

# The Montecito II [Age Restriction 55+] Marketing Flyer

Developer Name: TSADI

Property Management Company Name: Thomas Safran & Associates

Property Name: The Montecito II [Age Restriction 55+]

Property Address: 6668 W FRANKLIN AVE HOLLYWOOD CA 90028

Open for Marketing: 12/20/2023

Pre Application Open Date: 01/23/2024

Pre Application Close Date: Undetermined

Lottery Dates: 04/06/2024

## **Property Application Information**

Property Management Contact Name: Jamee Lowery

Property Management Contact Title: Property Manager

Property Management Contact Email: [montecito2@tsaproperties.com](mailto:montecito2@tsaproperties.com)

Property Management Contact Phone Number: (310) 820-2236

TTY/TDD: 711

Property Website: <https://www.tsahousing.com/>

Rental Application Link: <https://www.tsahousing.com/property/themontecito2>

Methods of how applications will be provided and accepted:

1st Method of how applications will be provided and accepted: Online

2nd Method of how applications will be provided and accepted: Mail

3rd Method of how applications will be provided and accepted:

4th Method of how applications will be provided and accepted:

Mailing Address for Application: The Montecito II, c/o Thomas Safran & Associates, PO Box 49898, Los Angeles, CA 90049

Fax Number:

## **Property Information**

Housing Type: Apartments

Year Built: 2024

Housing Program: Combination of CES and Non-CES units

Shared Living Facility: No

Pre-Application fee: 25.00

Credit Screening Fee:

Property Description: The Montecito II is a 64-unit, tax credit affordable housing community for people 55 and older. Located in the heart of Hollywood, CA, The Montecito II provides easy access to parks, shopping, and a community center. The Montecito II was developed by Thomas Safran & Associates in 2024. The Montecito II connects to the adjacent building The Montecito, a remarkable Art Deco affordable senior housing building constructed in 1928. The Montecito II shares a range of

amenities with The Montecito. The Montecito II offers studio units with modern amenities. Unit features include a full kitchen, a tub or shower in the bathroom, garbage disposal, window blinds, air-conditioning, and vinyl plank flooring. There is no parking available at Montecito II. Residents may find street parking. Residents enjoy a community room equipped with a full kitchen, spacious seating areas, computer lab and TV room. Other amenities include a laundry facility, bicycle storage room, and fitness room. The property boasts a rooftop terrace with views of the iconic Hollywood Hills. The terrace offers a barbeque area, seating, and lush landscaping. This community features secured access and on-site management and maintenance staff. Ongoing regularly scheduled events include monthly resident parties, coffee socials, bingo, fitness classes, movie nights, and inclusive holiday celebrations.

Property Features: Computer Lab, Fitness Room, On-Site Laundry, Rooftop Terraces, Community Room, Outdoor Courtyards, Bicycle Storage, BBQ Area

Units Available: 31 studio units will be available through a lottery. The remaining 32 studio units will be filled by referral through PATH.

Accessible Features: Mobility Accessible Units Features 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

Parking Type:

Parking Fee:

Income Limits: up to 60% AMI for Los Angeles County

Referral Agency: PATH

Support Services: PATH

Rental Policy Info: The Montecito II is an affordable tax-credit housing apartment community located in Hollywood, California. To qualify for the age-restricted units, applicants must be 55 and older, and 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 Applicants must age qualify at the time of application. Applicants must also have incomes below the 60% AMI for Los Angeles County for their household size. Income Limits are subject to change. Applicants must also meet all eligibility criteria for the project. There is no parking available at Montecito II. Residents may find street parking.

Rental Special Notes: The Montecito II is an affordable tax-credit housing apartment community located in Hollywood, California. To qualify for the age-restricted units, applicants must be 55 and older, and 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 Applicants must age qualify at the time of application. Applicants must also have incomes below the 60% AMI for Los Angeles County for their household size. Income Limits are subject to change.

Applicants must also meet all eligibility criteria for the project. There is no parking available at Montecito II. Residents may find street parking.

Description of how applicant can request a Reasonable Accommodation: 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 [montecito2@tsaproperties.com](mailto:montecito2@tsaproperties.com) to make this request.

Pre-Applications are available on [accesshousingla.org](https://accesshousingla.org)

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.