



## 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 Very Low median income for the area.

1. **Type of Property:** Multi-Family Housing Low Income Housing Tax Credit property.
2. **Bedroom Sizes:** This property features 1, 2, & 3 bedroom apartments.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings, and carpet in the bedrooms.
4. **Equipment and services:** On-site laundry facilities, community room for tenant events, and meetings, after school program, tot lot, free wireless internet.
5. **Utilities:** Tenants must pay electricity, gas and water. Owner will pay sewer & trash. A utility allowance is calculated into each rent. Utility allowances are established by the 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 is required. Applicants are encouraged to contact the property manager to inquire about current security deposit rates.
9. **Section 8:** We Accept Section 8. This property also has 15 units that receive project based assistance through the Housing Authority of Santa Barbara County. Interested individuals must contact the housing authority to be placed on the waiting list for one of these units.
10. **Preferences:** Veteran (see Tenant Selection Plan for more info)
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 de las Flores

Carpinteria, Santa Barbara County

CTCAC Income Limits effective: 4/14/2017 *(For projects placed in service between 3/6/15 and 3/27/16)*

	Number of Persons							
	1	2	3	4	5	6	7	8
30%	\$18,900	\$21,600	\$24,300	\$27,000	\$29,160	\$31,320	\$33,480	\$35,640
45%	\$28,350	\$32,400	\$36,450	\$40,500	\$43,740	\$46,980	\$50,220	\$53,460
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
ow HOME	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400

AHP Income 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%	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150