

RESEDA THEATER SENIOR HOUSING

25-Unit Supportive Housing Community for 62 and older



THOMAS SAFRAN & ASSOCIATES



APPLY
TODAY!



7219 N. Canby Ave, Reseda, CA 91335

Information Hotline: (888) 368-1999 TTY: (800) 855-7100

Offering 24 one-bedroom units and 1 two-bedroom unit

Amenities

- Computer room
- Fitness room
- Central laundry facilities
- On-Site Management Office
- Pet friendly community

RENTS / INCOME RESTRICTIONS

11 one-bedroom units offered at \$1,290*

Minimum Gross Monthly Income \$2,580**

1 two-bedroom unit offered at \$1,544*

Minimum Gross Monthly Income \$3,088**

**12 units filled by the
property's waiting list**

13 units referred through the
Coordinated Entry System
(CES) by LAHSA

*Rent & Income Restrictions are subject to change / **voucher holders are not subject to minimum income requirement

CES Referred Units (13 units): 10 units will be set aside for formerly homeless seniors (62+) with mental illness &
3 units will be set aside for formerly homeless seniors (62+)

Applications will be available ONLINE and ON-SITE

from: October 4, 2021 - October 18, 2021

To Apply Online:

www.resedatheaterseniorhousing.com or www.accesshousingla.org

On-Site Applications Available Daily Located in distribution boxes at:

7219 N. Canby Ave, Reseda, CA 91335

Mail completed application to: Reseda Theater Senior Housing, PO BOX 49898, Los Angeles, CA 90049

Applications postmarked by October 25, 2021 will be entered into the randomized lottery

This project was built in accordance with universal design principles and includes four (4) full mobility units and two (2) sensory units. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Please email resedatheaterhousing@tsaproperties.com or contact (888) 368-1999 to make this request.

Unit Information					Maximum Income Limits	
Unit Size	No. of Units	Unit Type (AMI)	Tenant Rent	Min. Gross Monthly Income*	1 Person**	2 Persons**
1	11	60%	\$1,290	\$2,580	\$47,340	\$54,060
2	1	60%	\$1,544	\$3,088	\$47,340	\$54,060

*To qualify, applicants must have a gross monthly income that is at least twice their monthly rent and must be below the unit's income limits for the household size. **Income limits are subject to change.

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law.

This property is a 100% non-smoking community

RESEDA THEATER SENIOR HOUSING

25-Unit Supportive Housing Community for 62 and older



THOMAS SAFRAN & ASSOCIATES



OPENING
2022



7219 N. Canby Ave, Reseda, CA 91335

Information Hotline: (888) 368-1999 TTY: (800) 855-7100

Offering 13 one-bedroom Project Based Voucher (PBV) units for 62 and older

Amenities

- Computer room
- Fitness room
- Central laundry facilities
- Case Manager(s) on site
- On-Site Management Office

RENTS / INCOME RESTRICTIONS

13 one-bedroom units offered at 30% AMI*

- Maximum Annual Income determined by household size
- 13 units referred through Coordinated Entry System
 - 10 units set aside for formerly homeless seniors with mental illness
 - 3 units set aside for formerly homeless seniors

13 units referred through the Coordinated Entry System (CES) by LAHSA

Unit mix, including rents & income restrictions are subject to change.

*There is no minimum income required for Project Based Voucher units and households will pay approximately their adjusted monthly income in rent as determined.

HOW TO APPLY

To Apply: All applicants will be referred through LAHSA's Coordinated Entry System (CES). To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following locations in the Service Provider Area (SPA) 2 for adults. Please visit <https://www.lahsa.org/documents?id=2760-ces-access-point-directory.pdf> for a list of additional access points.

SPA 2 ACCESS POINTS

San Fernando Valley Community Mental Health,
16360 Roscoe Blvd, 2nd Floor, Van Nuys, CA 91406
Phone: (818) 901-4836
Monday - Friday 8:00 am - 4:00 pm

Hope of the Valley
11839 Sherman Way, North Hollywood, CA 91605 Phone:
(818) 301-7988
Monday - Friday 8:00 am - 4:30 pm
Saturday 8:00 am - 1:00 pm

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law.

This project was built in accordance with universal design principles and includes four (4) full mobility units and two (2) sensory units. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Please email resedatheaterhousing@tsaproperties.com or contact (888) 368-1999 to make this request.

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RESEDA THEATER SENIOR HOUSING

7219 Canby Ave., Reseda, CA 91335

Hotline: (888) 368-1999

TTY: (800) 855-7100

APPLICATION INSTRUCTIONS

Dear Applicant:

Thank you for your interest in Reseda Theater Senior Housing, a 26-unit, age-restricted property for 62 years and older, located in Reseda, California. This building has 13 one-bedroom units that are reserved for households that are directly referred from the Los Angeles Homeless Services Authority's (LAHSA) Coordinated Entry System (CES). These units are restricted to households earning 30% of the Area Median Income (AMI) or less.

1 Bedroom PBV				Maximum Income Limits	
No. of Units	Unit Type (AMI)	Tenant Rent	Min. Income*	1 Person**	2 Persons**
13	30%	See note*	N/A	\$24,840	\$28,380

*These is no minimum income requirement for Project Based Voucher units and households will pay approximately 30% of their adjusted monthly income in rent.

**All households in these 13 units must also meet HACLA's requirements and occupancy standards.

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

Mobility/Audio/Visual Accessible Units: This property has a total of four (4) mobility units and two (2) sensory units. In addition, all units are universal design for people with disabilities. Accessible units will be assigned to those who require the features of the accessible units.

Mobility accessible units include: bath and toilet 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

Unit Size	Accessible Unit Type	Units Available	Household Size*	Rent AMI	Homeless Senior (62+) with a Qualifying Mental Illness	Homeless Senior (62+)
1 Bedroom	Mobility	2 units	1 – 2 *	60%		
1 Bedroom	Mobility	1 unit	1 – 2 *	30%	X	
1 Bedroom	Sensory	1 unit	1 – 2 *	60%		
1 Bedroom	Sensory	1 unit	1 – 2 *	30%	X	
2 Bedroom	Mobility	1 unit	2 – 3 *	60%		

Occupancy standards may vary depending on subsidy or other program guidelines.

This packet provides important information about the property and how to apply. Please read this information carefully.

Please complete the attached application in its entirety. Please do not submit copies of SS cards, personal ID, licenses, or any financial or personal documents at this time. This is only required at the time of interview. Upon request, application materials will be made available in a format that meets the needs of an applicant with disabilities.

Be sure to check your application for accuracy. You will not be able to change your application information (except for contact information) after the application is submitted. If your contact information changes (e.g., address, phone number, email, etc.), please notify us by mailing the updated information to the above address using your name as it appears on your previously submitted application.

Completing the Application

- Use BLACK INK to complete the application.
- Complete all the information – no blanks. Incomplete applications will be returned for additional information.
- Do not use white out. White out corrections are not accepted. To make corrections, make one (1) line through any mistakes and initial any changes.

Please fill out the application and then submit your completed application to:

Reseda Theater Senior Housing

PO Box 49898

Los Angeles, CA 90049

Applications will be processed on a first come first served basis and in the order they are received.

We hope that you will have the opportunity to make Reseda Theater Senior Housing your home. If you have any questions or concerns, please contact the management office at (888) 368-1999.

Sincerely,

Reseda Theater Senior Housing Management



RESEDA THEATER SENIOR HOUSING

Information Hotline: (888) 368-1999 TTY: (800) 855-7100

7219 N. Canby Ave, Reseda, CA 91335

Email: resedatheaterhousing@tsaproperties.com



Case Managers/Homeless Provider/Applicants – This project will consist of 25 supportive housing units for 62 and older. Thirteen (13) units will be reserved for special needs populations. Ten (10) of the 13 units will be designated for formerly homeless senior households with qualified mental illness; three (3) units will be designated for formerly homeless senior households. All Supportive Housing units will be referred through the Coordinated Entry System (CES). For information on the Coordinated Entry System, please call 2-1-1.

Special Needs Units are restricted to households earning up to 30% of the Area Median Income or less, as indicated in the chart below. There is no minimum income requirement for these units. All supportive housing units are subsidized under the Project-Based Voucher program administered by the Housing Authority of the City of Los Angeles (HACLA).

UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change):

Bedroom Size*	Number of Units	Most restrictive AMI	Homeless Senior with a Qualifying Mental Illness	Homeless Senior
1 Bedroom	10	30%**	X	
1 Bedroom	3	30%**		X
1 Bedroom	11	60%		
2 Bedroom	1	60%		

*All households must meet eligibility requirements and occupancy standards. / **There is no minimum income requirement.

Households will pay approximately 30% of their adjusted monthly income in rent as determined by HACLA.

CURRENT INCOME LIMITS EFFECTIVE 04/01/21 (Subject to change)

General Units

	Income Limits
	60%
1 Person	\$49,680
2 People	\$56,760
3 People	\$63,840

CES Units

	Income Limits
	30%
1 Person	\$24,840
2 People	\$28,380
3 People	\$31,920

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, and other regulatory agreements.

Income limits subject to change.

Mobility/Audio/Visual Accessible Units: Accessible units will be assigned according to the lottery rank to those who require the features of the accessible units. The property has four (4) mobility units and two (2) hearing/vision 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

Unit Size	Accessible Unit Type	Units Available	Household Size*	Rent AMI	Homeless Senior (62+) with a Qualifying Mental Illness	Homeless Senior (62+)
1 Bedroom	Mobility	2 units	1 – 2 *	60%		
1 Bedroom	Mobility	1 unit	1 – 2 *	30%	X	
1 Bedroom	Sensory	1 unit	1 – 2 *	60%		
1 Bedroom	Sensory	1 unit	1 – 2 *	30%	X	
2 Bedroom	Mobility	1 unit	2 – 3 *	60%		

Occupancy standards may vary depending on subsidy or other program guidelines.

Applications: Applications will be available on-site and online between October 4, 2021 - October 18, 2021. To download an application or apply online, please visit www.resedatheaterseniorhousing.com.

Completed applications can be mailed to: Reseda Theater Senior Housing, PO BOX 49898, Los Angeles, CA 90049

Applications postmarked by October 25, 2021 will be entered into the randomized lottery

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. Assistance animals are not considered pets. Please notify management if you have a pet or assistance animal.

What if I need changes in the way I communicate with you as a result of a disability?

If as a result of a disability you need changes in the way we communicate with you, please contact management.

This property is a 100% non-smoking community