

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:** Multi-Family Low Income Housing Tax Credit property.
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 the bedroom. This property also features mobility and sensory accessible units.
4. **Equipment and services:** none
5. **Utilities:** Tenants must pay electricity, gas, water, and sewer. Owner will pay 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 bedroom size and unit set-aside. Applicants are encouraged to contact the property manager to inquire about current rental rates.
8. **Security Deposit:** A Security Deposit of \$600 is required.
9. **Section 8:** We Accept Section 8.
10. **Preferences:** Preference for occupancy will be given to households who report to work a minimum of twenty (20) hours per week in the downtown area. The downtown area is defined as that area bordered by Micheltorena Street to the North, Santa Barbara Street to the East, Gutierrez Street to the South, and Chapala Street to the West. All employed members of the household must work only in the downtown area (i.e., where you regularly report to work). This work location requirement is also a condition of continued occupancy.

Preference for occupancy will be given to persons who do not own, lease or have regular access to a vehicle. In recognition of the City's desire primarily to serve households who do not own automobiles and work in the downtown area, and are instead able to utilize other transportation options.
11. **Pets:** No Pets are 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.

Casas Las Granadas

Santa Barbara, Santa Barbara

CTCAC Income Limits effective: 4/14/2017 *(For projects placed in service on or before 12/31/2008)*

	Number of Persons							
	1	2	3	4	5	6	7	8
50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
60%	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280

HOME Income Limits effective: 6/15/2017

	Number of Persons							
	1	2	3	4	5	6	7	8
Low HOME	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
High HOME	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280
80%	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150