

**Calculations for the City of Carson 2020 Affordable Ownership Limits Condominium Price Table**

**VEO- 552 East Carson Street, Unit 209, Carson, CA 90745**

<b>SUMMARY</b>	<b>Moderate Income</b>
Household Income Limits <sup>1</sup>	\$85,030
Household Size	4 Persons
Dwelling Unit Size	3 Bedroom

<b>Max. Monthly Housing Cost<sup>2</sup></b>	<b>\$2,480.04</b>
Less: Taxes <sup>3</sup>	\$428.26
Insurance <sup>4</sup>	\$60.00
HOA Fees <sup>5</sup>	\$456.00
Utilities <sup>6</sup>	\$112.00
<b>Available For Debt Service</b>	<b>\$1,423.78</b>

<b>Max. Loan Amount<sup>8</sup></b>	<b>\$330,476</b>
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@ Interest Rate<sup>4,7</sup>: 3.170%

<b>Affordable Housing Price<sup>7</sup></b>	<b>\$349,710</b>
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<sup>1</sup> Source: California Department of Housing and Community Development for 2020 Limits effective April 30, 2020. Calculated Moderate Median Limit Published Amount of \$77,300 x 110%

<sup>2</sup> For moderate income units, calculated as one-twelfth of 35% of 110% of the median income applicable for the number of bedrooms as specified by HCD, pursuant to HSC 50052.5(b)(4).

<sup>3</sup> Calculated as one-twelfth of 1.47% of the approximate affordable housing price to reflect the property tax rate in the majority of tax rate areas within the City.

<sup>4</sup> RSG assumptions, based on experience and research.

<sup>5</sup> HOA source from Zillow and City confirmation.

<sup>6</sup> Source: County of Los Angeles Utility Allowance Schedule for multi-family units. RSG included the following utilities in the amounts shown above: electric heating, electric cooking, electric water heating, basic electric, air conditioner, and refrigerator.

<sup>7</sup> Assumed 30-year amortization.

<sup>8</sup> Assumed a 3.5% down payment and closing costs equal to 2% of the sale price.