

Deadline:

**February 17, 2017 – 5:00pm**



# Grande

## VILLAGE

AFFORDABLE HOUSING  
PROGRAM APPLICATION

 [BACK TO fouthomes.com](http://fouthomes.com)

FOUTS  HOMES

*Where You Belong*

(English Version)



## Welcome to the Grande Village Affordable Housing Program

The project developers of Grande Village are pleased to provide a homeownership opportunity for qualified families at below market prices in accordance with the City of Davis ("City") Affordable Housing Ordinance ("AHO"). The Grande Village Affordable Housing Program ("GV AHP") is an opportunity for income-qualified households to apply for homeownership. When completed, the attached Grande Village Pre-Lottery Application is the first step in a process that could result in you purchasing and owning a home in Grande Village.

The GV AHP is an equal opportunity affordable ownership program within the Grande Village project located on Grande Avenue in Davis, CA. Within this development there are 6 Middle Income single family homes and 8 Low-Moderate Income half-plex homes.

To see if you qualify and to make an **APPLICATION for The Lottery** and potential ownership in Grande Village read the information provided in this Grande Village Affordable Housing application package.

When purchasing a home, you have the right to choose any lender and to have your own representatives involved in the transaction (at your sole expense). The project developer has a Preferred Lender that is very knowledgeable with the GV AHP. A Preferred Lender will work with you to determine your ability to qualify for a loan and qualifying for the GV AHP. The contact information is provided for your convenience.

### First Northern Bank

Terri Hirst

[thirst@thatsmybank.com](mailto:thirst@thatsmybank.com)

Phone: 530-297-3907

### Tri-Counties

Cheryl Hargett

[cherylhargett@tcbk.com](mailto:cherylhargett@tcbk.com)

Phone: 916-616-1865

Georgina Valencia will assist you, and provide you with resource information to get you started. We welcome you and hope you apply for homeownership in Grande Village.

Regards,

Don Fouts, President  
Fouts Homes



Para ayuda en español, por favor contacte a Georgina al (916) 802-8044



## **Bienvenidos al Programa de Viviendas Accesibles Grande Village (Grande Village Affordable Housing Program)**

Los desarrolladores del proyecto Grande Village se complacen en darle una oportunidad a las familias que califiquen para hacerse propietarias de una vivienda por debajo de su precio de mercado de acuerdo a la norma de vivienda económica (Affordable Housing Ordinance - "AHO", por sus siglas en inglés) de la Ciudad de Davis (en adelante, "Ciudad"). El Programa de Viviendas Accesibles Grande Village (Grande Village Affordable Housing Program - "GV AHP", por sus siglas en inglés) es una oportunidad para los hogares que califiquen, de acuerdo a su nivel de ingresos, de hacer una solicitud para hacerse propietarios de una casa. Al completar esta solicitud, la solicitud adjunta para la Pre-lotería de Grande Village (Grande Village Pre-Lottery Application) es el primer paso de un proceso que puede resultar en la compra de una vivienda en Grande Village.

El GV AHP es un programa de oportunidades económicas igualitarias dentro del proyecto Grande Village situado en Grande Avenue en Davis, California. En este desarrollo se encuentran 6 viviendas de Ingreso Medio para una familia y 8 half-plex de Ingreso Bajo/Moderado.

Para saber si usted califica y para hacer una **SOLICITUD para LA LOTERÍA** y potencialmente ser propietario de vivienda en Grande Village visite lea la información proporcionada en el paquete para la solicitud de Viviendas Económicas Grande Village Grande Village.

Al comprar una casa, usted tiene el derecho de elegir a su acreedor y a traer a sus propios representantes para realizar la transacción (bajo su propio costo). El desarrollador del proyecto tiene un Acreedor Preferencial quien tiene gran conocimiento del GV AHP. Un Acreedor Preferencial trabajará con usted para ayudarle a determinar si usted califica para un préstamo y para saber si usted califica para el GV AHP. Le proporcionamos nuestra información de contacto, en caso de que usted la requiera.

**First Northern Bank**  
Terri Hirst  
[thirst@thatsmybank.com](mailto:thirst@thatsmybank.com)  
Phone: 530-297-3907

**Tri-Counties**  
Cheryl Hargett  
[cherylhargett@tcbk.com](mailto:cherylhargett@tcbk.com)  
Phone: 916-616-1865

Georgina Valencia le asistirá, y le proveerá con la información necesaria para que usted empiece con su solicitud. Le damos la bienvenida y esperamos que realice una solicitud para convertirse en propietario de una casa en Grande Village.

Saludos,

A handwritten signature in black ink, appearing to read "Don Fouts".

Don Fouts, Presidente  
Fouts Homes



(English Version)



## Affordable Housing Application Steps

Fouts Homes is building Affordable Homes in North Davis...don't wait apply now! The Deadline for application submittal is **February 17, 2017 5:00 PM**. If you haven't heard there are a total of (6) Middle Income Homes and (8) Low/Mod half-plex homes. These homes will be built with the same high quality exterior finishes as the overall Grande Village neighborhood.

*The first homes released will be priced at \$508,881 for the Middle Income, and the Low/Mod affordable homes will be priced at \$261,937 (2 bedroom, 1 bath) and \$437,884 (3 bedroom, 2.5 bath).*

Construction will begin Winter 2016/2017 and estimated move-ins are Summer 2017. To purchase an Affordable Home there are income, asset, household size and deed restrictions that apply. View the City of Davis Income Qualifications in the application package.

If you are interested in this wonderful opportunity please follow these steps:

**Step 1** – check income requirements – City of Davis Grande Village Middle Income and Low Moderate Income application package.

**Step 2** – Fill out a copy of the attached Pre-Lottery Application. This form must be complete and turned in by the deadline of February 17<sup>th</sup> at 5:00 pm.

**Step 3** – Deliver the seven-page Pre-Lottery Application to: [info@FoutsHomes.com](mailto:info@FoutsHomes.com)  
U.S. Mail or Hand Deliver to: Fouts Homes 1949 5<sup>th</sup> Street, Suite 107, Davis, CA 95616 Or  
Fax to (530)759-9085.

**Deadline for Application Submittal is February 17, 2017 at 5:00 pm**

**Step 4** – The Preferred Lender(s) and Fouts Homes will review your Pre-Lottery Application.

**Step 5** – All Applicants will be notified by February 24<sup>th</sup> at 5 pm of their qualifications and entry into the Lottery. The Lottery will be held on February 25<sup>th</sup>, 2017<sup>th</sup>, 10:00 am in the parking lot of Fouts Homes, 1949 5<sup>th</sup> Street, #107, Davis, CA 95616. Refreshments will be provided.

*The only homes eligible for the Lottery are located on Grande Village lots 2-7 (Middle Income) and lots 8, 9, 11, 12, 25, 26, 28, 29 (Low/Mod Income).*



Georgina Valencia, Broker, Cal BRE#01044277

Para ayuda en español, por favor contacte a Georgina al (916) 802-8044



(Spanish Version)



## Pasos para la Solicitud de Vivienda Accesible

Fouts Homes está construyendo Viviendas Accesibles al Norte de Davis... no espere, ¡ingrese su solicitud! La fecha límite para ingresar una solicitud es el **17 de febrero de 2017 a las 5:00 PM**. Si no ha escuchado, hay un total de (6) Viviendas de Ingreso Medio y (8) *Bajo/Moderado* viviendas half-plex. Estas viviendas serán construidas con la misma alta calidad en los terminados exteriores que el resto del conjunto habitacional Grande Village.

*Las primeras viviendas que saldrán a la venta tendrán un precio de \$508,881 para las viviendas de Ingreso Medio, y las viviendas accesibles de Ingreso Bajo/Moderado tendrán un costo de \$261,937 (2 recámaras, 1 baño) y \$437,884 (3 recámaras, 2.5 baños).*

La construcción comenzará en el invierno 2016/2017 y las mudanzas se espera ocurran en la verano del 2017. Existen restricciones sobre el ingreso, activos, tamaño de la familia y restricciones de la escritura que se aplican para la compra de una Vivienda Accesible. Revise las Calificaciones de Ingreso de la Ciudad de Davis en el paquete de solicitud.

Si usted está interesado en esta maravillosa oportunidad, por favor siga los siguientes pasos:

**Paso 1** – verifique los requisitos sobre su ingreso – paquete de solicitud para Grande Village Ingreso Medio e Ingreso Bajo/Moderado en la Ciudad de Davis.

**Paso 2** – Llene una copia de la Solicitud adjunta para la Pre-Lotería. Esta forma debe ser completada e ingresada antes de la fecha límite del 17 de febrero a las 5:00pm.

**Paso 3** – Entregue la Solicitud de la Pre-Lotería a la siguiente dirección electrónica: [info@FoutsHomes.com](mailto:info@FoutsHomes.com), envíe por correo (U.S. Mail) o entregue en persona a la siguiente dirección: Fouts Homes 1949 5<sup>th</sup> Street, Suite 107, Davis, CA 95616, o envíe por Fax al (530)759-9085.

**La fecha límite para la Entrega de la Solicitud es el  
17 de febrero de 2017 a las 5:00 pm**

**Paso 4** – El/Los Acreedor(es) Preferencial(es) y Fouts Homes revisarán su solicitud a la Pre-Lotería.

**Paso 5** – Todos los participantes serán notificados antes del 24 de febrero a las 5 pm para saber si califican y para la entrada a la Lotería. La Lotería será llevada a cabo el 25 de febrero de 2017 a las 10 am en el estacionamiento de Fouts Homes, 1949 5<sup>th</sup> Street, #107 Davis, CA 95616. Se servirán bebidas y bocadillos ligeros

*Las únicas viviendas elegibles para la Lotería son aquellas localizadas en los lotes 2-7 (Ingreso Medio) de Grande Village y los lotes 8, 9, 11, 12, 25, 26, 28, 29 (Ingreso Bajo/Moderado).*



Georgina Valencia, Broker, Cal BRE#01044277



Para ayuda en español, por favor contacte a Georgina al (916) 802-8044

## Pre-Lottery Application for Grande Village City of Davis Affordable Housing Program

**Application Deadline February 17, 2017 at 5:00 pm**

Full Name Applicant 1: \_\_\_\_\_  
 Last First Middle

Full Name Applicant 2: \_\_\_\_\_  
 Last First Middle

Current Address: \_\_\_\_\_  
 Street Address Apartment/Unit #  
 \_\_\_\_\_  
 City State Zip Code

Phone Number (Applicant 1): \_\_\_\_\_ Phone Number (Applicant 2): \_\_\_\_\_

Email address (Applicant 1): \_\_\_\_\_ Email address (Applicant 2): \_\_\_\_\_

**Children Under 18 years of age:** \_\_\_\_\_ **+ Adults 18 years of age and older:** \_\_\_\_\_ **= Total Number of Family Members:** \_\_\_\_\_

List the gross annual income and assets for each person, age 18 and over who will live in the home. If you need more space, please attach another page.

List all Family Members 18 years and over	Gross Annual Income for each Family Member <i>(include all sources of income such as: child support, alimony)</i>	Total Assets for each Family Member <i>(of any value \$1,000 or greater)</i>	Source of Assets <i>(list savings, checking, investments, real estate, CD, etc)</i>

Para ayuda en español, por favor contacte a Georgina al (916) 802-8044

**Please answer the following questions:**

1. Does any member in the household have any known relationship to developer/builder, project construction team, the designated responsible party to carry out the Lottery (Grande Village and City of Davis), the owner, and/or the City of Davis Staff? Yes \_\_\_ No \_\_\_

*Any qualified persons may apply regardless of relationships.*

*If you answered yes to the above question please explain the relationship: \_\_\_\_\_*

**I/we declare under penalty of perjury to be true and correct that it is our/my express intent to occupy the property for which we are applying:**

\_\_\_\_\_  
signature (Applicant 1)

\_\_\_\_\_  
signature (Applicant 2)

**I/we declare under penalty of perjury to be true and correct that this application represents the entire household. No persons of the household are applying separately.**

\_\_\_\_\_  
signature (Applicant 1)

\_\_\_\_\_  
signature (Applicant 2)

**Please Check One of These Statements:**

I work for Davis Joint Unified School District: \_\_\_\_\_ I Do Not Work for Davis Joint Unified School District: \_\_\_\_\_

*Proof of Employment with the Davis Joint Unified School District will be required.*



For more information call Fouts Homes at (530)759-9000  
Email the application to: info@fouthomes.com  
Mail or hand delivery to: Fouts Homes, 1949 5th Street, Davis, CA 95616  
Fax: (530) 759-9085



**Application Deadline is February 17, 2017 at 5:00 PM**

**This Application is to determine qualification for the Grande Village Lottery for the City of Davis Affordable Housing Program**

For Internal Use Only:

DJUSD Employee \_\_\_\_\_

Local Workforce (4 tickets) \_\_\_\_\_

Seniors (2 tickets) \_\_\_\_\_

General Public (1 ticket) \_\_\_\_\_

Person W/Disabilities (2 tickets) \_\_\_\_\_

Para ayuda en español, por favor contacte a Georgina al (916) 802-8044



Pre-Lottery Application for Grande Village  
City of Davis Affordable Housing Program **DEADLINE: February 17, 2017**

Does any member of your household currently own a home? YES \_\_\_ NO \_\_\_  
If YES, do you plan to sell the home prior to purchasing an affordable home? YES \_\_\_ NO \_\_\_

Value of the home: \_\_\_\_\_ Mortgage Balance: \_\_\_\_\_

**Please review the following items, check-off if you understand:**

- All real estate owned by any member of your household is listed in the Income/Assets above.
- I (we) as Affordable Home Buyer(s) verify we intend to occupy the property for which we are applying.
- This pre-application must include only individuals in your household who plan to purchase/own the property.
- Co-signers, investors and multiple applications in a family **are prohibited**.

**Lottery Ticket Category:** Please indicate by checking one or more boxes below if any members of your household match the described classifications.

- No members of my household work in Davis, have a disability, or are 62 years of age or older.
- A member of the household belongs to the "Local Workforce". The applicant is required to provide written documentation from the employer, which specifies the employer, the employee's position, term of employment, average hours worked, and primary physical location of the work place. The requirement is that an employee has worked an average of at least 30 hours per week for at least the last 6 months in the Davis Planning Area. Self-employed applicants would submit tax documentation and a business license.
- A member of the household has a Disability. Disability requires written verification from a physician that states that an adult member of the household has a physical or mental impairment that limits one or more major life activities as defined in the Fair Employment and Housing Act of California.
- A member of the household is a Senior 62 years of age or older. Senior category requires a copy of the household member's birth certificate or valid California identification is acceptable to verify that the individual is 62 years of age or older.

Primary Contact Person: \_\_\_\_\_

Phone Contact: \_\_\_\_\_

Email: \_\_\_\_\_

**I/We declare under penalty of perjury that the information provided on this application is true and accurate to the best of my/our knowledge.**

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<b>Print Name</b>	<b>Signature (Applicant 1)</b>	<b>Date</b>
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<b>Print Name</b>	<b>Signature (Applicant 2)</b>	<b>Date</b>
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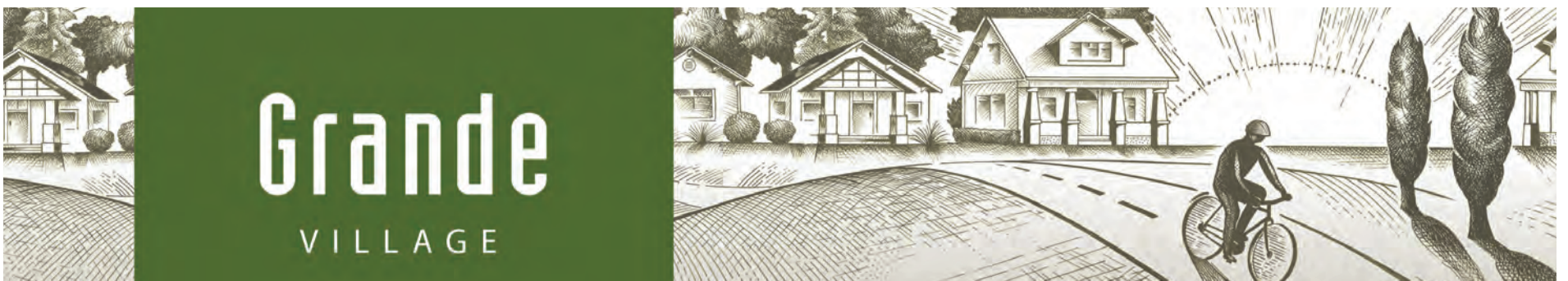
Georgina Valencia, Broker, Cal BRE#01044277

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Application Page 3 of 7







Low-Moderate Income Lots      Middle Income Lots



**NOTES ON LOTS AND HOUSING TYPES**

**\* Market Rate:** Custom designed homes to your specifications. Prices vary based on location, home size, fit and finish specifications, detailed interior and exterior design features and finishes.

**\*\* Custom Spec:** Pre-designed and built home—market rate pricing.

**† Δ Middle and Low/Mod Income:** Established by the City of Davis Housing program. These homes have the same high quality exterior finishes as the overall Grande Village neighborhood.

**R Reserved Lots**

Applicant Initial: \_\_\_\_\_

Date: \_\_\_\_\_



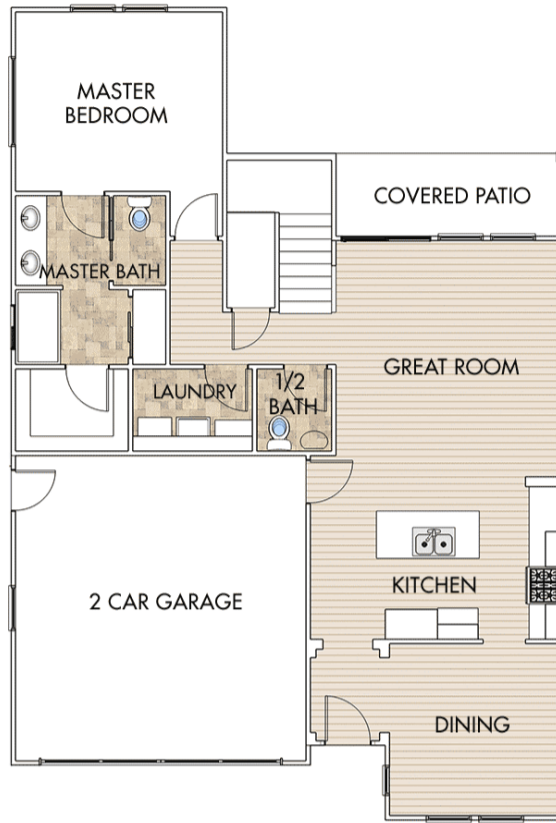
# Grande

VILLAGE



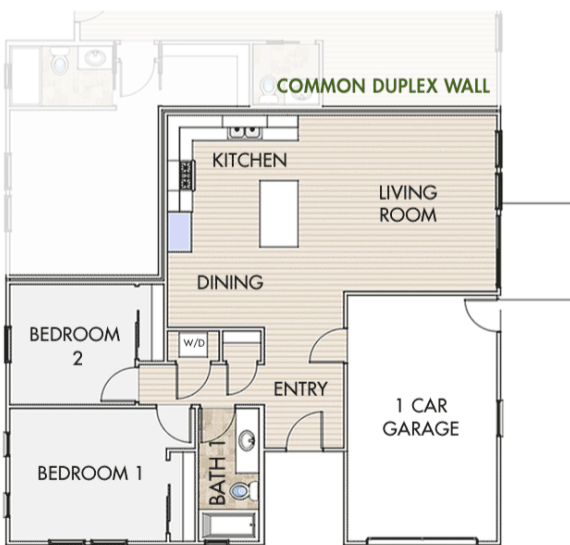
Lots: 3, 5, 7

Middle Income Single Story  
1523 square feet



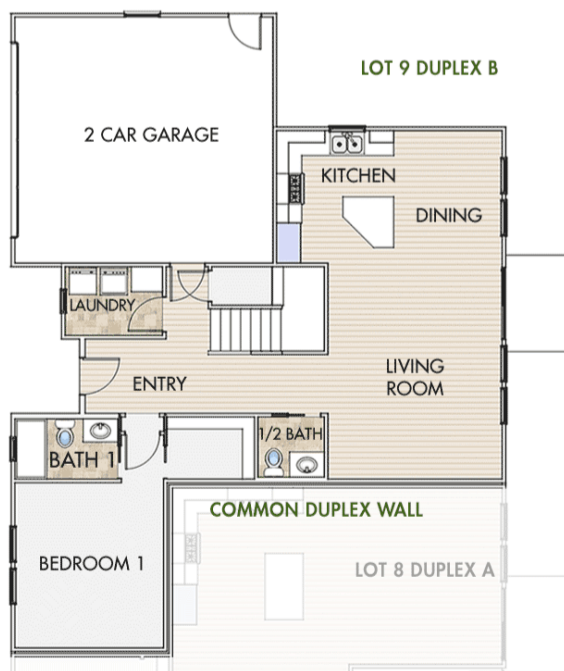
Lots: 2, 4, 6

Middle Income Two Story  
1631 square feet



Lots: 8,11, 26, 28

Low/Mod  
Single Story Side of Duplex  
973 square feet



First Floor

Low/Mod  
Two Story side of Duplex  
1519 square feet



Lots: 9, 12, 25, 29

# Grande Village **LOW/MODERATE** Affordable Ownership Housing

Formal applications due February 17, 2017 – 5:00pm

## Two Bedroom Home

**Price: \$261,937**

One Story | 973 Sq. Ft. | 2 Bedroom, 1 Bath, 1 Car Garage

Household Size	1	2	3	4	5
Maximum Gross Annual Income Qualifier	\$43,050	\$49,200	\$55,350	\$61,500	\$66,450

## Three Bedroom Home

**Price: \$437,884**

Two Story | 1,519 Sq. Ft. | 3 Bedroom, 2.5 Bath, 2 Car Garage

Household Size	1	2	3	4	5
Maximum Gross Annual Income Qualifier	\$64,600	\$73,850	\$83,050	\$92,300	\$99,700

### Asset Limit

Households purchasing in this program cannot have net assets (not including retirement accounts) at or above \$250,000. Households cannot own another unit, unless its sale will close escrow prior to close of escrow on this affordable unit and the net assets of the households are still under the \$250,000 threshold.

### Prices

The prices for these units can range from a price set based on a household income of 80% of Yolo County Area Median Income to a price set based on a household income of 120% of Yolo County Area Median Income, but the average price must be affordable to a household with an income at 100% of Yolo County Area Median Income.

For more detailed information on the other AMI percentages go to the city of Davis affordable housing website: <http://cityofdavis.org/city-hall/city-manager-s-office/housing-and-grants-management/affordable-housing-program/ownership>

### Mix of Units

A mix of two and three bedroom units shall be provided within this requirement, with a minimum of half of the low/moderate affordable ownership units provided as three bedroom units.

### Restrictions

- All owners must occupy the unit as their primary residence for the entire period of ownership, unless granted a temporary exemption by the City.
- The appreciation of the unit is restricted to a maximum of 3.75%, compounded annually and prorated daily.
- The unit will have a Right of First Refusal recorded to the unit that allows the City of Davis or its designee to have first opportunity to purchase the unit upon its resale.

**For more details, go to the city of Davis affordable housing website:**

[www.cityofdavis.org/residents/affordable-housing-program](http://www.cityofdavis.org/residents/affordable-housing-program)

APPLICANT(S) INITIAL	DATE
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# Grande Village MIDDLE INCOME Affordable Ownership Housing

Formal applications due February 17, 2017 – 5:00pm

## Three Bedroom Home – One Story

**Price: \$508,881**

One Story | 1,523 Sq. Ft. | 3 Bedroom, 2 Bath, 2 Car Garage

## Three Bedroom Home – Two Story

**Price: \$508,881**

Two Story | 1,631 Sq. Ft. | 3 Bedroom, 2.5 Bath, 2 Car Garage

Household Size	1	2	3	4	5
Maximum Gross Annual Income Qualifier	\$75,390	\$86,100	\$96,880	\$107,660	\$116,273

### Asset Limit

Households purchasing in this program cannot have net assets (not including retirement accounts) at or above \$300,000. Households cannot own another unit, unless its sale will close escrow prior to close of escrow on this affordable unit and the net assets of the households are still under the \$300,000 threshold.

### Prices

Middle income units shall be provided with the lowest price based on a household income of 120% of Yolo County Area Median Income and the highest price based on a household income of 180% of Yolo County Area Median Income. The average price must be affordable to a household with an income at 140% of Yolo County Area Median Income. Prices are adjusted based on any project HOA fees or special property taxes. For more detailed information on the other AML percentages go to the city of Davis affordable housing website: <http://cityofdavis.org/city-hall/city-managers-office/housing-and-grants-management/affordable-housing-program/ownership>

### Mix of Units

Three-bedroom middle income units are being provided within this subdivision. These units will have characteristics different from the low-moderate units.

### Restrictions

- All owners must occupy the unit as their primary residence for the entire period of ownership, unless granted a temporary exemption by the City.
- The appreciation of the unit is restricted to a maximum of 5%, compounded annually and prorated daily.
- The unit will have a Right of First Refusal recorded to the unit that allows the City of Davis or its designee to have first opportunity to purchase the unit upon its resale.

**For more details, go to the city of Davis affordable housing website:**

[www.cityofdavis.org/residents/affordable-housing-program](http://www.cityofdavis.org/residents/affordable-housing-program)

APPLICANT(S) INITIAL	DATE
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