



**Habitat for Humanity of Orange County**  
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## **Development Description for San Juan Capistrano**

Habitat for Humanity of Orange County proposes to build an affordable housing development in cooperation with the Redevelopment Agency of the City of San Juan Capistrano on a 2.7 acre site owned by the Agency at the eastern terminus of Calle Rolando. The site is currently vacant and bounded on all sides by existing development: to the east and south by single-family residences, to the north by a mobile home park, and on the west by commercial developments.

Habitat for Humanity of Orange County will construct 14 structures, two-stories in height, consisting of 13 paired homes and one single home for a total of 27 homes. The site will be a one-lot condominium development with an established homeowners association for purposes of common area and building exterior maintenance. The development design incorporates a private street and a park area of approximately 5,500 sq feet with passive recreational amenities such as a picnic bench for community gatherings. The homes will be of wood framed construction with stucco exteriors and concrete tile roofs in an architectural style consistent with the existing adjacent single-family homes. The homes will be of two, three, and four-bedroom designs. The areas of each home as designed are 957, 1158 / 1391 and 1282 square feet respectively, depending on the building configuration. Each home will have a two-car attached garage and adequate guest parking on the site. The two-bedroom configurations on the ground level will be of an accessible design.

The sale of the homes will be target marketed, in part, to combat-disabled military veterans and/or surviving veterans' families. This is a pilot program of Habitat for Humanity of Orange County and is intended to provide affordable housing for an underserved demographic within Orange County. It is envisioned that this pilot program will become a model for other Habitat affiliates and communities across the country.