

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 202/8 with Low Income Housing Tax Credits for Seniors 62 years of age or older or persons with physical disabilities.
2. **Bedroom Sizes:** This property features studio and 1 bedroom apartment units.
3. **Unit Features:** All units are equipped with a refrigerator, stove, window coverings. This property also features mobility and sensory accessible units.
4. **Equipment and services:** On-site laundry facilities, community room for meetings, and tenant events.
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 30% of the adjusted monthly household income.
8. **Security Deposit:** A Security Deposit is required. Security deposit is equal to 30% of the household's adjusted monthly income.
9. **Section 8:** The property receives rental assistance directly from HUD.
10. **Preferences:** See Tenant Selection Plan
11. **Pets:** Pets are allowed. A \$150 pet deposit is required. An initial deposit of \$50 is required, with the remaining balance to be paid in monthly installments of no less than \$10.
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.

Ocean View Manor

Morro Bay, San Luis Obispo

HUD Income Limits Effective: 4/14/2017

Number of Persons

1 2 3

VL 50%	\$28,600	\$30,100	\$33,850
EXL 30%	\$17,150	\$18,050	\$20,300
Low 80%	\$45,750	\$48,150	\$54,150

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

Number of Persons

1 2 3

30%	\$17,160	\$19,620	\$22,080
50%	\$28,600	\$32,700	\$36,800
55%	\$31,460	\$35,970	\$40,480
60%	\$34,320	\$39,240	\$44,160