



Single Family Lending Program Bulletin

March 4, 2024

Program Bulletin #2024-05

To: CalHFA Approved Lenders

Dream For All Pre-Registration Portal

CalHFA is updating the loan reservation process for Phase 2 of the CalHFA Dream For All Shared Appreciation Loan Program (DFA) to provide more time to access the program and ensure an equitable geographic distribution of funds. CalHFA anticipates that demand for Dream For All Phase 2 will exceed available funding and will use a randomized selection process to issue vouchers for a DFA loan. Applicants will apply for a DFA Voucher through a pre-registration portal. Voucher recipients will then have 90 days to shop for a home, enter into a contract to purchase a home, and for the lender to reserve the loan through CalHFA's Mortgage Access System (MAS).

CalHFA will allocate available funds to nine geographic regions. Each region's allocation will be based on the number of households in that region and DFA vouchers will be issued based on the available funds in each region. The applicant's current address will determine which region their application will be placed in for the random selection process.

1. Bay Area – Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano and Sonoma Counties
2. Capital – El Dorado, Placer, Sacramento, and Yolo Counties
3. Central Coast – Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz and Ventura Counties
4. Central Valley – Fresno, Kern, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare Counties
5. Inland Empire – Imperial, Riverside and San Bernardino Counties
6. Los Angeles – Los Angeles County
7. Orange County – Orange County
8. Rural Areas – Alpine, Amador, Butte, Calaveras, Colusa, Del Norte, Glenn, Humboldt, Inyo, Lake, Lassen, Mariposa, Mendocino, Modoc, Mono, Nevada, Plumas, Shasta, Sierra, Siskiyou, Sutter, Tehama, Trinity, Tuolumne and Yuba Counties
9. San Diego – San Diego County

The DFA pre-registration portal will open on Wednesday April 3, 2024, and will accept applications until 5 p.m. PDT on Monday April 29th, 2024.

Voucher applicants should follow these steps to register:

1. Work with a CalHFA Approved Lender to get pre-approved for the DFA Program. The lender will complete and sign the [CalHFA DFA Lender Pre-Approval Letter](#).
2. Create an account in the [DFA Pre-registration Portal](#) and apply between April 3 and April 29, 2024. Only one application may be submitted per household. Duplicate applications will be immediately removed from the random selection process.
3. Complete the online DFA Voucher application and upload the following required documents:
 - CalHFA DFA Lender Pre-Approval Letter
 - Government ID: Passports, driver's license, state-issued ID, military ID, permanent residence cards, visas or employment authorization documents
 - Proof of current address: Government ID, utility bill, cell phone bill, insurance bill, voter registration or car registration
 - Foster care documentation (if applicable): Foster Care Verification Form/Letter or court documents
4. Complete the following certifications:
 - At least one applicant is a current resident of California
 - All applicants are first-time homebuyers
 - At least one applicant is a first-generation homebuyer
 - Applicant(s) have received a DFA Pre-Approval Letter and that all applicants meet CalHFA guidelines including income limits for the county in which the borrower intends to purchase a home.
 - This is the only application submitted for this household
 - All information submitted is true and correct under penalty of perjury
5. The DFA Voucher application will require information for both parents of the designated first-generation borrower including:
 - Name
 - Date of birth
 - Date of death (if applicable)
 - Current address
6. Submit the application in the DFA pre-registration portal.

Once the voucher application is submitted, the following steps will take place:

1. CalHFA will use a third-party to randomly select applications that meet eligibility requirements to receive a DFA voucher and establish a waitlist in each region.
2. CalHFA will audit applications to verify eligibility and ensure that information submitted via the pre-registration portal is true and correct:
 - Additional information or documentation to establish the parent relationship may be required. This may include birth certificates, school records or hospital records.

- Fraudulent applications may be referred to the California Department of Justice for potential criminal prosecution. Aiding and abetting fraud is a felony and could result in criminal liability. Allegations of fraud may also be referred to relevant state licensing authorities.
3. Applicant will receive notification of updated application status via email.
 - Selected for Voucher
 - Waitlisted
 - Not Selected for Voucher
 - Additional information needed. Applicants will have a limited window of time to respond to requests for additional information.
 4. Voucher recipients will have up to 90 days to shop for a home, enter into a purchase contract for a home and have their CalHFA approved lender reserve their loan in MAS. All DFA loans must be reserved in MAS before the voucher expiration date and time identified on the DFA Voucher.

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 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.