after Thursday, February 1, 2018 CalHFA will accept Leasehold Estate Properties and Community Land Trust Properties as defined below:

Leasehold Estate Properties

A Leasehold Estate is an estate or interest in real property by which the owner gives another pursuant to written agreement the right to occupy or use their land for a period of time as long as the conditions of the agreement are met.

- Can be used with all CalHFA FHA and Conventional Loan Programs
- Must follow FHA or Fannie Mae guidelines
- All Leasehold Estate documentation must be submitted to Lakeview Loan Servicing at time of purchase for review and approval

Community Land Trust Properties

CalHFA has partnered with the California Community Land Trust Network (CA CLTN). A Community Land Trust (CLT) is a nonprofit organization governed by a board that holds onto real estate to ensure permanent affordable housing opportunities for families and communities. Similar to owners of Leasehold Estate Properties, a CLT gives another pursuant to written agreement the right to occupy or use CLT land for a period of time as long as the conditions of the agreement are met.

- CLT loans will only be accepted from CA CLTN approved lenders. [Click here for the list](#)
- Can only be used with CalHFA Conventional Loan Program
- Can be combined with either the MyHome or the School Teacher and Employee Assistance Program (School Program)
- Must follow Fannie Mae guidelines
- MyHome and School Program loan amounts will be based on the leasehold sales price, including any enforceable restrictions on future re-sale prices
- All CLT documentation must be submitted to Lakeview Loan Servicing at time of purchase for review and approval

For questions about this bulletin, contact CalHFA Single Family Lending Programs 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.