



Single Family Lending Program Bulletin

June 17, 2019

Program Bulletin #2019-15

To: CalHFA Approved Lenders

CalHFA to Offer the HUD Section 184 Loan Option on its FHA Loan Programs

CalHFA is pleased to announce the addition of HUD's Section 184 Indian Home Loan Guarantee Program to its CalHFA FHA and CalPLUS FHA with ZIP loan programs, starting September 5, 2019. The section 184 program can also be layered with the MyHome or School Teacher and Employee Assistance Program. CalHFA's first-time homebuyer requirement for the MyHome and School Programs will be waived for this program.

Program Highlights:

- LTV/CLTV: 96.5%/105%
- Credit Score: 640
- Debt to Income (DTI): 45.00%
- Eligible Lenders: CalHFA-approved lenders must also be a [HUD-approved Section 184 lender](#)
- Eligible properties: 1-unit properties in any [Section 184 eligible area](#) within California
- Loan Limits: Follow [Section 184 posted loan limits by county](#)
- Underwriting: Manual underwriting is required as opposed to automated decision-making tools. Please see [HUD's Lenders Section 184 Resource page](#) for details

All details of HUD's Section 184 Loan Guarantee Program can be found on its [Section 184 Indian Home Loan Guarantee Program webpage](#).

CalHFA updated [FHA Program Handbooks](#) reflecting the addition of the Section 184 loan program will be available on our website September 2, 2019.

For questions about this bulletin, contact CalHFA Single Family Lending 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 www.calhfa.ca.gov/homeownership.

See Program Bulletin 2019-15