

RESEDA THEATER SENIOR HOUSING

7219 North Canby Avenue, Reseda, CA 91335

FREQUENTLY ASKED QUESTIONS AND ANSWERS (FAQ's)

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

1. WHAT DOES THE DEVELOPMENT CONSIST OF?

Reseda Theater Senior Housing is a 26-unit housing complex that is comprised of one and two-bedroom apartment units (including a manager's unit). The unit breakdown is as follows:

- Twenty-four (24) one-bedroom units
- One (1) two-bedroom unit
- One (1) manager's unit

2. WHAT WILL BE PROVIDED IN EACH UNIT?

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

3. WHAT AMENITIES WILL BE PROVIDED?

Amenities include a computer room, laundry facilities, BBQ, long-term bicycle storage, onsite management office and case worker offices.

4. ARE THERE ACCESSIBLE UNITS?

Reseda Theater Senior Housing has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting management.

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 Reseda Theater Senior Housing and use our services, please contact management staff to fill out a Reasonable Accommodation or Modification Form.

6. WHAT TYPE OF PARKING IS PROVIDED?

Parking spaces are limited and are not guaranteed. The property has 6 parking spaces. Parking will be assigned on a first come first serve basis. Residents who do not receive an assigned parking spot may find street parking.

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

All eligible applications for Reseda Theater Senior Housing will be entered into a random lottery for 12 units. 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.

8. WHO WILL BE ELIGIBLE TO MOVE INTO THE DEVELOPMENT?

This project offers 24 one-bedroom units and 1 two-bedroom unit. This project will serve low-income seniors, 62 and older, with 13 of the units set aside as permanent supportive housing.

There will be 11 one-bedroom units and 1 two-bedroom unit that will be initially filled through a lottery. Future vacancies for these units will be filled using the property’s waiting list.

*The two-bedroom unit is a mobility accessible unit. This unit will only be filled in rank order with a household that requires mobility features.

The remaining 13 one-bedroom units will be filled by referrals received through LAHSA’s Coordinated Entry System (CES). For additional information on the CES program, please visit www.LAHSA.org/CES or contact us for information on LAHSA/CES Access Points for this property.

9. ARE THERE INCOME LIMITS*?

Yes, applicants must have incomes at or below 60% of the Los Angeles area median income. The current annual maximums are as follows:

- One person: \$49,680
- Two people: \$56,760
- Three people: \$63,840

*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?

Reseda Theater Senior Housing offers one and two-bedroom units. Please refer to the occupancy limits below.

# of Bedrooms	Minimum	Maximum
1	1	2
2	2	3

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

The following rents apply to the 12 units that will be filled through the initial lottery.

11 one-bedroom units will be offered at approximately \$1,290* per month.

1 two-bedroom unit will be offered at approximately \$1,544* per month.

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. Please contact us for additional information.

*The rents are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change. Voucher holders are not subject to the minimum income requirement.



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. Reseda Theater Senior Housing is a pet-friendly community. An additional deposit of \$300 and 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.

14. IS SMOKING ON THE PROPERTY ALLOWED?

No. Reseda Theater Senior Housing 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, Thomas Safran & Associates proposes to keep the rents affordable indefinitely.

17. WHO ARE THE DEVELOPERS?

Thomas Safran & Associates (TSA) is the developer of Reseda Theater Senior Housing.

Thomas Safran & Associates has developed over 6,000 units of luxury, affordable and mixed-use rental housing in Southern California. For over 40 years, we have specialized in developing high-quality properties. We are committed to providing superior design, maintaining our properties to the highest standards, and enriching the lives of the people who reside in our buildings.

18. WHO WILL MANAGE THE BUILDING?

Thomas Safran & Associates (TSA) will manage the building. TSA currently manages over 5,000 units in over 60 different communities that range from as small as 14 units on Santa Catalina Island to 283 units in Koreatown, Los Angeles.

19. 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.resedateaterseniorhousing.com or by calling our hotline at (888) 368-1999 or TTY: (800) 855-7100.