

# Reseda Theater Senior Housing (62+)

## Marketing Flyer

Developer Name: TSADI

Property Management Company Name: Thomas Safran & Associates

Property Name: Reseda Theater Senior Housing (62+)

Property Address: 7219 N Canby AVE Reseda CA 91335

Open for Marketing: 08/13/2021

Pre Application Open Date: 09/13/2021

Pre Application Close Date: 09/27/2021

Lottery Dates:

### **Property Application Information**

Property Management Contact Name: Marisela Morales

Property Management Contact Title: On-Site Manager, Property Manager

Property Management Contact Email: [resedatheaterhousing@tsaproperties.com](mailto:resedatheaterhousing@tsaproperties.com)

Property Management Contact Phone Number: (424) 372-9865

TTY/TDD: 711

Property Website: [//www.resedatheaterseniorhousing.com](http://www.resedatheaterseniorhousing.com)

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:

Fax Number:

### **Property Information**

Housing Type: Apartments

Year Built: 2021

Housing Program: Combination of CES and Non-CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee: 0.00

Property Description: Reseda Theater Senior Housing is a 25 unit affordable housing community for 62 and older. The property has 24 one-bedroom units and 1 two bedroom unit available. Lottery Units: There are 11 one-bedroom units and 1 two-bedroom unit that will be filled through the lottery.. These units are income and rent restricted at 60% AMI for Los Angeles County. Please note the rents and income limits are subject to change. To qualify, applicants must have a gross monthly income that is at least twice their monthly rent and must be below the unit's income limits for the household size.

Voucher holders are not subject to the minimum income requirement. Coordinated Entry System: There are 13 one-bedroom units that will be referred through LAHSA's Coordinated Entry System / CES. Reseda Theater Senior Housing is located in the Service Provider Area 2 / SPA 2. To apply for a CES unit, all applicants will be referred through LAHSA's CES. To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following locations in the Service Provider Area (SPA) 2 for adults. Please visit <https://www.lahsa.org/documents?id=2760-ces-access-point-directory.pdf> for a list of additional access points. NOTE: If you are applying on behalf of someone else, please make sure that the name and information reflected on this application is for the person who is applying for housing. Do not change the name of the applicant as this could be a reason for denial.

Property Features: The property boasts laundry facilities and a landscaped courtyard with an outdoor barbecue area. Residents can enjoy a community room equipped with a full modern kitchen and spacious seating area, library, and television lounge. This gated community features secured access and on-site management and maintenance staff. Ongoing regularly scheduled events include monthly resident parties, coffee socials, bingo, fitness classes, movie nights, onsite social service support for Permanent Supportive Housing households, and inclusive holiday celebrations.

Units Available: No units are available at this time. The general waiting list is closed. The property is only accepting applications for the accessible unit 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 60%

Referral Agency: LAHSA

Support Services: Support services provided by PATH. Please contact management for additional information.

Rental Policy Info: Reseda Theater Senior Housing is a 25 unit affordable housing community for 62 and older. The property has 24 one-bedroom units and 1 two bedroom unit available. Lottery Units: There are 11 one-bedroom units and 1 two-bedroom unit that will be filled through the lottery.. These units are income and rent restricted at 60% AMI for Los Angeles County. Please note the rents and income limits are subject to change. To qualify, applicants must have a gross monthly income that is at least twice their monthly rent and must be below the unit's income limits for the household size.

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Rental Special Notes: Reseda Theater Senior Housing is a 25 unit affordable housing community for 62 and older. The property has 24 one-bedroom units and 1 two bedroom unit available. Lottery Units: There are 11 one-bedroom units and 1 two-bedroom unit that will be filled through the lottery.. These units are income and rent restricted at 60% AMI for Los Angeles County. Please note the rents and income limits are subject to change. To qualify, applicants must have a gross monthly income that is at least twice their monthly rent and must be below the unit's income limits for the household size. Voucher holders are not subject to the minimum income requirement. Coordinated Entry System: There are 13 one-bedroom units that will be referred through LAHSA's Coordinated Entry System / CES. Reseda Theater Senior Housing is located in the Service Provider Area 2 / SPA 2. To apply for a CES unit, all applicants will be referred through LAHSA's CES. To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following locations in the Service Provider Area (SPA) 2 for adults. Please visit <https://www.lahsa.org/documents?id=2760-ces-access-point-directory.pdf> for a list of additional access points. NOTE: If you are applying on behalf of someone else, please make sure that the name and information reflected on this application is for the person who is applying for housing. Do not change the name of the applicant as this could be a reason for denial.

Description of how applicant can request a Reasonable Accommodation: Applicants can request a reasonable accommodation at any time during the application process. Please contact management to make this request.

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.