



Purchase an Affordable Home in Orange County

Habitat for Humanity of Orange County offers affordable homeownership opportunities.

Moderate Income Families

Families must earn no more than 120% of the Area Median Income

Home must be owner-occupied
Income Restrictions apply
Resale Restrictions apply

CONTACT:

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Families who work in Orange County can live in Orange County

One Workforce Home available:

**4018 W. McFadden Ave.
Santa Ana**

**4 Bedrooms | 2.5 Baths | 1,494 Sq. Feet
Starting at \$439,000**



Workforce Homes in Orange County

Income Requirements

These are "income restricted" homes with deed/resale restrictions.

In order to apply to purchase a home:

- Total income of all household members from all sources (employment, child support and/or SSI, Social Security disability, retirement, pensions, and other benefits) must be included.
- Total gross income (before deductions) must not exceed 120% of the median income for Orange County, as defined by HUD and the State of California Department of Housing and Community Development guidelines:

2018 Income limits by number of people in household

Income cannot exceed these limits

People In Household	1	2	3	4	5	6	7	8
Minimum Income 80% AMI	\$61,250	\$70,000	\$78,750	\$87,450	\$94,450	\$101,450	\$108,450	\$115,450
Maximum Income 120% AMI	\$77,900	\$89,000	\$100,150	\$111,250	\$120,150	\$129,050	\$137,950	\$146,850

Additional Eligibility Requirements and Restrictions

- ◆ Must be owner-occupied.
- ◆ Must qualify for a bank loan.

Resale Restrictions

- ◆ These homes are subject to a 60 year Affordability Period restriction. Future resale of these homes must be made to another moderate income buyer.
- ◆ The sales price, and subsequent resale price, of each of these homes is determined by an Affordable Housing Price calculation and not by local comparative sales ("Comparables" or "Comps").

For more information:

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