



Attention Homebuyers!

Affordable Homeownership Opportunities through County of Contra Costa's Inclusionary Housing Program

41 Affordable Homes Available for Sale

3 Low Income Category 3-Bedroom Homes

- Plan 3 - The Residences
- 3 Bed / 2.5 Bath
- Affordable Prices start at \$137,650

5 Low Income Category 4-Bedroom Homes

- Plan 4 - The Estates
- 4 Bed / 2.5 Bath
- Affordable Prices start at \$148,617

28 Moderate Income Category 4-Bedroom Homes

- Plan 4 - The Estates
- 4 Bed / 2.5 Bath
- Affordable Prices start at \$570,301

5 Moderate Income Category 5-Bedroom Homes

- Plan 5 - The Estates
- 5 Bed / 3.5 Bath
- Affordable Prices start at \$612,106

First 7 of 41 Homes available as early as the Spring of 2024

Disclaimer: All Home Delivery Dates are based on estimates. These are newly constructed homes that are subject to delays

Basic Buyer Criteria for Contra Costa County's Program

1. Gross Income Cannot Exceed Category Limits (Based on Income of ALL Household Members ≥ 18)
2. No Homeownership History in the past 3 years
3. Max \$250,000 in Assets (excluding down payment)
4. Must occupy as primary residence for at least 3 years

TO LEARN MORE ABOUT HOUSEKEYS: WWW.HOUSEKEYS.ORG

Income Category	Percentage	Household Size 1	Household Size 2	Household Size 3	Household Size 4	Household Size 5	Household Size 6	Household Size 7	Household Size 8
Low	80%	\$78,550	\$89,750	\$100,950	\$112,150	\$121,150	\$130,100	\$139,100	\$148,050
Moderate	120%	\$124,250	\$142,000	\$159,750	\$177,500	\$191,700	\$205,900	220,100	\$234,300

*Income Categories Effective as of 6/6/2023. Incomes represent the MAXIMUM income per Household and is based on Gross

These units are made available through the County of Contra Costa's Inclusionary Housing Program. HouseKeys is not an administrator for the County and is acting in a project-specific role with the homebuilder and program applicants to comply with the County's program requirements.

Opportunity Website
housekeys22.com/seagrass



Square footage, acreage, floor plan and other information herein, has been received from one or more of a variety of different sources. Such information has not been verified by HouseKeys, Inc. If important to buyers, buyers should conduct their own investigation



Attention Homebuyers!

First 7 Homes at Seagrass are scheduled to be available in 2024

First 7 Homes Available

Buyers are randomly selected via Lottery. There are no Program Application Priority Preferences

5 Moderate-Income Homes

- Drawing #560
- 5 x 4-Bedroom / 2.5 Bathroom
\$570,301
- HOA Dues: \$312/month

1 Low-Income Home

- Drawing #561
- 1 x 4-Bedroom / 2.5 Bathroom
\$148,617
- HOA Dues: \$312/month



FOR MORE INFORMATION GO TO: www.housekeys22.com/seagrass

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Set against more than 1200 miles of delta waterways you'll find Seagrass, featuring waterfront new construction homes with the life-tested innovation of Pulte new home builders. Here you'll enjoy a selection of one- and two-story homes, easy commutes via major thoroughfares, access to onsite amenities plus popular shopping, dining, and recreation options at nearby Discovery Bay and Brentwood.

**Drawing Deadline:
3/12/24 at 5 pm PST**



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The Housekeys Application Process

1. Create a Profile at MyHouseKeys.com

- Basic information regarding your household.
- At this point, this information is not validated but will be referenced to present the most suitable "**OPPORTUNITY**" or unit, so be as accurate as you can to avoid any confusion later.

2. Get your Program Application ID

- After you've made your account, go to the Program Center and select the government agency the opportunity is in and request your "**APPLICATION ID**" for that program.
- Please note that you can only enter one drawing per program at a time. If you opt-out of a drawing, you may not re-enter that drawing.

3. Meet with a HouseKeys Registered Loan Officer to get preapproved.

Make sure to work with a lender that has approved the County's Inclusionary Program and Documentation. Please refer to the opportunity page (www.housekeys22.com/seagrass) for the list of approved lenders who have registered and committed to the program.

4. Complete the HouseKeys Webinar Orientation

- Sign up for one of our webinar orientations. You can find a list of upcoming sessions on our events calendar at www.housekeys.com/events
- Come prepared with any questions about the application process or any other questions you may have.

5. Enter the Opportunity Drawing (Lottery) by the published deadline

- Once a "**DRAWING**" is "**OPEN**" a "**DRAWING DEADLINE**" is established. If interested in the opportunity in that drawing, you will need to enter by the published date and before 5 pm PST.
- After the deadline is passed, a random "**INITIAL RANKING**" is held and all those who entered before the deadline are ranked. Once the initial ranking is done, any "**PRIORITY PREFERENCES**" are considered and the list is re-ranked accordingly to determine the "**FINAL RANKED LIST**", which is then published for consideration by any and all applicants. The publication of the final ranking serves as the first notification of the "**FILE SUBMISSION DEADLINE**"
- Once the "**FILE**" submission deadline has passed, the "**FILE REVIEW**" process begins and can take up to 90 days, Those that missed the submission deadline lose any ranking status and the opportunity to move forward, but can still submit a complete file to be considered as a backup.
- If you missed the Drawing Deadline and were not ranked you can still submit a "**COMPLETE FILE**" by the File Submission Deadline to be considered as a backup position.

Please visit <https://bit.ly/Housekeyshow> for more information

Glossary of Terms

Opportunity: Each individual home for sale is considered a for-sale / owner occupied inclusionary housing unit and units are not to be rented.

Drawing (AKA "Lottery"): Each Opportunity is placed into an Opportunity Drawing. Some Drawings may have more than one Opportunity.

Open: The status indicates entries are being accepted.

Local Preferences (if applicable): Factors that vary from jurisdiction to jurisdiction that prioritize final ranked position.

File: Any document you upload for verification.

Complete File: Includes the program application, loan pre-approval documentation, latest tax return, most recent paystub and asset account statement, and documentation for Down Payment Funds

File Review: The validation of submitted documents.

Drawing Deadline: The last day you can submit an entry for a drawing.

File Submission Deadline: The last day to submit your complete file after the ranking has been announced.

Initial Ranking: The random, lottery-style ranking.

Final Ranked List: A re-ranking of the initial random list based on any local preferences.

Application ID: The unique identifying number for a County's program and its opportunities.

To Create an Account and Apply, Go To: www.MyHouseKeys.com

For More Information: www.housekeys22.com/seagrass

Email: customerservice@HouseKeys.org

Phone: 877-460-5397