

## 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. This property is also a Low Income Housing Tax Credit Housing property.
2. **Bedroom Sizes:** This property features 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 accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for meetings, and tenant events, tot-lot, after school program for K-12, and College Club.
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:** 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.

## Los Adobes de Maria 2

Santa Maria, 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	9	10	11
45%	\$28,350	\$32,400	\$36,450	\$40,500	\$43,740	\$46,980	\$50,220	\$53,460	\$56,700	\$59,950	\$63,200
50%	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400	\$63,000	\$66,600	\$70,200

USDA Income Limits effective: 5/17/2017

	Number of Persons										
	1	2	3	4	5	6	7	8	9	10	11
VL	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400	\$63,000	\$66,600	\$70,200
L	\$50,750	\$58,000	\$65,250	\$72,500	\$78,300	\$84,100	\$89,900	\$95,700	\$101,500	\$107,300	\$113,100
M	\$56,250	\$63,500	\$70,750	\$78,000	\$83,800	\$89,600	\$95,400	\$101,200	\$109,200	\$115,450	\$121,700

HOME Income Limits effective: 6/15/2017

	Number of Persons										
	1	2	3	4	5	6	7	8	9	10	11
Low HOME	\$31,500	\$36,000	\$40,500	\$45,000	\$48,600	\$52,200	\$55,800	\$59,400	\$63,000	\$66,600	\$70,200
High HOME	\$37,800	\$43,200	\$48,600	\$54,000	\$58,320	\$62,640	\$66,960	\$71,280	\$75,600	\$79,900	\$84,250
80%	\$50,450	\$57,650	\$64,850	\$72,050	\$77,850	\$83,600	\$89,350	\$95,150	\$100,850	\$106,650	\$112,400