

## PROJECT INFORMATION SHEET



TDD # 1-800-735-2922

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. **Units:** This property features Studio, 1, & 2 bedroom apartments.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings, and carpet in the bedrooms. This property also features mobility and sensory accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for tenant events, meetings, and special gatherings.
5. **Utilities:** Tenants must pay electricity, gas, water and sewer. Owner will pay 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 Utility allowances are established by the Housing Authority and are adjusted annually. 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.
10. **Preferences:** Preference will be given to persons living or working in Avila Beach. Veteran (see Tenant Selection Plan for more info). This property also has units set-aside for Farmworkers/Fishermen, persons with physical disabilities, and single parents.
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

## Lachen Tara

Avila Beach, San Luis Obispo

| CTCAC Income Limits | Effective: 4/14/2017 <i>(For projects placed in service on or before 12/31/2008)</i> |          |          |          |          |          |          |          |
|---------------------|--|----------|----------|----------|----------|----------|----------|----------|
|                     | Number of Persons  |          |          |          |          |          |          |          |
|                     | 1  | 2        | 3        | 4        | 5        | 6        | 7        | 8        |
| 40%                 | \$22,880   | \$26,160 | \$29,440 | \$32,680 | \$35,320 | \$37,920 | \$40,560 | \$43,160 |
| 50%                 | \$28,600   | \$32,700 | \$36,800 | \$40,850 | \$44,150 | \$47,400 | \$50,700 | \$53,950 |
| 60%                 | \$34,320   | \$39,240 | \$44,160 | \$49,020 | \$52,980 | \$56,880 | \$60,840 | \$64,740 |

| HOME Income Limits | effective: 6/15/2017 |          |          |          |          |          |          |          |
|--------------------|----------------------|----------|----------|----------|----------|----------|----------|----------|
|                    | Number of Persons    |          |          |          |          |          |          |          |
|                    | 1                    | 2        | 3        | 4        | 5        | 6        | 7        | 8        |
| Low HOME           | \$28,600             | \$32,700 | \$36,800 | \$40,850 | \$44,150 | \$47,400 | \$50,700 | \$53,950 |
| High HOME          | \$34,320             | \$39,240 | \$44,160 | \$49,020 | \$52,980 | \$56,880 | \$60,840 | \$64,740 |
| 80%                | \$45,750             | \$52,300 | \$58,850 | \$65,350 | \$70,600 | \$75,850 | \$81,050 | \$86,300 |

| Farmworker & MHP Income Limits | 4/14/2017 <i>2015 limits are the highest limits the project has ever operated under</i> |          |          |          |          |          |          |          |
|--------------------------------|---|----------|----------|----------|----------|----------|----------|----------|
|                                | Number of Persons   |          |          |          |          |          |          |          |
|                                | 1   | 2        | 3        | 4        | 5        | 6        | 7        | 8        |
| 50%                            | \$28,600  | \$32,700 | \$36,800 | \$40,850 | \$44,150 | \$47,400 | \$50,700 | \$53,950 |
| 80%                            | \$45,760  | \$52,320 | \$58,880 | \$65,360 | \$70,640 | \$75,840 | \$81,120 | \$86,320 |