



Single Family Lending Program Bulletin

May 16, 2024

Program Bulletin #2024-06

To: CalHFA Approved Lenders

Updated 80% AMI income limits to determine Low Income eligibility

CalHFA has aligned with Fannie Mae's [Selling Notice](#) dated May 13, 2024, regarding Area Median Income limits for 2024.

The new income limits are effective May 19, 2024. Please use the [Fannie Mae lookup tool](#) to determine if a file meets Low Income (LI) eligibility. To determine Standard Rate eligibility please continue to use the CalHFA published [income limits](#).

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| Conventional Loan Programs effective date | Desktop Underwriter® (DU®) case files with a first submission date on or after May 19, 2024. Loan casefiles with a first submission date prior to May 19, 2024 will continue to use the 2023 limits. |
| Government Loan Programs effective date | CalHFA reservation date on or after May 19, 2024. Reservations prior to May 19, 2024 will continue to use the 2023 limits. |

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.