

# The Montecito II

6658 W. Franklin Avenue, Los Angeles, CA 90028

## ACCEPTING LOTTERY APPLICATIONS

January 23, 2024 - February 22, 2024

Tax Credit Community  
for 55+

Located in Los Angeles, CA



[www.tsahousing.com](http://www.tsahousing.com)



[montecito2@tsaproperties.com](mailto:montecito2@tsaproperties.com)



HOTLINE: (888) 311-7736

TTY: (800) 855-7100

## HOW TO APPLY

**Applications Available:** January 23, 2024

**Application Deadline:** February 22, 2024

Complete **ONLINE** at:  
<https://www.themontecito2.com/>

**Download** and **print** at:  
<https://www.themontecito2.com/>

Pick up **ON-SITE** at:  
6658 W. Franklin Avenue, Los Angeles, CA 90028

**Mail Completed Applications To:**  
The Montecito II, c/o Thomas Safran & Associates  
PO Box 49898, Los Angeles, CA 90049

Mailed applications must be postmarked by February 22, 2024 to be included in the lottery.



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## ABOUT THE PROPERTY

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 AMENITIES

- Computer Lab
- Fitness Room
- On-Site Laundry Facilities
- Rooftop Terrace
- Community Room
- Outdoor Courtyards
- Bicycle Storage
- BBQ Area

## RENT / INCOME RESTRICTION

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**

Unit Size	Occupancy	Rent/Month	Min. Gross Monthly Income
Studio	Min. 1 / Max. 2	up to \$1,324	\$2,648

## INCOME LIMITS

Applicants must have incomes below the 60% AMI for Los Angeles County for their household size. See the chart below. **Subject to change.**

1 Person	2 People	3 People
\$52,980	\$60,540	\$68,100

## PARKING

Parking is limited and not guaranteed.

Free interpretation services available. Please contact [montecito2@tsaproperties.com](mailto:montecito2@tsaproperties.com) to make this request.  
Hay servicios de interpretacion gratuitos disponibles. Porfavor envie un correo electronico a [montecito2@tsaproperties.com](mailto:montecito2@tsaproperties.com) para obtener ayuda.

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.

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](mailto:montecito2@tsaproperties.com) to make this request.

This property is a 100% non-smoking community

