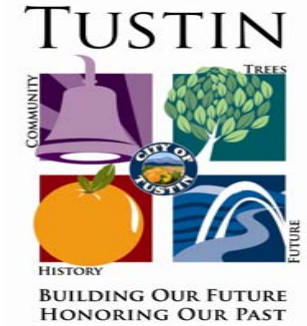


City of Tustin – Affordable Housing (Available for Ownership)



2012 Income Guidelines- Orange County

People In Household	1	2	3	4	5	6	7
Median Income Level	\$59,700	\$68,250	\$76,750	\$85,300	\$92,100	\$98,950	\$105,750
Very-Low-Income: 50% of Median Income	\$29,850	\$34,125	\$38,375	\$42,650	\$46,050	\$49,475	\$52,875
Low-Income: 80% of Median Income	\$47,760	\$54,600	\$61,400	\$68,240	\$73,680	\$79,160	\$84,600
Moderate-Income: 120% of Median Income	\$71,640	\$81,900	\$92,100	\$102,360	\$110,520	\$118,740	\$126,900

Income Levels were published by the California Department of Housing and Community Development - February 2012

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.

2012 Income Guidelines- Orange County (Villages of Columbus Properties)

People In Household	1	2	3	4	5	6	7
<i>Median Income Level</i>	\$59,700	\$68,250	\$76,750	\$85,300	\$92,100	\$98,950	\$105,750
<i>Very Low - Income: 50% of Median Income</i>	\$29,850	\$34,125	\$38,375	\$42,650	\$46,050	\$49,475	\$52,875
<i>Low Income - Tier 1: Greater than Very-Low and not to exceed 70% of Median Income</i>	\$41,790	\$47,775	\$53,725	\$59,710	\$64,470	\$69,265	\$74,025
<i>Low Income - Tier 2: Greater than 70% of Median Income and does not exceed 80% of Median Income</i>	\$47,760	\$54,600	\$61,400	\$68,240	\$73,680	\$79,160	\$84,600
<i>Moderate Income - Tier 1: Greater than 80% of Median Income and does not exceed 110% of Median Income</i>	\$65,670	\$75,075	\$84,425	\$93,830	\$101,310	\$108,845	\$116,325
<i>Moderate Income - Tier 2: Greater than 110% of Median Income and does not exceed 120% of Median Income</i>	\$71,640	\$81,900	\$92,100	\$102,360	\$110,520	\$118,740	\$126,900

City of Tustin Affordable Properties

L3 - Moderate

	Street Address	Project Name	Bedrooms	Bathrooms	Garage Spaces	Levels in Unit	Square Feet	Sales Contact	Tier Level	Affordable Sales Price *
1	14548 Newport Ave., #2	Arbor Walk (Olson)	3	2.5	2	3	1,460	David Yang (949)-439-8806	N/A	\$319,950
2	15535 Azalea Drive	CG - Clarendon (Lyon)	3	2	2	2	1,217	Owner (714)-417-8924	1	\$340,707
3	15207 Greenville Way	CS - Camden (Lennar)	2	2.5	2	3	1,560	Candice Ou (714)-350-1652	1	\$299,250
4	133 Liberty Street	Tustin Field I (Laing)	3	3	2	3	1,379	Leslie Tyhurst (714)-403-3065	N/A	\$353,885
5	33 Lookout Lane	Tustin Field I (Laing)	2	2	2	3	1,225	Michelle Delgado (760)-579-9922 michelle@shelldelhomes.com	N/A	\$311,370
6	94 Liberty Street	Tustin Field I (Laing)	3	2	2	3	1,379	Owner (949)-350-3921	N/A	\$353,885
7	83 Liberty Street	Tustin Field I (Laing)	3	3	2	3	1,379	Owner-Eugene Kang (714)-745-9362	N/A	\$353,885
8	1209 Aviator Lane South	Tustin Field II (Laing)	3	3	2	2	1,850	Ha Le (949)-241-3995 hahle@yahoo.com	N/A	\$376,174

* 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 Sesar Morfin @ (714) 573-3117.

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		
93935613		14548 Newport Ave., #2				Tustin		
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:	
92780-	3	2.5	3	2	1,460	L3 - Moderate	N/A	
Project Name						<input type="text"/>	<input type="text"/>	<input type="text"/>
Arbor Walk (Olson)								
Affordable Sales Price						<input type="text"/>	<input type="text"/>	<input type="text"/>
\$319,950								
Amenities						<input type="text"/>	<input type="text"/>	<input type="text"/>
Sales Contact						<input type="text"/>	<input type="text"/>	<input type="text"/>
David Yang (949)-439-8806								

City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City	
93358365		15535 Azalea Drive				Tustin	
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:
92782-	3	2	2	2	1,217	L3 - Moderate	1
Project Name							
CG - Clarendon (Lyon)							
Affordable Sales Price							
\$340,707							
Amenities							
Junior Olympic-Sized Swimming Pool, Spa, Clubhouse, Basketball Courts, Playground, Parks and BBQ Grills.							
Sales Contact							
Owner (714)-417-8924							



City of Tustin Affordable Properties

Assessor Parcel Number			Street Address			City	
93382461			15207 Greenville Way			Tustin	
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:
92782-	2	2.5	3	2	1,560	L3 - Moderate	1

Project Name

CS - Camden (Lennar)

Affordable Sales Price

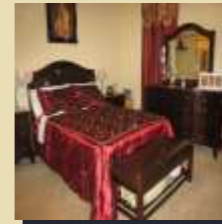
\$299,250

Amenities

Gorgeous, Large Townhome in the Prestigious Tustin Community near The District Shopping Center, built in 2007. Upper-level has 2 Bedrooms and each Bedroom has its own Bathroom. Walk-In Closet in Large Master Bedroom. Mid-Level Features a Kitchen and Spacious Living Room with an Elegant Fireplace and Built-In Entertainment Center. Plantation Shutters on all Windows Except the Upper-Level. Lower Level has a den and a Two Car Garage. The Community has a Clubhouse, Pool, Beautiful Parks and Shopping Center 1/2 a Mile Away.

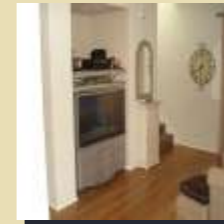
Sales Contact

Candice Ou
(714)-350-1652



City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City	
93526085		133 Liberty Street				Tustin	
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:
92782-	3	3	3	2	1,379	L3 - Moderate	N/A
Project Name							
Tustin Field I (Laing)							
Affordable Sales Price							
\$353,885							
Amenities							
Bamboo flooring in the living areas, upgraded kitchen counters, designer paint, laundry room, master bedroom has walk-in closet with duel sinks and oval oversided tub/shower in bathroom.							
Sales Contact							
Leslie Tyhurst (714)-403-3065							



City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City		
93521227		33 Lookout Lane				Tustin		
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:	
92782-	2	2	3	2	1,225	L3 - Moderate	N/A	
Project Name								
Tustin Field I (Laing)								
Affordable Sales Price								
\$311,370								
Amenities								
Model Home, 2" Grandwood Blinds Throughout and Garage Ceiling Storage.								
Sales Contact								
Michelle Delgado (760)-579-9922 michelle@shelldelhomes.com								

City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City		
93526244		94 Liberty Street				Tustin		
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:	
92782-	3	2	3	2	1,379	L3 - Moderate	N/A	
Project Name								
Tustin Field I (Laing)								
Affordable Sales Price								
\$353,885								
Amenities								
Sales Contact								
Owner (949)-350-3921								

City of Tustin Affordable Properties

Assessor Parcel Number		Street Address				City		
93526233		83 Liberty Street				Tustin		
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:	
92782-	3	3	3	2	1,379	L3 - Moderate	N/A	
Project Name								
Tustin Field I (Laing)								
Affordable Sales Price								
\$353,885								
Amenities								
Partial Hardwood Floors								
Sales Contact								
Owner-Eugene Kang (714)-745-9362								

City of Tustin Affordable Properties

Assessor Parcel Number			Street Address			City	
93358228			1209 Aviator Lane South			Tustin	
Zip Code	Bedrooms	Bathrooms	Levels in unit	Garage spaces	Square Feet	Income Level	Tier Level:
92782-	3	3	2	2	1,850	L3 - Moderate	N/A

Project Name

Tustin Field II (Laing)

Affordable Sales Price

\$376,174

Amenities

Irvine Unified School District. Hardwood Floors Throught First Floor. Master Bedroom with Dual Sinks and Walk-In-Closet.

Sales Contact

Ha Le
(949)-241-3995
hahle@yahoo.com

