

BRAND NEW COMMUNITY



PENDANT

on Topanga



149 UNITS
5-STORY BUILDING

NOW ACCEPTING APPLICATIONS

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.

Section 8 vouchers are welcome.

APARTMENT UNITS

Studio, 1 & 2-bedroom units features:

- Vinyl Plank Flooring
- Balcony
- Central A/C and Heat
- Safety Equipment
- Stainless Steel Appliances (Electric Stove, Refrigerator, Microwave, Dishwasher)
- Ceiling Fan(s)
- Miniblinds
- Garbage Disposal

PROPERTY FEATURES

- Rooftop Terrace with Stunning Views
- Fully-equipped Fitness Center
- Business Center
- Elevator
- Lounge
- Recreation Room
- Package/Delivery Room
- Outdoor Social Areas with Grills & Fire Pits
- Parking Garage with EV Charging Stations
- Pets Allowed

7322 N. TOPANGA CANYON BLVD. CANOGA PARK, CA 91303

PENDANT ON TOPANGA

UNIT TYPES OVERVIEW

Types of Units	Conventional	Mobility	Sensory
Affordable	20	7	3
Market Rate	106	10	3
Total number of units	126	17	6

For inquiries about specific accessible features or unit availability, please contact us directly.

ACCESSIBLE UNITS

Mobility- and sensory-accessible units are available for individuals who require specific accommodations to support their daily living needs. These units are thoughtfully designed to meet the unique requirements of residents with mobility or sensory challenges, ensuring a comfortable, functional, and inclusive living environment.

Kitchen & Bath Accessibility:

- Accessible Counter-height Microwave
- Front Controls on Stove/Cook-top
- Toilet Grab Bars or Reinforcements
- Bath Grab Bars or Reinforcements
- Accessible Height Toilet
- 'T' Turn or 60" Turning Circle in Bathrooms
- Both Lowered Counter/Vanity with 27" High Knee Space

2024 Income and Rent Limits (subject to change) for general affordable (GA) units.

Unit Size	# Units	Rent Level (Unit AMI)	Rent	Minimum Income	Maximum Income by Household Size				
					One	Two	Three	Four	Five
Studio	2	Extremely Low (30% ELI Sch 6)	\$487	\$17,532	\$29,150	\$33,300			
1 Bedroom	9		\$557	\$20,052			\$37,450		
2 Bedroom	1		\$627	\$22,572				\$41,600	\$44,950
Studio	3	Very Low (50% VLI BOND)	\$1,213	\$43,668	\$48,550	\$55,450			
1 Bedroom	15		\$1,300	\$46,800			\$62,400		

30 affordable units will be leased through a housing lottery process. Applications for the lottery will be accepted from **April 2, 2025** to **May 1, 2025**.

The lottery will take place on **May 15, 2025**. Applicants may apply through the Access Housing LA registry at **www.accesshousingla.org** or by any other method accepted by the property, such as mail, walk-in, or email. All applications submitted through any accepted method during the application period will be included in the lottery.

CONTACT INFORMATION:

(818) 453-3138

Visit:

pendantontopanga.com

Main: (818) 305-3643 Fax: (818) 990-5911
Pendantontopanga@mosscompany.com



Please email us to request an application, reasonable accommodation, or physical modification, including a request for communications in alternate formats and for auxiliary aids and services. Applications may also be picked up at the address listed above.

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