

**City of Tustin**  
**Affordable Housing Programs**  
**2025 HCD Income Limits**  
**Published April 23, 2025**  
**(Villages of Columbus)**

<b>People in Household/</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>
<b>Median Income Level</b>	<b>\$ 95,600</b>	<b>\$ 109,300</b>	<b>\$ 122,950</b>	<b>\$ 136,600</b>	<b>\$ 147,550</b>	<b>\$ 158,450</b>	<b>\$ 169,400</b>	<b>\$ 180,300</b>
<b>Very-Low-Income:</b>	<b>\$ 59,250</b>	<b>\$ 67,700</b>	<b>\$ 76,150</b>	<b>\$ 84,600</b>	<b>\$ 91,400</b>	<b>\$ 98,150</b>	<b>\$ 104,950</b>	<b>\$ 111,700</b>
<b>Low-Income-Tier 1:</b> Greater than Very-Low and not to exceed 70% of Median Income	<b>\$ 66,920</b>	<b>\$ 76,510</b>	<b>\$ 86,065</b>	<b>\$ 95,620</b>	<b>\$ 103,285</b>	<b>\$ 110,915</b>	<b>\$ 118,580</b>	<b>\$ 126,210</b>
<b>Low-Income-Tier 2:</b>	<b>\$ 94,750</b>	<b>\$ 108,300</b>	<b>\$ 121,850</b>	<b>\$ 135,350</b>	<b>\$ 146,200</b>	<b>\$ 157,050</b>	<b>\$ 167,850</b>	<b>\$ 178,700</b>
<b>Moderate Income-Tier 1:</b> Greater than 80% of Median Income and does not exceed 110% of Median Income	<b>\$ 105,160</b>	<b>\$ 120,230</b>	<b>\$ 135,245</b>	<b>\$ 150,260</b>	<b>\$ 162,305</b>	<b>\$ 174,295</b>	<b>\$ 186,340</b>	<b>\$ 198,330</b>
<b>Moderate Income-Tier 2:</b>	<b>\$ 114,750</b>	<b>\$ 131,100</b>	<b>\$ 147,500</b>	<b>\$ 163,900</b>	<b>\$ 177,000</b>	<b>\$ 190,100</b>	<b>\$ 203,250</b>	<b>\$ 216,350</b>

Income levels were published by the California Department of Housing and Community Development - April 23, 2025