

Missouri Place Marketing Flyer

Developer Name: TSADI

Property Management Company Name: Thomas Safran & Associates

Property Name: Missouri Place

Property Address: 11998 W MISSOURI AVE LOS ANGELES CA 90025

Open for Marketing: 08/31/2020

Pre Application Open Date: 07/26/2021

Pre Application Close Date: 08/09/2021

Lottery Dates:

Property Application Information

Property Management Contact Name: Sylvia Kang

Property Management Contact Title: Property Manager

Property Management Contact Email: missouriplace@tsaproperties.com

Property Management Contact Phone Number: (424) 372-9810

TTY/TDD: 711

Property Website: //www.tsahousing.com

Rental Application Link:

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:

Fax Number:

Property Information

Housing Type: Apartments

Year Built: 2022

Housing Program: Combination of CES and Non-CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee: 0.00

Property Description: Missouri Place is a 74-unit housing complex that is comprised of one, two, and three-bedroom apartment units (including a manager's unit). The general waitlist is closed. The minimum gross income that an applicant must make is two times the rental amount. Example: If the rent is \$1720 per month, the minimum monthly family income must be \$3440 - $\$1720 \times 2 = \3440 . Minimum income limits do not apply for, tenant-based/choice voucher holders including VASH vouchers. Applicants must have incomes up to 80% of the Los Angeles area median income. *The income limits are adjusted annually by the U.S. Department of Housing and Urban Development/HUD and are subject to change. Amenities include a computer room, fitness room, laundry

facilities, playground and BBQ, long-term bicycle storage, onsite management offices and caseworker off There will be approximately 43 total parking spaces provided. Parking will be assigned on a first come first serve basis. Residents who don't receive an assigned parking spot may find street parking.

Property Features: The property features one, two, and three-bedroom units with modern amenities. Unit features include kitchens and bathrooms with granite countertops and solid-wood cabinetry. Residents can enjoy a community room equipped with a full kitchen, spacious seating areas, a computer lounge, library, pool table, piano and TV room. Other amenities include a parking garage, laundry facilities, fitness room, playground and barbecue area, and resident gardens surrounded with lush landscaping. The gated community features secured access and on-site management and maintenance staff. Ongoing regularly scheduled events include monthly resident parties, fitness classes, inclusive holiday celebrations, and onsite social services support for Permanent Supportive Housing households.

Units Available: N/A

Accessible Features: Mobility and Communication Units

Parking Type: Garage

Parking Fee: 0.00

Income Limits: up to 80% AMI

Referral Agency: Imagine LA

Support Services: N/A

Rental Policy Info: Missouri Place is a 74-unit housing complex that is comprised of one, two, and three-bedroom apartment units (including a manager's unit). The minimum gross income that an applicant must make is two times the rental amount. Example: If the rent is \$1720 per month, the minimum monthly family income must be \$3440 - $\$1720 \times 2 = \3440 . Minimum income limits do not apply for, tenant-based/choice voucher holders including VASH vouchers. Applicants must have incomes up to 80% of the Los Angeles area median income. *The income limits are adjusted annually by the U.S. Department of Housing and Urban Development/HUD and are subject to change.

Rental Special Notes: 100% non-smoking property. Acceptable Credit/ Credit Worthiness, Criminal Background Check, Landlord Reference Checks, Minimum Income Requirements. Missouri Place is a 74-unit housing complex that is comprised of one, two, and three-bedroom apartment units (including a manager's unit). The minimum gross income that an applicant must make is two times the rental amount. Example: If the rent is \$1720 per month, the minimum monthly family income must be \$3440 - $\$1720 \times 2 = \3440 . Minimum income limits do not apply for, tenant-based/choice voucher holders including VASH vouchers. Applicants must have incomes up to 80% of the Los Angeles area median income. *The income limits are adjusted annually by the U.S. Department of Housing and Urban Development/HUD and are subject to change.

Description of how applicant can request a Reasonable Accommodation: Applicants may request reasonable accommodations by contacting management at missouriplace@tsaproperties.com

Pre-Applications are available on 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.