

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 514/516 Multi-Family Housing for Domestic Farm Laborers. The domestic farm laborer must be a citizen of the United States or reside in the United States after being legally admitted for permanent residence, and earn a substantial portion of income from farm labor.
2. **Bedroom Sizes:** This property features 3 bedroom apartment units.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings. This property also features mobility accessible units.
4. **Equipment and services:** On-site laundry facilities.
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 adjusted 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 adjusted 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 farm laborer 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.

Chapel Court

Carpinteria, Santa Barbara

USDA Income Limits

effective: 5/17/2017

	Number of Persons							
	1	2	3	4	5	6	7	8
VL	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400
L	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700
M	\$56,250	\$63,500	\$70,750	\$78,000	\$83,800	\$89,600	\$95,400	\$101,200

Joe Serna Farmworker Limits

effective: 4/14/2017

	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
80%	\$50,400	\$50,960	\$57,360	\$63,680	\$68,800	\$73,920	\$79,040	\$84,080