

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 Section 8 Multi-Family Housing with Low Income Housing Tax Credits.
2. **Bedroom Sizes:** This property features Studio, 1, 2, 3, 4, and 5 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 and sensory accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for meetings, and tenant events, off street parking.
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:** Studio and 1 bedroom unit rents are based on unit size. HUD project based rental assistance is available for the 2, 3, 4, and 5 bedroom units. The rents for these units is based on 30% of the adjusted monthly household income.
8. **Security Deposit:** A Security Deposit is required. Security deposit for the HUD subsidized units is equal to 30% of the household's adjusted monthly income. Current deposit rate for a Studio unit is \$400, and a 1 bedroom unit is \$600.
9. **Section 8:** Section 8 is accepted for the Studio and 1 bedroom units. The property receives rental assistance directly from HUD for the 2, 3, 4, and 5 bedroom units.
10. **Preferences:** None.
11. **Pets:** Pets are not 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.

Villa La Esperanza

Goleta, Santa Barbara

HUD Income Limits Effective: 4/14/2017

Number of Persons

	1	2	3	4	5	6	7	8	9	10	11
EXL 30%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,200	\$32,960	\$37,140	\$41,320	\$37,800	\$39,950	\$42,100
VL 50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400	\$63,000	\$68,050	\$73,100
Low 80%	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150	\$100,850	\$106,650	\$112,400

CTCAC Income Limits effective: 4/14/2017 *(For projects placed in service on or after 03/28/2016)*

Number of Persons

	1	2	3	4	5	6	7	8	9	10	11
50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400	\$63,000	\$66,600	\$70,200
60%	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280	\$75,600	\$79,900	\$84,250