



CALIFORNIA MIDDLE-CLASS HOMEOWNERSHIP & FAMILY HOME CONSTRUCTION ACT

- Establishes middle-class homeownership loans to make home financing more affordable for the purchase of a newly constructed home, with no cost to taxpayers
 - Authorizes \$25 billion in revenue bonds to make affordable downpayment assistance loans available to qualified Californians for purchase of eligible homes
 - Protects taxpayers by requiring bonds to be repaid entirely by home buyers
 - Addresses California's housing affordability crisis by encouraging new single-family home construction, bridging the economic gap and removing barriers to homeownership, and creating new homeownership opportunities for middle-class families
 - Build 100,000-150,00 new homes, generating significant economic benefits throughout the state
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Eligibility for homeownership loans

- California residents only, must live in the home, and provide at least 3% cash down
- Borrower/homeowner must make monthly payments and repay loan if home is sold or refinanced
- Borrower may qualify for loan through cashflow analysis rather than relying exclusively on traditional credit score

Implementation & Oversight

- CalHFA administers the program and sets loan terms to ensure full repayment of bond proceeds and coverage of program costs
- CalHFA to establish consumer protection standards for loan fees and underwriting practices, and disclosure requirements;
- Requires consumer protections, including limits on bank fees and annual independent audits of bond proceeds to ensure transparency and accountability