

PARKVIEW PLACE
1351 East 41st Street, Los Angeles, CA 90011

FREQUENTLY ASKED QUESTIONS AND ANSWERS (FAQ's)

IMPORTANT: Due to heavy construction at the property there is no access to enter the building. PLEASE DO NOT attempt to enter the building.

1. WHAT DOES THE DEVELOPMENT CONSIST OF?

Parkview Place is an income and rent restricted 127-unit affordable housing complex that is comprised of one-, two-, and three-bedroom apartment units (including a manager's unit). The unit breakdown is as follows:

- Sixty-One (61) One-Bedroom Units
- Thirty-Three (33) Two-Bedrooms Units
- Thirty-Two (32) Three-Bedroom Units
- One (1) Manager's Unit

2. WHAT WILL BE PROVIDED IN EACH UNIT?

All units will have a full kitchen (range/oven, dishwasher, refrigerator) and a tub/shower combination in the bathroom. Each unit will have air conditioning and wood vinyl plank flooring.

3. ARE THERE ACCESSIBLE UNITS?

Parkview Place has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting management.

4. WHAT AMENITIES WILL BE PROVIDED?

Amenities include a fitness room, laundry facilities, and community room with a computer lab, kitchen, seating area, and TV room. The courtyard gardens boast a BBQ area and a playground. On-site management staff will be available.

5. HOW DO I REQUEST A REASONABLE ACCOMMODATION/MODIFICATION?

If you or anyone in your household has a disability and needs any reasonable accommodations/modifications to live at Parkview Place and use our services, please contact management staff to fill out a Reasonable Accommodation or Modification Form.

6. WHAT TYPE OF PARKING IS PROVIDED?

There will be approximately 127 parking spaces provided. Residents who do not receive an assigned parking spot may find street parking. Not all units will be guaranteed on-site parking.

7. HOW ARE RESIDENTS SELECTED AND ARE THERE ANY PREFERENCES?

Parkview Place is a non-age restricted property and will serve low-income households.

All eligible applications for Parkview Place will be entered into a random selection lottery. The list of those selected in the lottery will be posted. The location and date of the posted list of lottery winners will be provided in a letter which will be sent to all applicants confirming receipt of their application. Applicants chosen in the lottery but

not assigned a unit will be placed on a waiting list for future availability. Please refer to the Tenant Selection Plan for complete details.

Of the 127 units, thirty-one (31) units will be filled through the Coordinated Entry System (CES), Service Provider Area (SPA) 6.

8. ARE THERE MINIMUM INCOME REQUIREMENTS?

Applicants must have a gross monthly income that is at least twice their monthly rent. For example, if monthly rent is \$1,200, the gross annual income should be at least \$28,800 (\$1,200 x 2 x 12 months). Failure to satisfy the minimum income to rent ratio is indicative of insufficient income to pay rent and all other household expenses. Voucher applicants and applicants of subsidized units are exempt from the minimum income requirements.

9. ARE THERE MAXIMUM INCOME LIMITS*?

Yes, there are maximum income limits. Applicants must have incomes below the 60% AMI for Los Angeles County for their household size. Subject to change.

- One person: \$52,980
- Two persons: \$60,540
- Three persons: \$68,100
- Four persons: \$75,660
- Five persons: \$81,720
- Six persons: \$87,780
- Seven persons: \$93,840

*The income limits are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change.

10. HOW MANY PEOPLE CAN LIVE IN EACH UNIT?

Parkview Place offers one, two and three-bedroom units. Please refer to the occupancy limits below. **Note:** Occupancy Standards may vary for PSH units.

# of Bedrooms	Minimum	Maximum
1	1	3
2	2	5
3	4	7

11. WHAT ARE THE MAXIMUM RENTS YOU WILL HAVE*?

One-bedroom rents will be up to approximately \$1,419 per month
Two-bedroom rents will be up to approximately \$1,702 per month
Three-bedroom rents will be up to approximately \$1,967 per month

Note: There are a limited number of units available at the lower rents. Lower rents will be assigned as applicants qualify in rank order.

*The rents are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change.



12. ARE THERE RENT INCREASES?

Yes. They are restricted to a formula determined annually by HUD based on percentage increases in median income for the Los Angeles area. For the last five years, rent increases have ranged from 0% to 7% per year.

13. ARE PETS ALLOWED?

Yes. Parkview Place is a pet-friendly community. Additional security deposit and pet rules apply for pets. Assistance animals are not considered pets. Please notify management if you have an assistance animal.

14. IS SMOKING ON THE PROPERTY ALLOWED?

No. Parkview Place will be a 100% non-smoking community. This includes no smoking in the units, patios/balconies, and community areas. Residents or guests who choose to smoke are required to smoke off the property. This policy is strictly enforced.

15. DO 100% FULL-TIME STUDENT HOUSEHOLDS QUALIFY FOR THIS HOUSING?

100% full-time student households do not normally qualify unless they meet one of the exceptions. In order for a household of full-time students to be considered eligible, they must meet one of the following criteria:

- Any member of the household is married and either files or is entitled to file a joint tax return.
- The household consists of at least one single parent and his or her minor children, and the parent is not a dependent of a third party. Any children may be claimed as a dependent of either parent, regardless of tenancy in unit.
- At least one member of the household receives assistance under Title IV of the Social Security Act. (AFDC, TANF, CalWORKS, etc. – Not SSA or SSI)
- At least one member is enrolled in a job training program receiving assistance under the Work Investment Act (WIA) formerly known as the Job Training Partnership Act, or similar federal, state or local laws.
- At least one member of the household is under age 24 and has exited the Foster Care system within the previous 6 years.

16. HOW LONG WILL THE UNITS BE AFFORDABLE?

Use of the California Federal Tax Credit program requires the units remain affordable for at least 55 years. However, the developers propose to keep the rents affordable indefinitely.

17. WHO WILL MANAGE THE BUILDING?

Thomas Safran & Associates (TSA) will manage the building. TSA currently manages over 6,000 units in over 70 different communities that range from as small as 14 units on Santa Catalina Island to 283 units in Koreatown, Los Angeles.

18. WHERE CAN I FIND UPDATED INFORMATION THROUGHOUT THE APPLICATION PROCESS?

Information and updates on the application process and timeline can be found online at: www.parkviewplacehousing.com or by calling (424) 372- 9876 or TTY: (800) 855-7100.