



Affordable Housing Eligibility



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Avelina | City of San Juan Capistrano | Affordable Housing Guidelines

Welcome:

Thank you for your interest in the Income Qualified Units at Avelina. Please read the following Guidelines to learn about the approval process and determine if you are eligible for this opportunity.

These Guidelines should be used as a preliminary self-qualification tool. The Checklist is only to be used as a guide for a potential applicant to determine if they may be eligible to purchase an Income Qualified Unit developed under the requirements imposed by the City of San Juan Capistrano at the Avelina project.

Terms used in this Checklist are defined in the Density Bonus Housing Agreement with Owner Occupancy and Equity Sharing Agreement. Adopted Agreement and EXHIBIT D of the Agreement are provided in the following link. [Click Here for More Information >](#)

These Guidelines do not establish, expressly or by implication, that a potential applicant will be eligible for or will be approved or selected for the purchase of an Income Qualified Unit. The applicant will be required to submit a significant amount of documentary evidence to the builder, mortgage lender and the City during the formal approval process.

Step One: Program Details

The Income Qualified Housing opportunity at Avelina has been created in partnership with the City of San Juan Capistrano to provide affordable housing for median- to moderate-income households. This opportunity has been created to serve those households that are within the median- to moderate-income levels, earning no more than 120% of the County Median Income, adjusted for family size as defined by the Department of Housing and Urban Development.

These are for-sale homes, not rentals. The purchaser of these homes must meet all requirements for consideration and agree to execute and comply with all regulations and limitations set forth in the Affordable Housing Agreement.

Please read further to understand the details of the offering and the eligibility requirements.

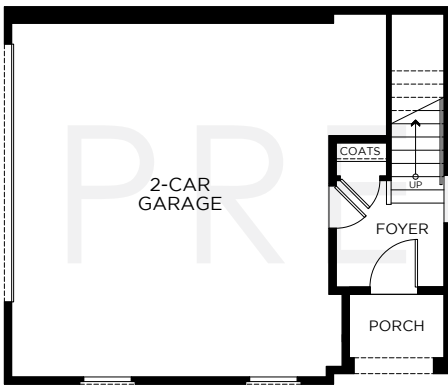


Step Two: Home and Community Details

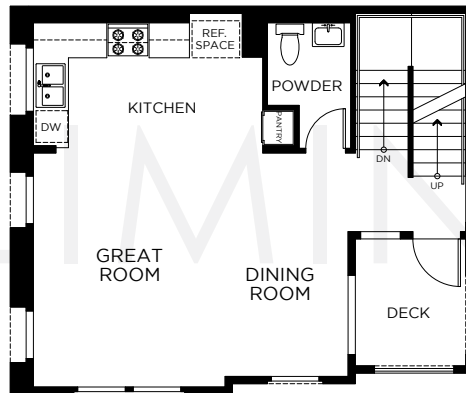
Avelina in San Juan Capistrano will offer fourteen (14) for-sale homes for Income Qualified Buyers. The Income Qualified Units will be available as follows:

Fourteen (14) two-bedroom homes ranging from 1,212 to 1,236 square feet

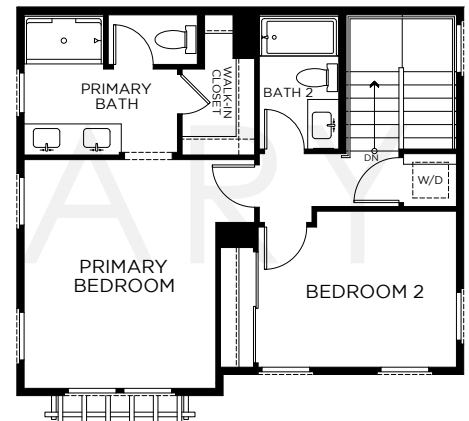
- All homes have a two-car attached garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

If this type of home and these terms are agreeable to you, please move on to Step Three.

NO BROKER CO-OP WILL BE OFFERED AT THE AVELINA PLAN ONE



Step Three: Program Eligibility

Income Eligibility:

To purchase the Property, Buyer must qualify as a “Qualified Household,” which is defined as a household whose annual income does not exceed the qualifying limits under California law for “persons or families of moderate income,” as further defined in the Affordable Housing Agreement. Housing costs (including principal, interest, property taxes, property insurance, HOA fees and utilities) cannot be more than 35% of the Gross Income of the household.

What is your total Gross Income for the preceding 12 months?

The specific definition of Gross Income is provided in the Affordable Housing Agreement. For the purposes of this Checklist, Gross Income means ALL income from whatever source from ALL persons over the age of 18 who will reside in the Income Qualified Unit as their primary residence. Gross Income is the amount of income received before any deductions.

Household Size	Maximum Gross Income (2023)
1	\$107,350
2	\$122,700
3	\$138,000
4	\$153,350
5	\$165,600
6	\$177,900
7	\$190,150
8	\$202,400

*Income limits are updated annually and may increase Maximum Gross Income for 2023.

Based on the number of persons that will be residing in the Income Qualified Unit as their primary residence, is your Gross Income less than the maximum allowable income limit presented in the chart? Additional information on moderate-income households (currently income limits for Orange County, adjusted for household size) is found on the State website. [Click Here for More Information >](#)

If the answer to this question is NO, then you are NOT eligible to purchase an Affordable Unit.

Sufficient Funds Available for Down Payment and Closing Costs:

Minimum Homebuyer Contribution:

What is the total amount of funds that you have available in savings accounts, checking accounts and time deposits that are not subject to a penalty for early withdrawal?



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The Affordable Housing Agreement reflects that homebuyers contribute at least 10% of the Affordable Sales Price to the purchase of an Income Qualified Unit. County and State programs may be available to assist with down payment.

Do you have the available funds that are required to meet the minimum contribution amount?

If the answer to this question is NO, then you are NOT eligible to purchase an Income Qualified Unit.

Maximum Down Payment:

The Affordable Housing Agreement does not limit the amount of the down payment that can be used to purchase an Income Qualified Unit. County and State programs may be available to assist with down payment.

Only persons who will occupy the Income Qualified Unit are permitted to participate in the program; therefore, co-owners who will not occupy the property are prohibited.

Primary Residence:

Do you intend to make the Income Qualified Unit your primary residence?

If the answer to this question is NO, then you are NOT eligible to purchase an Income Qualified Unit.

Resale Controls:

The Income Qualified Unit is subject to resale controls that remain in effect for thirty (30) years. This means that the Income Qualified Unit can only be resold to a moderate-income household based on the income limits in effect at the time of the resale. Buyer may not lease the Property to another person.

You will not be able to sell or transfer the ownership or the title of the Income Qualified Unit without first receiving approval from the City.

Do you understand that the Income Qualified Unit is subject to resale controls that remain in effect for thirty (30) years?

Do you understand that you will not be able to transfer the ownership or the title of the Income Qualified Unit without first receiving approval from the City?

Refinancing Controls:

Do you understand that your ability to refinance the first trust deed mortgage will be limited to an amount equal to the outstanding principal balance owed on the mortgage, plus any customary fees or costs associated with the refinancing? You cannot receive any cash from the refinancing proceeds.

If all of the above terms are agreeable to you, please move on to Step Four.



Step Four: Submitting Your Application

If you have read through this Pre-Qualification Checklist and have determined that you may be eligible to purchase an Income Qualified Unit, the next step will be to submit your information to pre-qualify for an Income Qualified Unit.

- The Pre-Qualification Application Window will open on February 7, 2023, at 10:00 AM with sales for the first four (4) units beginning on February 28, 2023. Subsequent sales releases for the remaining ten (10) units will occur as the buildings are constructed.
- The following link will open at 10:00 AM on February 7, 2023: [Submit Your Application Here >](#)
- The order of purchase for all fourteen (14) units will be determined by the date & time stamp of your Pre-Qualification Application through our preferred lender, Landsea Mortgage.
- Applications submitted prior to February 7, 2023, at 10:00 AM will be disqualified.
- Once the Avelina Sales Team is informed of your pre-qualification by Landsea Mortgage, potential applicants will be contacted by the Avelina Sales Team via phone and email.

If potential applicant is approved through the lending review, they will be passed on to the City of San Juan Capistrano for final review and approval.

Submitting information to the lender does not establish, expressly or by implication, that a potential applicant will be eligible for, or will be approved for, the purchase of an Income Qualified Unit. The applicant will be required to submit a significant amount of documentary evidence to the builder, mortgage lender and the City during the formal underwriting process. Information required includes the following but is not limited to the following:

- Social Security Number
- Copies of federal and state income tax returns | prior two (2) years
- Preceding six (6) months of bank statements
- Documentation on any additional income (Social Security, stock interest, etc.)
- Court statement regarding support payments, retirement, pension
- Copies of two (2) most current wage-earning statements
- Written authorizations for City to inspect information from purchaser