

PROJECT INFORMATION SHEET

These apartments are funded with a combination of funds from federal, state, and local agencies, to create affordable housing for households whose annual household income falls at or below the Low and Very Low median income for the area.

1. **Type of Property:** USDA RD 515 Multi-Family Housing property, with Low Income Housing Tax Credits.
2. **Bedroom Sizes:** This property features 2, and 3 bedroom apartment units.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings, carpeting in the bedrooms. This property also features mobility accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for meetings, tenant events, and special gatherings, a tot lot.
5. **Utilities:** Tenants must pay gas and electricity. Owner will pay water, sewer and trash. A utility allowance is given to each unit. Utility Allowances are based on average actual usage; these numbers are adjusted annually.
6. **Current Maximum Income Limits:** Total gross annual household income may not exceed the published income guidelines for the household size. Income limits are determined by the Department of Housing and Urban Development (HUD) and are updated on an annual basis. The gross annual household income must fall below the income limits determined by HUD that are in effect at the time of application. Applicants are encouraged to contact the property manager to inquire about current income limits.
7. **Current Rents:** Rents are based on bedroom size. Rental Assistance (RA) is available for some units. Households that qualify for RA pay 30% of their adjusted annual income towards rent.
8. **Security Deposit:** A Security Deposit is required. Security deposit is equal to the current Basic Rent amount for the unit. Please inquire with the property manager for current rates.
9. **Section 8:** Section 8 accepted.
10. **Priorities:** Priority is given to Very Low Income households.
11. **Pets:** No Pets Allowed.
12. **Smoking:** This is a Non-Smoking facility
13. **Selection Criteria:** Please contact the property manager to request a copy of our Tenant Selection Plan.

Creston Garden

Paso Robles, San Luis Obispo

CTCAC Income Limits	effective: 4/14/2017 <i>(For projects placed in service on or after 03/28/2016)</i>							
	Number of Persons							
	1	2	3	4	5	6	7	8
30%	\$17,160	\$19,620	\$22,080	\$24,510	\$26,490	\$28,440	\$30,420	\$32,370
45%	\$25,740	\$29,430	\$33,120	\$36,765	\$39,735	\$42,660	\$45,630	\$48,555
50%	\$28,600	\$32,700	\$36,800	\$40,850	\$44,150	\$47,400	\$50,700	\$53,950
60%	\$34,320	\$39,240	\$44,160	\$49,020	\$52,980	\$56,880	\$60,840	\$64,740

USDA Income Limits	effective: 5/17/2017							
	Number of Persons							
	1	2	3	4	5	6	7	8
VL	\$28,600	\$32,700	\$36,800	\$40,850	\$44,150	\$47,400	\$50,700	\$53,950
L	\$45,750	\$52,300	\$58,800	\$65,350	\$70,600	\$75,800	\$81,050	\$86,250
M	\$51,250	\$57,800	\$64,300	\$70,850	\$76,100	\$81,300	\$86,550	\$91,750