

ACCEPTING LOTTERY APPLICATIONS

November 1, 2023 - November 30, 2023

Affordable Housing
Community

Located in Los Angeles, CA



www.tsahousing.com



parkviewplace@tsaproperties.com



Hotline: (888) 373-6111

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



Hotline: (888) 373-6111

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.