

Vista Terrace Apartments Marketing Flyer

Developer Name: TSADI

Property Management Company Name: Thomas Safran & Associates

Property Name: Vista Terrace Apartments

Property Address: 8134 N VAN NUYS BLVD VAN NUYS CA 91402

Open for Marketing: 09/22/2025

Pre Application Open Date: 09/23/2025

Pre Application Close Date: Undetermined

Lottery Dates:

Property Application Information

Property Management Contact Name: Nellie Papazyan

Property Management Contact Title: Property Manager

Property Management Contact Email: vistaterrace@tsaproperties.com

Property Management Contact Phone Number: (818) 962-4181

TTY/TDD: 711

Property Website: <https://tsahousing.com/>

Rental Application Link: <https://tsahousing.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: Vista Terrace 8134 Van Nuys Blvd Panorama City 91402

Fax Number: (818) 867-8661

Property Information

Housing Type: Apartments

Year Built: 2024

Housing Program: Combination of CES and Non-CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee:

Property Description: Vista Terrace is a 102-unit affordable housing community, located in Panorama City, that is comprised of studio, two-, and three-bedroom apartment units. This is a non-age restricted building.

Property Features: Residents can enjoy a community room with a full kitchen, spacious seating areas, computer lab, library, piano, and TV room. Other amenities include a laundry facility, fitness room, and courtyard with playground area and BBQ. Resident activities and onsite management are offered. Ongoing regularly scheduled events include monthly resident parties, coffee socials, fitness classes, movie nights, and

inclusive holiday celebrations.

Units Available: Units will be filled in rank order from the property's waiting list.

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:

Parking Fee:

Income Limits: Up to 50% AMI

Referral Agency: Life Steps

Support Services: TBD

Rental Policy Info: Applicants must have a gross monthly income that is at least twice their monthly rent. For example, if monthly rent is \$1,200, the gross annual income should be at least \$28,800 ($\$1,200 \times 2 \times 12$ 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.

Rental Special Notes: Applicants must have a gross monthly income that is at least twice their monthly rent. For example, if monthly rent is \$1,200, the gross annual income should be at least \$28,800 ($\$1,200 \times 2 \times 12$ 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.

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 vistaterrace@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.