

Pointe Common

Applicant Information Letter

October 16, 2025

Dear Applicant,

Thank you for inquiring about **Pointe Common Apartments** located at 1650 W. Commonwealth Ave. Fullerton, CA 92833. Although our brand-new apartment community is still under construction, we are now accepting Pre-Qualifying Applications. We anticipate that move-ins will begin in March 2026 (date subject to change). ****Please do not visit this location, as it is an active construction site where NO visitors are allowed. Pointe Common Apartment*** will offer 64 affordable apartments for families and individuals who meet income eligibility and other criteria described below.

Apartment Features:

- 1-, 2- and 3-bedroom apartments
- Kitchens with solid surface countertops, full appliance package including electric range, Energy Star dishwasher and refrigerator
- Wood style vinyl plank flooring

Community Amenities include:

<ul style="list-style-type: none"> • Community Room • Co-working Center • Laundry Facility • Barbeque Area • Recreation Space 	<ul style="list-style-type: none"> • Dedicated Tot Lot/Play Area • Elevator • Pet Friendly • 100% Smoke Free • On-site Management Office
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Rents:

ONE BEDROOM/ONE BATH			TWO BEDROOM/ONE BATH			THREE BEDROOM/TWO BATH		
AMI%	#of units	Mo. Rent*	AMI%	#of units	Mo. Rent*	AMI%	# of units	Mo. Rent*
30%	9	\$952	30%	2	\$1,142	30%	2	\$1,320
40%	16	\$1,269	40%	1	\$1,523	50%	1	\$2,200
60%	2	\$1,904	50%	6	\$1,903	60%	6	\$2,640
70%	2	\$2,221	60%	3	\$2,284	70%	8	\$3,080
			70%	6	\$2,665			

****Rents and Income Limits subject to change without notice **City of Fullerton Local Preference***



2025 LIHTC Maximum Allowable Income Limits*				
Household Size	30% AMI	50% AMI	60% AMI	70%AMI
1 Person	\$35,550	\$59,250	\$71,100	\$82,950
2 Persons	\$40,620	\$67,700	\$81,240	\$94,780
3 Persons	\$45,690	\$76,150	\$91,380	\$106,610
4 Persons	\$50,760	\$84,600	\$101,520	\$118,440
5 Persons	\$54,840	\$91,400	\$109,680	\$127,960
6 Persons	\$58,890	\$98,150	\$117,780	\$137,410
7 Persons	\$62,970	\$104,950	\$125,940	\$146,930

Application Process

Please see attached Resident Selection Criteria for minimum requirements necessary to qualify for an apartment.

The Pre-Qualifying Application period is open October 16, 2025 through November 30, 2025.

The Pre-Qualifying Application can be accessed using a computer or mobile device. Scan the QR or click on the link: ***The link and QR code will only be active** October 16, 2025 through November 30, 2025.



<https://forms.office.com/r/8awRYwH0GE>

No money is due at this time. Incomplete or duplicate household Pre-qualifying Application submittals will be rejected.



The Pre-Qualifying Application Period closes at 11:59 pm November 30, 2025. All eligible Pre-Qualifying Applications will be sorted into the preference categories outlined in the Resident Selection Criteria and entered into a randomized lottery to determine the order in which applicants are contacted and invited to continue the application process and/or for placement on the waiting list.

Lottery results will be finalized by first week of December, 2025 and emails will be sent to each applicant notifying them of their lottery position.

For those contacted to continue the application process, all adult household members must be available for an in-person interview to be held at a location to be determined in the City of Fullerton. At the in-person interview, applicants will be required to complete a full rental application, pay the \$20 per adult household member application fee (check or money order only, no cash) and present documentation supporting any preference assignment, all applicable sources of income and/or assets (i.e. pay check stubs, social security benefit letters, retirement benefits, bank statements, etc.)

Upon final approval, applicants will be contacted to schedule an appointment to come to the leasing office to select an apartment, complete a Holding Deposit Agreement and schedule a move-in date/lease-signing appointment. A move-in letter will be prepared and provided indicating the date and time of the move-in appointment and the amount of rent and security deposit due at the move-in appointment. Applicants will be given 7 days to accept the apartment from the date of offer.

Due to the large volume of inquiries, it will be difficult to respond to individual questions. Please visit our website at **www.pointecommon.com** or leave us a message at **833.721.7206**. Please do not leave multiple messages. Calls will be returned as soon as possible.

On behalf of the entire WSH Management team, we thank you for your interest and appreciate your patience. We look forward to assisting you with your housing needs.

Sincerely,



Carlos Aguero
Regional Property Manager