

ACCEPTING LOTTERY APPLICATIONS

November 1, 2023 - November 30, 2023

Affordable Housing
Community

Located in Los Angeles, CA



www.tsahousing.com



parkviewplace@tsaproperties.com



Phone: (424) 372-9876

TTY: (800) 855-7100

HOW TO APPLY

Applications Available: November 1, 2023

Application Deadline: November 30, 2023

Complete **ONLINE** at:
<https://www.parkviewplacehousing.com/>

Download and **print** at:
<https://www.parkviewplacehousing.com/>

Pick up **ON-SITE** at:
1351 E 41st Ave., Los Angeles, CA 90011

Mail Completed Applications To:
Parkview Place, c/o Thomas Safran & Associates
PO Box 49898, Los Angeles, CA 90049

Mailed applications must be postmarked by November 30, 2023, to be included in the lottery.



Parkview Place

1351 E 41st Ave., Los Angeles, CA 90011



ABOUT THE **PROPERTY**

Parkview Place is a 127-unit, affordable housing community located in Los Angeles, CA.

The community features on-site management, on-site case managers, and maintenance staff. The property features one-, two-, and three-bedroom apartments. Of the 127 units, thirty-one (31) units will be filled through the Coordinated Entry System (CES), Service Provider Area (SPA) 6.

PROPERTY AMENITIES

- Community Room
- Case Managers On-Site
- Fitness Room
- On-Site Laundry Facilities
- Courtyard
- BBQ Area
- Pet-Friendly Community
- On-Site Management

RENT/ INCOME RESTRICTION

Parkview Place is a 127-unit, affordable housing community located in Los Angeles, CA. Thirty-one (31) units will be filled through the Coordinated Entry System. To qualify, applicants must have a gross monthly income that is at least twice the monthly rent. Voucher holders do not need to meet the minimum gross monthly income requirement.

Subject to change.

Unit Size	Occupancy	Rent/Month	Min. Gross Monthly Income
1 BD	Min. 1 / Max. 3	up to \$1,419	\$2,838
2 BD	Min. 2 / Max. 5	up to \$1,702	\$3,404
3 BD	Min. 4 / Max. 7	up to \$1,967	\$3,934

INCOME LIMITS

Applicants must have incomes below the 60% AMI for Los Angeles County for their household size. See the chart below. **Subject to change.**

1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840

PARKING

Parking is limited and not guaranteed.

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.

This property has accessible and adaptable units for people with disabilities. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Please contact parkviewplace@tsaproperties.com to make this request.

This property is a 100% non-smoking community



PERMANENT SUPPORTIVE HOUSING

Affordable Housing
Community

Located in Los Angeles, CA



www.tsahousing.com



parkviewplace@tsaproperties.com



Phone: (424) 372-9876

TTY: (800) 855-7100

HOW TO APPLY

All applicants for the thirty-one (31) non-age restricted PSH units will be referred by St. Joseph Center.

To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following access point locations in the Service Provider Area (SPA) 6 for families.

SPA 6 Access Point(s):

SSG/HOPICS

(Navigation Center)

729 W. Manchester Ave
Los Angeles, CA 90044

Phone: (323) 814-9100 ext. 711

SSG/HOPICS

5715 S Broadway
Los Angeles, CA 90037
Phone: (323) 948-0444

HOPICS

5849 Crocker St
Los Angeles, CA 90066
Phone: (323) 432-4383

Watts Labor Community

Access Center

958 E 108th St
Los Angeles, CA 90059
Phone: (323) 563-4721

CASE MANAGERS/HOMELESS PROVIDER/APPLICANTS

Parkview Place is a 127-unit, affordable housing community located in Los Angeles, CA. The property has set aside 31 non-age restricted, Permanent Supportive Housing (PSH) units for formerly homeless and chronically homeless families. All PSH units will be referred by St. Joseph Center through the Coordinated Entry System. For information on the Coordinated Entry System, please call 2-1-1 or visit <https://www.lahsa.org/ces>.

INCOME LIMITS

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, and other regulatory agreements. To qualify for the 31 non-age restricted PSH units, applicants must be below the 30% AMI for Los Angeles County based on their household size. **Subject to change.**

1 Person	2 People	3 People	4 Person	5 People	6 People	7 Person	8 People
\$26,490	\$30,270	\$34,050	\$37,830	\$40,860	\$43,890	\$46,920	\$49,950

RENT/ INCOME RESTRICTION

Parkview Place is a 127-unit, tax credit community, with 31 non-age restricted units set aside as Permanent Supportive Housing. All units will be filled by referral by St. Joseph Center. Below is a breakdown of the Permanent Supportive Housing units. All households must meet eligibility requirements and occupancy standards. There is no minimum income required for Project Based Voucher units and households will pay approximately 30% of their adjusted monthly income in rent, as determined by HACLA. **Subject to change.**

Unit Size	# of PSH Units	AMI %	Occupancy Standards
1 BD	19 units	30%	Min. 1 / Max. 4
2 BD	6 units	30%	Min. 3 / Max. 6
3 BD	6 units	30%	Min. 5 / Max. 8

MOBILITY / AUDIO/VISUAL ACCESSIBLE UNITS

This property has accessible and adaptable units for people with disabilities. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Accessible units will be assigned in referral order to those who require the features of the accessible units. The property has twenty (20) non-age restricted mobility units and fifteen (15) non-age restricted audio/visual units.

Mobility accessible units include:

- Bath Grab Bars
- Toilet with Grab Bars
- Lowered Cabinets
- Accessible Appliances

Audio/Visual accessible units include:

- Audio/Visual fire and smoke alarms with strobes
- Audio/Visual carbon monoxide detector with strobes

APPLICATIONS

Applicants will be referred by St. Joseph Center for the 31 non-age restricted permanent supportive housing units. For information on the Coordinated Entry System, please visit www.lahsa.org or contact 2-1-1.

PETS

We are a pet-friendly community. A deposit of \$300 & current vaccination documentation will be required for all households that wish to have a pet. Pet deposit may be paid in installments. Assistance animals are not considered pets. Please notify management if you have a pet or an assistance animal.

PARKING

Parking is limited and not guaranteed.

ACEPTANDO SOLICITUDES DE LOTERÍA

1 de noviembre de 2023 - 30 de noviembre de 2023



Comunidad de viviendas
asequibles

Ubicado en Los Angeles, CA



www.tsahousing.com



parkviewplace@tsaproperties.com



Teléfono: (424) 372-9876

TTY: (800) 855-7100

CÓMO APLICAR

Solicitudes disponibles: 1 de noviembre de 2023

Fecha límite de solicitud: 30 de noviembre de 2023

Completa **EN LÍNEA** en:
<https://www.parkviewplacehousing.com/>

Descargar e imprimir en:
<https://www.parkviewplacehousing.com/>

Recoja una solicitud **EN EL SITIO** en:
1351 E 41st Ave., Los Angeles, CA 90011

Envíe las solicitudes completas a:
Parkview Place, c/o Thomas Safran & Associates
PO Box 49898, Los Angeles, CA 90049

Las solicitudes enviadas por correo deben estar mataselladas antes del 30 de noviembre de 2023 para ser incluidas en la lotería.



Parkview Place

1351 E 41st Ave., Los Angeles, CA 90011



SOBRE LA PROPIEDAD

Parkview Place es una comunidad de viviendas asequibles de 127 unidades ubicada en Los Ángeles, CA.

La comunidad cuenta con administración en el lugar, administradores de casos en el lugar y personal de mantenimiento. La propiedad cuenta con apartamentos de una, dos y tres habitaciones. De las 127 unidades, treinta y una (31) unidades se llenarán a través del Sistema de Ingreso Coordinado (CES), Área de Proveedor de Servicios (SPA) 6.

AMENIDADES DE LA PROPIEDAD

- Sala de la Comunidad
- Lavandería
- Comunidad que admite mascotas
- Administradores de casos en el sitio
- Patio
- Gerente en el sitio
- Sala de fitness
- Área de barbacoa

ALQUILER

Parkview Place es una comunidad de viviendas asequibles de 127 unidades ubicada en Los Ángeles, CA. Se llenarán treinta y una (31) unidades a través del Sistema de Entrada Coordinada. Para calificar, los solicitantes deben tener un ingreso mensual bruto que sea al menos el doble del alquiler mensual. Los titulares de vales no necesitan cumplir con el requisito de ingreso mensual bruto mínimo. **Sujeto a cambios.**

Tamaño	# de personas	Alquiler/Mes	Mín. Ingreso mensual bruto
1 hab	Min. 1 / Max. 3	hasta \$1,419	\$2,838
2 hab	Min. 2 / Max. 5	hasta \$1,702	\$3,404
3 hab	Min. 4 / Max. 7	hasta \$1,967	\$3,934

LÍMITES DE INGRESOS

Los solicitantes deben tener ingresos inferiores al 60 % del AMI del condado de Los Ángeles para el tamaño de su hogar. Consulte el cuadro a continuación. **Sujeto a cambios.**

1 persona	2 personas	3 personas	4 personas	5 personas	6 personas	7 personas
\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840

ESTACIONAMIENTO

El estacionamiento es limitado y no está garantizado.

Esta vivienda se ofrece sin distinción de raza, color, religión, sexo, género, identidad y expresión de género, estado familiar, origen nacional, estado de ciudadanía, estado de inmigrante, idioma principal, estado civil, ascendencia, edad, orientación sexual, discapacidad, fuente de ingresos (incluido el recibo de la Sección 8 y otros comprobantes similares), información genética, estado militar o de veterano, características arbitrarias o cualquier otra base actualmente o posteriormente prohibida por la ley.

Esta propiedad cuenta con unidades accesibles y adaptables para personas con discapacidad. Las personas con discapacidades pueden solicitar y recibir adaptaciones, modificaciones y ayudas auxiliares razonables, incluso durante el proceso de solicitud. Comuníquese con parkviewplace@tsaproperties.com para realizar esta solicitud.

Esta propiedad es una comunidad 100% para no fumadores.

