# Article information:

California has paused its loans for first-time home buyers - Los Angeles Times
<https://www.latimes.com/california/story/2023-04-08/california-has-already-run-out-of-cash-to-help-first-time-home-buyers-heres-what-happened>

# Article summary:

1. California's loan program for first-time home buyers, offering up to 20% of the purchase price, has run out of funds after just two weeks.

2. The program was designed to recycle money for loans, but this will not begin until the original loans are repaid.

3. Borrowers were required to complete a home buyer education and counseling course and a free online course specifically for shared appreciation loans to receive a loan.

# Article rating:

Appears moderately imbalanced: The article provides some useful information, but is missing several important points or pieces of evidence that would be required to present the discussed topics in a balanced and reliable way. You are encouraged to seek a more balanced perspective on the presented issues by exploring the provided research topics and looking at different information sources.

# Article analysis:

The article from the Los Angeles Times provides a detailed overview of California's Dream for All Shared Appreciation loan program, which offers qualified first-time buyers up to 20% of the purchase price of a house or condominium. However, the article fails to provide a balanced view of the program and its potential drawbacks.

One-sided reporting is evident in the article's failure to explore counterarguments against the program. For instance, while the loan does not accrue interest like an ordinary loan, borrowers are required to pay back 20% of any increase in their home's value when they sell or refinance it. This means that borrowers may end up paying more than they would have with a traditional mortgage if their home appreciates significantly.

The article also fails to note possible risks associated with the program. For example, if home values decline, borrowers may owe more on their loans than their homes are worth. Additionally, borrowers who default on their loans could face foreclosure and lose their homes.

The article also contains promotional content for CalHFA's website and updates. While it is useful information for those interested in signing up for updates on when the program will start again, it is unnecessary information for readers seeking unbiased reporting.

Furthermore, there is no mention of potential biases in the reporting. The author does not disclose any conflicts of interest or affiliations with CalHFA or other organizations involved in the program.

In conclusion, while the article provides valuable information about California's Dream for All Shared Appreciation loan program, it lacks balance and critical analysis. The author should have explored potential drawbacks and risks associated with the program and disclosed any biases or conflicts of interest.

# Topics for further research:

* Risks associated with shared appreciation loans
* Drawbacks of California's Dream for All program
* Alternatives to shared appreciation loans for first-time homebuyers
* Foreclosure risks for borrowers of shared appreciation loans
* Impact of declining home values on shared appreciation loans
* Criticisms of shared appreciation loans as a solution for affordable housing

# Report location:

<https://www.fullpicture.app/item/2ece3b9fff8d5d69a6d584b0ed9a7df1>