

Date: March 1, 2021
 To: Debra Scott, City of Carson
 From: Rosa Romero, RSG, Inc.



Affordable Housing Cost Calculation - Resale Price Amount

County:	Los Angeles	
Address:	2555 E. Carson St., Carson, CA 90745	
Unit Size:	3 Bedroom	
Household Size	4 Persons	
Moderate AMI ¹ :	\$	85,030
Affordable Sales Price ²	\$	376,100
Down payment	\$	13,164
Agency 2nd ³		N/A
Annual Int. Rate ⁴		3.2%
Amortization Term (Years)		30
Payments Per Year		12
1st Trust Deed Payment ⁵	\$	362,937
P&I	\$	1,574
Taxes ⁶	\$	392
Utilities ⁷	\$	106
Insurance	\$	110
HOA ⁸	\$	299
Maximum Affordable Housing Cost	\$	2,480

Explanations:

¹ 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%

² Assumes a 3.5% down payment of resales price

³ N/A - if no Agency second

⁴ Based on Bankrate published interest rates, subject to change once borrower is eligible. If the interest rate is different than quote, the Affordable Sales Price will be adjusted.

⁵ Loan Amount will change based on the Affordable Sales Price

⁶ Calculated as one-twelfth of 1.25% of the approximate affordable housing price to reflect the property tax rate in the majority of tax rate areas within the City

⁷ Based on the Los Angeles County Utility Allowance Schedule

⁸ Confirm HOA amount with Realtor, current source Redfin