

TELACU Las Flores Marketing Flyer

Developer Name: TELACU

Property Management Company Name: TELACU RESIDENTIAL MANAGEMENT

Property Name: TELACU Las Flores

Property Address: 12793 MERCER ST Pacoima CA 91331

Open for Marketing: 03/01/2022

Pre Application Open Date: 03/01/2022

Pre Application Close Date: 04/01/2022

Lottery Dates:

Property Application Information

Property Management Contact Name: Angelique DSilva

Property Management Contact Title: Property Manager

Property Management Contact Email: awilliams@telacu.com

Property Management Contact Phone Number: 323-838-8556 Extn : 5104

TTY/TDD: 711

Property Website: <https://telacu.com/telacu-family-of-companies/real-estate-management/telacu-residential-management/p>

Rental Application Link:

Methods of how applications will be provided and accepted:

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

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

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: 1998

Housing Program: No CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee:

Property Description: HUD 202 PRAC - TELACU Las Flores is an 83-unit housing facility for senior citizens consisting of one-bedroom units. These units include a refrigerator, a built-in stove, and an emergency pull-cord system. TELACU Las Flores amenities include on-site laundry facilities, elevators, recreation/community rooms, gated parking, and an intercom system entrance. TELACU Las Flores is a smoke-free community. Management desires to mitigate (i) the inherent health risks associated with smoking and second-hand smoke; (ii) the increased maintenance, cleaning, and restoration costs caused by smoking; (iii) the increased risk of fire from tobacco; and (iv)

the higher costs of fire insurance for a non-smoke-free building. Therefore, the household shall not smoke anywhere in the Apartment leased by Resident or the common areas (interior and exterior) of the Premises, nor shall the Resident permit any guest or visitor under Resident's control to do so. TELACU Las Flores is an equal opportunity housing facility, designed to provide housing to extremely-low and very low-income individuals 62 years or older and families under the HUD 202 PRAC Program. However, because 10% of the units at TELACU Las Flores have been architecturally altered for mobility, as defined in HUD Handbook 4350.3 Rev.-1 Change 4 paragraph 2-32, someone in the family must qualify as "needing" the architecturally altered features to apply for or live in these units. A medical professional will verify the need. Further Federal Regulations require that to live at TELACU Las Flores, applicants must be: • Be 62 years of age or older (head, co-head or spouse). • The household's annual income may not exceed the applicable income limits. • The applicant must be willing to pay the rent calculated using the HUD rules and regulations. • The unit must be the household's only residence. At the time of admission, the applicant may not be receiving assistance for any other unit. • Applicant must be able to meet the owner/management Tenant Selection Plan. • Applicants must disclose the Social Security Number for themselves and all household members. • All adult members must sign consent forms and, as necessary, verification documents so that management can verify sources of income and eligibility.

Property Features: LAUNDRY ROOM

Units Available: NONE

Accessible Features: MOBILITY

Parking Type:

Parking Fee:

Income Limits:

Referral Agency:

Support Services:

Rental Policy Info:

Rental Special Notes: 74 one-bedroom units

Description of how applicant can request a Reasonable Accommodation: YOU CAN GO TO THE MANAGER FOR ALL 504 REQUESTS

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.