

Oakland CalHome Mortgage Assistance Program Program Description

PURPOSE	The Oakland CalHome Mortgage Assistance Loan Program is a City of Oakland program that provides down-payment gap financing to assist low income buyers in the purchase or acquisition and rehabilitation of 1-unit homes.																		
RESIDENCY	<ul style="list-style-type: none"> Applicant household has a qualifying Oakland resident, worker, student, or returning displacee. 																		
LOCATION	<ul style="list-style-type: none"> The property must be in the City of Oakland. 																		
USE	<ul style="list-style-type: none"> Down payment assistance to fill the gap necessary to arrive at an affordable payment. May be applied to assist rehab acquisition purchases utilizing a renovation first mortgage. 																		
MAX LOAN	<ul style="list-style-type: none"> \$200,000, up to 30% of sale price. 																		
INTEREST RATE	<ul style="list-style-type: none"> 3% simple interest 																		
MAX PRICE OR VALUE	<ul style="list-style-type: none"> \$1,400,000 sale price, or for acquisition rehab purchases, the appraisal's "post-rehab" value. This figure is current as of May 2024 and is updated periodically per program guidelines to reflect Alameda county median sales price of SFRs. 																		
BUYER CONTRIB	<ul style="list-style-type: none"> Buyer must contribute 3% to down payment and/or closing costs. For Section 8 participants and those up to 50% AMI, a reduced 1% contribution applies. 																		
LTV/CLTV	<ul style="list-style-type: none"> Maximum CLTV is 100%. See manual section "Eligible First Mortgages" for more. 																		
RATIO CAPS	<ul style="list-style-type: none"> Minimum 25% front end, and max 45% back end. 																		
SECURITY	<ul style="list-style-type: none"> Deed of Trust (includes FHA clause 4.12) 																		
LOAN COSTS	<ul style="list-style-type: none"> \$262.50 Program Application Processing Fee to City of Oakland (updated periodically). Third party costs: title insurance, a one-year home warranty policy, recording fee, notary fee, a home inspection, and a lender's appraisal report. 																		
PAYMENT TERMS	<ul style="list-style-type: none"> No Periodic Payments are due, voluntary payments are accepted with no penalty. Loan must be repaid upon the end of the 30 year term, the sale or transfer of title of property, or when the property is no longer owner-occupied, whichever comes first. 																		
FINANCING, LIEN POSITION & TITLE	<ul style="list-style-type: none"> All persons on title to the property must be Borrowers on the program loan note. Takes second position junior to a performing (first) mortgage to cover the affordability gap. Case by case basis for exceptions with advance request and justification. A title policy is required. The loan is not assumable (some limited transfer exceptions apply). Refinancing is permitted within specified terms. 																		
OCCUPANCY	<ul style="list-style-type: none"> Borrower must reside at the property as their primary residence throughout the term. No renting is permitted. 																		
INCOME LIMITS	<ul style="list-style-type: none"> Annual income may be up to 80% of the area median income (AMI) adjusted by household size. Income of all household members 18 years or older are considered to determine income eligibility. <p>Table below shows 2024-2025 limits. The current limits are at oaklandca.gov/topics/cal-home-program.</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Persons in Household</th> <th style="text-align: center;">1</th> <th style="text-align: center;">2</th> <th style="text-align: center;">3</th> <th style="text-align: center;">4</th> <th style="text-align: center;">5</th> <th style="text-align: center;">6</th> <th style="text-align: center;">7</th> <th style="text-align: center;">8</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">80% AMI Income Cap</td> <td style="text-align: center;">\$84,600</td> <td style="text-align: center;">96,650</td> <td style="text-align: center;">108,750</td> <td style="text-align: center;">120,800</td> <td style="text-align: center;">130,500</td> <td style="text-align: center;">130,100</td> <td style="text-align: center;">149,800</td> <td style="text-align: center;">159,500</td> </tr> </tbody> </table>	Persons in Household	1	2	3	4	5	6	7	8	80% AMI Income Cap	\$84,600	96,650	108,750	120,800	130,500	130,100	149,800	159,500
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INSURANCE	<ul style="list-style-type: none"> Borrower must maintain Homeowners Insurance in amount at least equal to the replacement value of the improvements Insurance must name City of Oakland as an additional loss payee. 																		
LOAN SERVICING	<ul style="list-style-type: none"> Post completion, and through payoff, the loan is serviced and monitored by City staff. Owner will respond to annual occupancy compliance monitoring inquiries. 																		

Terms effective May 10, 2024. For current program terms visit <https://www.oaklandca.gov/topics/cal-home-program>. Consult the program manual for details.