

# Santa Barbara County Affordable Housing Buyer's Information

## Oliva at Tree Farm Condominiums – Santa Barbara

16 affordable condominiums located at 5401 Tree Farm Lane, Santa Barbara, CA 93111

Income Level	Number of bedrooms	Persons in Household	Sales Price	5% Down payment
(16) Workforce	2	2-5	\$417,400	\$20,870

### Santa Barbara County Affordable Housing Program Restrictions

- **First-time homebuyers only. Cannot own other residential real estate**
- **Cannot have owned any other residential real estate within 3 years of application**
- **At least one owner must currently reside and be employed in South Coast Santa Barbara County**
- **Must have the right to permanently reside in the United States and provide proof**
- **Meet Santa Barbara County's Workforce income category (see below)**
- **Must have funds available to make a 5 % down payment and show proof**
- **Must complete a Lottery Application and turn it in by the October 20, 2017 4:30 PM deadline**
- **Households size policies apply – Minimum 2 persons – Maximum 5**
- **Must reside in the home as primary residence, rental of the home is strictly prohibited**
- **Must sign and abide by a 35-Year Restrictive Covenant**
- **Homeowner's Association (HOA) fees will be \$481.00 per month**

**Determine if your family is income eligible - Total GROSS household Income**

Number of People in Household	Maximum Income Workforce	Maximum Allowable Assets
2 people	\$123,350	\$208,700
3 people	\$138,800	
4 people	\$154,200	
5 people	\$166,500	

**Pick-Up Lottery Applications beginning September 21, 2017 at 123 E. Anapamu Street, 2<sup>nd</sup> Floor  
Office hours Monday – Friday from 8 AM – 4:30 PM (Closed 12-1pm)**

Also available on-line at <http://cosb.countyofsb.org/housing>

**Turn in Lottery Applications to 123 E. Anapamu Street, 2<sup>nd</sup> Floor**

**\*Preferred drop-off hours 10am-12pm or 2pm-3:30pm**

**Include a \$25 Application Fee in Cashier's Check or Money Order made payable to  
County of Santa Barbara**

**Loan pre-approval from the Developer's designated lender or a County Preferred Lender  
is also required**

**The Lottery application deadline is October 20, 2017 at 4:30 PM**

**Late applications will not be accepted**

All information entered on the Lottery application will be verified after the lottery to confirm compliance with the restrictions of the Affordable Housing Program. The top 16 lottery winners with verified lottery applications will complete a Certification Application. Verification of income, residency, employment and assets will be determined through the Certification Application and interview process involving an evaluation and review of, but not limited to, tax returns, bank accounts, earnings statements, employment history, and title searches. Noted discrepancies on either your Lottery application or the Certification Application will be cause for immediate disqualification from the Affordable Housing Program.

**NOTE: PLEASE READ THIS BUYER INFORMATION PACKET IN DETAIL – IF THERE ARE STILL FURTHER QUESTIONS, PLEASE EMAIL PROPERTY MANAGEMENT STAFF AT:**

**HCD@co.santa-barbara.ca.us**

**The Lottery for the Oliva at Tree Farm Condominiums will be held on November 13, 2017**



- E.  I meet Santa Barbara County's requirements for Low income
- F.  I am a resident and/or employed in Santa Barbara County.
- G.  I will reside in the home as my primary residence. I will not rent the home or any rooms in the home.
- H.  I have funds available to make a 5% down payment and can show evidence of funds availability.
- I.  I do not have assets that exceed half (1/2) of the purchase price of the home.
- J.  I will sign and abide by all restricted resale covenants, and I will respond to ongoing compliance monitoring surveys.
- K.  I can provide all necessary income, residency, and other information required to complete an Income Certification within 2 weeks of notice of lottery selection.
- L.  I have been pre-approved by one of the County's preferred lenders

**Any false statements or misrepresentations to the County will constitute a default of qualifications and may constitute criminal fraud.**

### 3. Income Section – Total Household Income – All Household Members:

First Name	Last Name	Birthdate (MM/DD/YY)	Social Security Number	Relationship	Current Monthly Income	Income Source
						<input type="checkbox"/> Wages <input type="checkbox"/> Other
						<input type="checkbox"/> Wages <input type="checkbox"/> Other
						<input type="checkbox"/> Wages <input type="checkbox"/> Other
						<input type="checkbox"/> Wages <input type="checkbox"/> Other
						<input type="checkbox"/> Wages <input type="checkbox"/> Other
						<input type="checkbox"/> Wages <input type="checkbox"/> Other

Sources of Income include: Employment, Unemployment, Self-Employment, Total Household Monthly Income:   
 Worker's Comp, SSI, Social Security, Veteran's Benefits, State-Disability, Retirement, Foster Care, Child Support, Alimony, Interest from Assets (checking, savings, stock, etc.), Other

### 4. Residency & Employment Section

**(Head of Household / Primary Applicant)**

Number of Years in County:  Name of Affordable Housing Development:

Employer's Name:  Employer's Phone Number(s):

Employer's Address:  Length of Employment:

Co-Applicant Name \_\_\_\_\_ or  Additional Employer)

Employer's Name:  Employer's Phone Number(s):

Employer's Address:  Length of Employment:

Co-Applicant Name \_\_\_\_\_ or  Additional Employer)

Employer's Name:	<input type="text"/>	Employer's Phone Number(s):	<input type="text"/>
Employer's Address:	<input type="text"/>		Length of Employment: <input type="text"/>

## 5. Signature Section

I hereby declare under penalty of perjury that the information contained in this Lottery application is correct and true. I acknowledge and agree that the County of Santa Barbara will verify the accuracy of the information provided on this Lottery Application. I understand that it is a criminal offense to make willful false statements or misrepresentations to the County of Santa Barbara.

I understand that if this Lottery Application is selected and approved, my name will be included in the lottery for the sixteen (16) affordable units. If my name is selected in the lottery I will be required to substantiate the information provided and will supply all requested documentation to complete a full Income Certification, which will determine or confirm my eligibility.

I understand that I am to notify the County Housing and Community Development Department, within 30 days, and in writing, if I move or change my mailing address, my telephone number, or my financial or living conditions while applying for the lottery and I agree to do so. I further understand that if I fail to provide the County current information, my lottery application will be cancelled, and that I will lose my place on the Lottery for these sixteen (16) affordable units.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**LOTTERY APPLICATIONS WILL NOT BE ACCEPTED WITHOUT A PRE-APPROVAL FROM ONE OF THE COUNTY'S PREFERRED LENDERS - SEE CONTACT INFORMATION BELOW:**

### County Preferred Lenders

#### **CalAtlantic Mortgage**

Aaron Masters, Branch Manager, NMLS #483934  
 5401 Tree Farm Lane, Santa Barbara, CA 93111  
 Phone: (949) 724-7840 or Mobile (310) 920-5769  
[Aaron.Masters@calatl.com](mailto:Aaron.Masters@calatl.com)

#### **Cornerstone Home Lending, Inc.**

Kelly Marsh, Branch Manager, NMLS #245822  
 1826 State Street, Santa Barbara, CA 93101  
 805-563-1100 ext. 106; 805-563-1107 fax  
[www.BroadviewSB.com](http://www.BroadviewSB.com)

#### **OnQ Financial**

Austin Lampson, Sr. Mortgage Consultant, NMLS # 517060, CA DBO #603E172  
 1332 Anacapa Street, Suite 110, Santa Barbara, CA 93101  
 Phone: 805.335.8200 Cell: 805.450.4548 Direct Fax: 805.259.4276  
[www.austinlampson.com](http://www.austinlampson.com)

#### **Guarantee Mortgage**

Guy Rivera, Branch Manager, NMLS57662| BRE 01220403  
 1736 State St, Santa Barbara, CA 93101 (805) 687-6282  
[www.gmwestsb.com/home.html](http://www.gmwestsb.com/home.html)