

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: 02/22/2024

Lottery Dates: 04/06/2024

Property Application Information

Property Management Contact Name: Natalie Calderon

Property Management Contact Title: Property Manager

Property Management Contact Email: montecito2@tsaproperties.com

Property Management Contact Phone Number: (888) 311-7736

TTY/TDD: 711

Property Website: <https://www.themontecito2.com/>

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

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: 2023

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 an affordable, tax-credit housing community, located in Los Angeles, California. The community features on-site management and maintenance staff. The property has 64 age-restricted units, 55 and older. Thirty-two (32) out of the 64 age-restricted units will be filled by referral through PATH. The property features studio units. Each apartment will include vinyl plank flooring, and a kitchen with a range and oven, and refrigerator. Resident activities are regularly

scheduled and are determined based on the community's needs.

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: Carport

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 Los Angeles, 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 also have incomes below the 60% AMI for Los Angeles County for their household size. Subject to change. Applicants must also meet all eligibility criteria for the project. Parking is limited and not guaranteed

Rental Special Notes: The Montecito II is an affordable tax-credit housing apartment community located in Los Angeles, 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 also have incomes below the 60% AMI for Los Angeles County for their household size. Subject to change. Applicants must also meet all eligibility criteria for the project. Parking is limited and not guaranteed

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 to make this request.

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.

