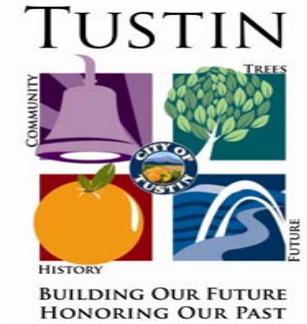


City of Tustin – Affordable Housing (Available for Ownership)



2020 Income Guidelines- Orange County

People In Household	1	2	3	4	5	6	7	8
<i>Median Income Level</i>	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250	\$119,500	\$127,700	\$135,950
<i>Very-Low-Income: 50% of</i>	\$36,050	\$41,200	\$46,350	\$51,500	\$55,625	\$59,750	\$63,850	\$67,975
<i>Low-Income: 80% of Median</i>	\$57,680	\$65,920	\$74,160	\$82,400	\$89,000	\$95,600	\$102,160	\$108,760
<i>Moderate-Income: 120% of</i>	\$86,520	\$98,880	\$111,240	\$123,600	\$133,500	\$143,400	\$153,240	\$163,140

Income Levels were published by the California Department of Housing and Community Development - April 30, 2020

Notes:

The income levels listed above represent the maximum income that a family can earn based on family size. Families with incomes that exceed the amounts listed above do not qualify.

1. While the minimum down payment required is 3% of the affordable sales price, in most cases, additional funds are required to keep housing cost within guidelines.
2. Total housing cost (principal, interest, taxes, HOA and utility allowance) cannot exceed 35% or be below 28% of moderate or exceed 30% of very-low or low-income family gross income.
3. The homebuyer may not own any other residential property at the close of escrow.
4. The affordable sales price calculation is based on the following:
 - One-bedroom unit is based on a household size of two.
 - Two-bedroom unit is based on a household size of three.
 - Three-bedroom unit is based on a household size of four.
5. The homebuyer must live in the unit as his/her principal residence and the unit may not be rented or leased. An annual monitoring process is required to verify occupancy.
6. The Affordable Housing Covenants remain on the property for 45 years. If the owner sells during the 45-year period, the unit must be sold to a household at the same income level of the original purchaser.

The following tiered income levels only apply if a property is located in the Villages of Columbus Housing Project. This includes the Camden, Cambridge and Clarendon developments.

2020 Income Guidelines- Orange County (Villages of Columbus Properties)

People In Household	1	2	3	4	5	6	7	8
<i>Median Income Level</i>	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250	\$119,500	\$127,700	\$135,950
<i>Very Low - Income: 50% of Median Income</i>	\$36,050	\$41,200	\$46,350	\$51,500	\$55,625	\$59,750	\$63,850	\$67,975
<i>Low Income - Tier 1: Greater than Very-Low and not to exceed 70% of Median Income</i>	\$50,470	\$57,680	\$64,890	\$72,100	\$77,875	\$83,650	\$89,390	\$95,165
<i>Low Income - Tier 2: Greater than 70% of Median Income and does not exceed 80% of Median Income</i>	\$57,680	\$65,920	\$74,160	\$82,400	\$89,000	\$95,600	\$102,160	\$108,760
<i>Moderate Income - Tier 1: Greater than 80% of Median Income and does not exceed 110% of Median Income</i>	\$79,310	\$90,640	\$101,970	\$113,300	\$122,375	\$131,450	\$140,470	\$149,545
<i>Moderate Income - Tier 2: Greater than 110% of Median Income and does not exceed 120% of Median Income</i>	\$86,520	\$98,880	\$111,240	\$123,600	\$133,500	\$143,400	\$153,240	\$163,140

Income Levels were published by the California Department of Housing and Community Development - April 30, 2020

City of Tustin Affordable Properties

L3 - Moderate

	Street Address	Project Name	Bedrooms	Baths	Garage Spaces	Levels in Unit	Square Feet	Sales Contact	Tier Level	Affordable Sales Price
1	1150 Meridian Way	Tustin Field II (Laing)	3	3	2	2	1,809	Kevin Whitney KevinWhitney@KW.com		\$491,800

* Please note that the actual listed price of a property as shown above may differ from the current "Affordable Sales Price" for a specified property. The "Affordable Sales Price" represents the original amount that the homeowner determined to list their property for. In many cases, changes have been made to the "Affordable Sales Price" of homes which may not be reflected within this report. Any questions regarding the sale of a property, including the current sales price, should be directed toward the homeowner or the agent.

Any general questions regarding the City of Tustin's Affordable Housing Program should be directed to Janine Hernandez @ (714) 573-3133.

The information above was provided by the homeowner and/or agent and is subject to change without notice.

City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City	
93358210		1150 Meridian Way				Tustin	
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:
92782-	3	3	2	2	1,809	L3 - Moderate	

Project Name

Tustin Field II (Laing)

Affordable Sales Price

\$491,800

Amenities

Updated granite countertops in both kitchen and bathrooms. New dishwasher and microwave. New faucet fixtures in the kitchen and bathrooms. Plantation shutters throughout the home.

Sales Contact

Kevin Whitney
KevinWhitney@KW.com

