

Hollywood Arts Collective Marketing Flyer

Developer Name: TSADI

Property Management Company Name: Thomas Safran & Associates

Property Name: Hollywood Arts Collective

Property Address: 1637 N WILCOX AVE HOLLYWOOD CA 90028

Open for Marketing: 10/18/2022

Pre Application Open Date: 01/16/2023

Pre Application Close Date: 02/15/2023

Lottery Dates:

Property Application Information

Property Management Contact Name: Aaron Lempert

Property Management Contact Title: Property Manager

Property Management Contact Email: hollywoodartscollective@tsaproperties.com

Property Management Contact Phone Number: (424) 551-2424

TTY/TDD: 711

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

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: 1630 Schrader Boulevard, Los Angeles, CA 90028

Fax Number: (424) 537-5600

Property Information

Housing Type: Apartments

Year Built: 2023

Housing Program: No CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee: 25.00

Property Description: This project has a preference for artists. The property is a 152 unit, affordable housing complex that has a preference for artists. The complex is comprised of studio, one, two, and three-bedroom apartment units (including a manager's unit). Hollywood Arts Collective is a Low-Income Housing Tax Credit (LIHTC) project. LIHTC is the most prolific program available to developers to create affordable housing for low-income Americans. The tax code allows an artist preference in LIHTC projects. For projects with an artist preference, that means that housing units are filled first with applicants who meet the eligibility criteria for the artist preference. If the units cannot be filled with eligible artist candidates, the units will be filled with applicants from

the general pool For the purposes of the Artist Preference, “artist” is someone who is regularly engaged in an artistic, creative, or cultural activity or practice and pursues such practice on a professional basis. For the purposes of this definition, artistic, creative, or cultural practices may include the following disciplines: - Performing Arts - Media Arts - Interdisciplinary Art - Literary Arts - Visual Arts -Folk Arts and Crafts Under the Artist Preference, eligible applicants will meet one of the following two criteria: 1. Income from the arts 2. engagement in and professional commitment to an Artistic Practice. Please visit www.thehollywoodartscollective.com for more detailed information regarding preferences. All units include a full kitchen (range/oven, dishwasher, refrigerator) and a tub/shower combination in the bathroom. Each unit will have air conditioning and wood vinyl plank flooring. The property amenities include a computer room, fitness room, laundry facilities, and an on-site management office. There will be approximately 76 total parking spaces provided. Parking will be assigned on a first come, first served basis. Residents who do not receive an assigned parking spot may find street parking. Not all units are guaranteed on-site parking.

Property Features: The property offers studio, one, two, and three bedroom units with modern amenities. Unit features include heating and air-conditioning, a kitchen with range and oven, refrigerator, waste disposal, plank flooring, window blinds, and a patio/balcony. Residents can enjoy a community room equipped with spacious seating areas, a computer lab, library, and TV room. Other amenities include a rehearsal studio, fitness room, laundry facilities, and a landscaped courtyard with a barbecue area. The community features secured access and on-site management and maintenance staff.

Units Available: No units available at this time. Only accepting applications for the accessible unit waiting list, per LAHD requirements.

Accessible Features: Property features fully accessible mobility and hearing/vision units.

Parking Type: Garage

Parking Fee:

Income Limits: up to 80\$ AMI

Referral Agency: N/A

Support Services: N/A

Rental Policy Info: Applicants must have a gross monthly income that is at least twice their monthly rent. For example, if monthly rent is \$900, the gross annual income should be at least \$21,600 ($\$900 \times 2 \times 12$ months). Failure to satisfy the minimum income to rent ratio is indicative of insufficient income to pay rent and all other household expenses. Voucher applicants and applicants of subsidized units are exempt from the minimum income requirements. This project will serve low-income households. This project has a preference for artists. All eligible applications for Hollywood Arts Collective will be entered into a random selection lottery. 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.

Hollywood Arts Collective is a Low-Income Housing Tax Credit (LIHTC) project. LIHTC is the most prolific program available to developers to create affordable housing for low-income Americans. The tax code allows an artist preference in LIHTC projects. For projects with an artist preference, that means that housing units are filled first with applicants who meet the eligibility criteria for the artist preference. If the units cannot be

filled with eligible artist candidates, the units will be filled with applicants from the general pool. For the purposes of the Artist Preference, "artist" is someone who is regularly engaged in an artistic, creative, or cultural activity or practice and pursues such practice on a professional basis. For the purposes of this definition, artistic, creative, or cultural practices may include the following disciplines: Performing Arts including dancers, actors, musicians, singers, songwriters, puppeteers, composers, choreographers, and production related arts and entertainment workers. Media Arts including television, radio, documentaries, digital media, animation, new media, and production related arts and entertainment workers. Interdisciplinary Art including installation art, public and performance art, and time-based, experiential art. Literary Arts including writers of fiction, creative non-fiction, plays, poetry, lyrics and literature. Visual Arts including painting, drawing, sculpture, ceramics, printmaking, photography, mixed media, and design. Folk Arts and Crafts including beadwork, masks, textiles, jewelry, and glass. Under the Artist Preference, eligible applicants will meet one of the following two criteria: The applicant will first be evaluated based on Income from Arts Work. The applicant must provide documentation to demonstrate earnings, from all eligible disciplines, over \$6,500 annually for three out of the last five years. If the applicant does not meet this Income from Arts Work eligibility criteria; then the applicant will be evaluated using the second criteria. The applicant will be evaluated based on engagement in and professional commitment to Artistic Practice which will be evaluated and determined based on a portfolio review by the Artist Committee. More details on income requirements and eligibility criteria for the artist preference will be available in the application and other marketing materials.

Rental Special Notes: Applicants must have a gross monthly income that is at least twice their monthly rent. For example, if monthly rent is \$900, the gross annual income should be at least \$21,600 ($\$900 \times 2 \times 12$ months). Failure to satisfy the minimum income to rent ratio is indicative of insufficient income to pay rent and all other household expenses. Voucher applicants and applicants of subsidized units are exempt from the minimum income requirements. This project will serve low-income households. This project has a preference for artists. All eligible applications for Hollywood Arts Collective will be entered into a random selection lottery. 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. Hollywood Arts Collective is a Low-Income Housing Tax Credit (LIHTC) project. LIHTC is the most prolific program available to developers to create affordable housing for low-income Americans. The tax code allows an artist preference in LIHTC projects. For projects with an artist preference, that means that housing units are filled first with applicants who meet the eligibility criteria for the artist preference. If the units cannot be filled with eligible artist candidates, the units will be filled with applicants from the general pool. For the purposes of the Artist Preference, "artist" is someone who is regularly engaged in an artistic, creative, or cultural activity or practice and pursues such practice on a professional basis. For the purposes of this definition, artistic, creative, or cultural practices may include the following disciplines: Performing Arts including dancers, actors, musicians, singers, songwriters, puppeteers, composers, choreographers, and production related arts and entertainment workers. Media Arts including television, radio, documentaries, digital media, animation, new media, and

production related arts and entertainment workers. Interdisciplinary Art including installation art, public and performance art, and time-based, experiential art. Literary Arts including writers of fiction, creative non-fiction, plays, poetry, lyrics and literature. Visual Arts including painting, drawing, sculpture, ceramics, printmaking, photography, mixed media, and design. Folk Arts and Crafts including beadwork, masks, textiles, jewelry, and glass. Under the Artist Preference, eligible applicants will meet one of the following two criteria: The applicant will first be evaluated based on Income from Arts Work. The applicant must provide documentation to demonstrate earnings, from all eligible disciplines, over \$6,500 annually for three out of the last five years. If the applicant does not meet this Income from Arts Work eligibility criteria; then the applicant will be evaluated using the second criteria. The applicant will be evaluated based on engagement in and professional commitment to Artistic Practice which will be evaluated and determined based on a portfolio review by the Artist Committee. More details on income requirements and eligibility criteria for the artist preference will be available in the application and other marketing materials.

Description of how applicant can request a Reasonable Accommodation: Applicants can request a reasonable accommodation during the application process by contacting management.

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

