



## Town Center Villas by Shapell Homes & the City of Milpitas



### Now Accepting Applications for Affordable Below Market Rate Townhome Units

Ideally located adjacent to the Milpitas Town Center, Town Center Villas features affordable income-restricted for-sale townhomes, including 10 Residence 1 plans with 3 bedrooms/3 bathrooms and 1,389 sq. ft. There are 6 Residence 2 plans with 3 bedrooms/3.5 bathrooms and 1,504 sq. ft. Eligibility based on household income and size. Priced at \$370,000. Town Center Villas is located at 522 Belshaw Dr., Milpitas, CA 95035.

#### For Interest & Applications:

Felix J. Reliford, City of Milpitas  
455 E. Calaveras Blvd., Milpitas, CA 95035  
408.586.3071 | [freliford@ci.milpitas.ca.gov](mailto:freliford@ci.milpitas.ca.gov)  
[www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov)

Applications accepted April 16, 2009  
through May 29, 2009 by 5:00 pm 

TOWN  
CENTER

*Villas*

**State Income Limits for 2008**

County	Income Category	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Santa Clara County	Extremely Low	22,300	25,500	28,650	<b>31,850</b>	34,400	36,950	39,500	42,050
Area Median Income:	Very Low Income	37,150	42,450	47,750	<b>53,050</b>	57,300	61,550	65,800	70,050
105,500	Lower Income	59,400	67,900	76,400	<b>84,900</b>	91,650	98,450	105,250	112,050
	Median Income	73,900	84,400	95,000	<b>105,500</b>	113,900	122,400	130,800	139,300
	Moderate Income	88,600	101,300	113,900	<b>126,600</b>	136,700	146,900	157,000	167,100

*Note: See instructions/example on last page to determine income limit for households larger than 8 persons*



# City of Milpitas/Shapell Homes

## Affordable Housing Application Form

### Town Center Villas

### For sale - Townhome Units

#### APPLICATION DEADLINE

**May 29, 2009**

**At 5:00 pm.**

### APPLICANT INFORMATION

APPLICANT						CO - APPLICANT					
Name						Name (if applicable)					
Address						Address					
Home Phone			Work Phone			Home Phone			Work Phone		
Age	Household Status:		Are you a Milpitas Resident, Worker or Other?			Age	Household Status:		Are you a Milpitas Resident, Worker or Other?		
	Married	<input type="checkbox"/>	Milpitas Resident	<input type="checkbox"/>			Married	<input type="checkbox"/>	Milpitas Resident	<input type="checkbox"/>	
	Separated	<input type="checkbox"/>	Milpitas Worker	<input type="checkbox"/>			Separated	<input type="checkbox"/>	Milpitas Worker	<input type="checkbox"/>	
	Single	<input type="checkbox"/>	Other	<input type="checkbox"/>			Single	<input type="checkbox"/>	Other	<input type="checkbox"/>	
Household Size (total number of persons in household): _____											
Annual Household Income (all persons employed in household): _____											
How long have you lived at your current address? Less than 2 years: <input type="checkbox"/> 2-5 years <input type="checkbox"/> Longer than 5 years <input type="checkbox"/>											
Can you provide proof of Milpitas Residency or Milpitas Worker Status? (gas, cable, electric bill, or employment I.D., check, etc.) Yes <input type="checkbox"/> No <input type="checkbox"/>											
Do you presently rent or own your existing residence? Rent <input type="checkbox"/> Own <input type="checkbox"/>											
What is your monthly rent or mortgage at your present residence? Rent _____ Mortgage _____											

### EMPLOYMENT INFORMATION

(please provide employment history for the past 5 years)

APPLICANT				CO - APPLICANT			
Employer				Employer			
Address				Address			
Work Phone		Number of Years Employed		Work Phone		Number of Years Employed	
Position/Title		Annual Salary/Income		Position/Title		Annual Salary/Income	
Employer				Employer			
Address				Address			
Work Phone		Number of Years Employed		Work Phone		Number of Years Employed	
Position/Title		Annual Salary/Income		Position/Title		Annual Salary/Income	
Employer				Employer			

Address		Address	
Work Phone	Number of Years Employed	Work Phone	Number of Years Employed
Position/Title	Annual Salary/Income	Position/Title	Annual Salary/Income
Employer		Employer	
Address		Address	
Work Phone	Number of Years Employed	Work Phone	Number of Years Employed
Position/Title	Annual Salary/Income	Position/Title	Annual Salary/Income

<b>MONTHLY INCOME</b>		
<b>INCOME</b>	<b>APPLICANT</b>	<b>CO - APPLICANT</b>
Base Salary		
Total Hrs. Worked		
Hourly Rate		
Other Income		
Social Security		
A.F.D.C.		
Food Stamps		
Alimony		
Child Support		
Pension		
Other		

<b>LIABILITIES</b>					
<b>(Monthly payments for Autos, Student Loans, Credit Cards)</b>					
<b>APPLICANT</b>			<b>CO - APPLICANT</b>		
<b>Payment To</b>	<b>Mo. Payment</b>	<b>Balance</b>	<b>Payment to</b>	<b>Mo. Payment</b>	<b>Balance</b>

**ASSETS**  
(List Checking and Savings Accounts Below)

APPLICANT			CO - APPLICANT		
Name and Address of Bank/ & L/Credit Union	Account Number	Balance	Name and Address of Bank/ & L/Credit Union	Account Number	Balance

Please identify your credit source for down payment on the for-sale unit.

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The undersigned certifies that all the information provided is true and complete. Any discrepancies or omissions later found may be grounds for disqualification. The undersigned agrees to provide the City of Milpitas with all the necessary information (verification of employment, credit, income, bank and savings account records, etc.) for the purpose of determining eligibility. The undersigned agrees to comply with all the required rules and regulations should he/she be approved. Any false documentation submitted (discovered now or later in the review process) shall be grounds for disqualification.

Please Note: The submittal of your application to the City of Milpitas/Town Center Villas does not guarantee that your application will be eligible for the affordable housing units. All eligible applicants will be notified regarding the status of their application. A lottery system will determine the order in which eligible applications are reviewed.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-Applicant's Signature

\_\_\_\_\_  
Date

The following documents are required to be submitted with your application form. Photocopies of the documents can be submitted with the application provided that they are from the originals.

Items that need to be submitted with your application:

- Most current statement – All accounts (checking, savings, CDs, mutual funds, stocks, 401K, IRA, etc.)
- Most current pay stub – Year to Date earnings
- Most current two years of W-2's
- Verification of Milpitas Residency
- Verification of Employment in Milpitas
- Number of Persons in Household (and their Income/Salary)
- Rent or Mortgage Monthly Receipts

If Self Employed (or Commission)

- Most current pay stub – Year to Date earnings (if applicable)
- Most current two years W-2's and/or 1099's
- Most current two years filed Federal Tax Returns (1040's)-First two pages plus Schedule A (if applicable)

If Incorporated

- All of the applicable items above, PLUS most current two years corporate tax returns – All pages, all statements.

Additional information may be required as your application goes through the review process. You will be notified if additional information is needed.

If you have any questions pertaining to this application, please contact:

Felix Reliford, Principal Housing Planner  
City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035  
(408) 586-3071



**CITY OF MILPITAS/TOWN CENTER VILLAS/DHI MORTGAGE COMPANY  
CREDIT INFORMATION DISCLOSURE AUTHORIZATION**

I/We hereby authorize you to release to DHI Mortgage Company (Lender) for verification purposes, information concerning any and all information regarding credit, assets, and employment supplied to the City of Milpitas.

The above reports are for confidential use in compiling information regarding a real estate loan requested by the applicant(s) signing this form. I hereby authorize DHI Mortgage Company to run a credit report on me/us for the purposes of qualifying for a new home purchase.

A photographic or carbon copy of this authorization being a photographic or carbon copy of the signature(s) of the undersigned may be deemed to be the equivalent of the original and may be used as an original.

Your prompt attention to this matter will help to expedite your real estate loan application.

Thank you,

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Social Security Number

\_\_\_\_\_  
Date