

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:** HUD 202 PRAC property for Seniors 62 years of age or older.
2. **Bedroom Sizes:** This property features 1 bedroom apartment units.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings, carpeting in living room area and bedrooms. This property also features mobility and sensory accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for meetings, and tenant events.
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 established by the local Housing Authority and 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 30% of the adjusted monthly household income.
8. **Security Deposit:** A Security Deposit is required. Security deposit is equal to 30% of the household's adjusted monthly income.
9. **Section 8:** The property receives rental assistance directly from HUD.
10. **Preferences:** None
11. **Pets:** Pets are allowed. A \$150 pet deposit is required. An initial deposit of \$50 is required, with the remaining balance to be paid in monthly installments of no less than \$10.
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.

Valentine Court

Santa Maria, Santa Barbara

HUD Income Limits	Effective: 4/14/2017		
	Number of Persons		
	1	2	3
VL 50%	\$31,500	\$36,000	\$40,500
EXL 30%	\$18,900	\$21,600	\$24,300
Low 80%	\$50,450	\$57,650	\$64,850

HOME Income Limits	effective: 6/15/2017			Valentine Court II & III
	Number of Persons			
	1	2	3	
Low HOME	\$31,500	\$36,000	\$40,500	
High HOME	\$37,800	\$43,200	\$48,600	
80%	\$50,450	\$57,650	\$64,850	

MHP Income Limits	effective: 4/14/2017			Valentine Court III
	Number of Persons			
	1	2	3	
50%	\$31,500	\$36,000	\$40,500	
80%	\$50,400	\$57,600	\$64,800	

(highest limits project has ever operated under)