

ACCEPTING LOTTERY APPLICATIONS FOR AGE-RESTRICTED, 62+ UNITS August 1, 2023 - August 31, 2023

Tax Credit Community
for 62+

Located in Los Angeles, CA



www.tsahousing.com



thatcheryard@tsaproperties.com



Office: (888) 341-8999

TTY: (800) 855-7100

HOW TO APPLY

Applications Available: August 1, 2023

Application Deadline: August 31, 2023

Complete **ONLINE** at:
<https://thatcheryard.com/>

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

Pick up **ON-SITE** at:
3233 S. Thatcher Avenue, Los Angeles, CA 90292

Mail Completed Applications To:
Thatcher Yard, c/o Thomas Safran & Associates
PO Box 49898, Los Angeles, CA 90049

Mailed applications must be postmarked by August 31, 2023, to be included in the lottery.



Thatcher Yard

3233 S. Thatcher Avenue, Los Angeles, CA 90292



ABOUT THE PROPERTY

Thatcher Yard is an affordable, tax-credit housing community, located in Los Angeles, California.

The community features on-site management and maintenance staff. The property has 67 age-restricted, 62 and older, units. Thirty-four (34) out of the 67 age-restricted units will be filled by referral by The People Concern. The age-restricted units include studio, one-, and two-bedroom units. Each apartment will include vinyl plank flooring, and a kitchen with a range and oven, refrigerator, and waste disposal. Resident activities are regularly scheduled and are determined based on the community's needs.

PROPERTY AMENITIES

- Computer Room
- Fitness Room
- On-Site Laundry Facilities
- Long-Term Bicycle Storage
- BBQ Area
- Outdoor Courtyard
- Lush Landscape

RENT/ INCOME RESTRICTION

Thatcher Yard is an affordable tax-credit housing apartment community located in Los Angeles, California. To qualify for the age-restricted units, all applicants must be 62 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 \$1,766	\$3,532
1 BD	Min. 1 / Max. 3	up to \$1,892	\$3,784
2 BD	Min. 2 / Max. 5	up to \$2,270	\$4,540

INCOME LIMITS

Applicants must have incomes below the 80% AMI for Los Angeles County for their household size. See the chart below. **Subject to change.**

1 Person	2 People	3 People
\$70,640	\$80,720	\$90,800

PARKING

Parking is limited and not guaranteed.

Free interpretation services available. Please contact thatcheryard@tsaproperties.com to make this request.
Hay servicios de interpretacion gratuitos disponibles. Porfavor envie un correo electronico a thatcheryard@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 thatcheryard@tsaproperties.com to make this request.

This property is a 100% non-smoking community



PERMANENT SUPPORTIVE HOUSING FOR AGE-RESTRICTED, 62+ UNITS



Tax Credit Community for 62+

Located in Los Angeles, CA



www.tsahousing.com



thatcheryard@tsaproperties.com



Office: (888) 341-8999

TTY: (800) 855-7100

HOW TO APPLY

All applicants for the thirty-four (34) age-restricted, 62 and older, PSH units will be referred by The People Concern. All household members must be 62 and older to qualify.

To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following access point locations in the Service Provider Area (SPA) 5 for families.

SPA 5 Access Point for Adults:

St. Joseph Center

404 Lincoln Blvd

Venice, CA 90291

Phone: (310) 399-6878

The People Concern

503 Olympic Blvd

Santa Monica, CA 90401

Phone: (310) 405-4050



CASE MANAGERS/HOMELESS PROVIDER/APPLICANTS

Thatcher Yard is a 97-unit, tax-credit community located in Los Angeles, California. The property has set aside 34 age-restricted, 62 and older, Permanent Supportive Housing (PSH) units for formerly homeless and chronically homeless households. All household members must be 62 and older to qualify. All PSH units will be referred by The People Concern through the Coordinated Entry System. For information on the Coordinated Entry System, please call 2-1-1 or visit <https://www.lahsa.org/ces>.

INCOME LIMITS

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, and other regulatory agreements. To qualify for the 34 age-restricted, 62 and older, PSH units, applicants must be below the 30% AMI for Los Angeles County based on their household size. **Subject to change.**

1 Person	2 People
\$26,490	\$30,270

RENT/ INCOME RESTRICTION

Thatcher Yard is a 97-unit, tax credit community, with 34 age-restricted, 62 and older, units set aside as Permanent Supportive Housing. All units will be filled by referral by The People Concern. Below is a breakdown of the Permanent Supportive Housing units. All households must meet eligibility requirements and occupancy standards. There is no minimum income required for Project Based Voucher units and households will pay approximately 30% of their adjusted monthly income in rent, as determined by HACLA. **Subject to change**

Unit Size	# of PSH Units	AMI %	Occupancy Standards
Studio	34 units	30%	Min. 1 / Max. 2

MOBILITY / AUDIO/VISUAL ACCESSIBLE UNITS

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. Accessible units will be assigned in referral order to those who require the features of the accessible units. The property has ten (10) non-age restricted mobility units and seven (7) non-age restricted audio/visual units. Please contact thatcheryard@tsaproperties.com to make this request.

Mobility accessible units 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

APPLICATIONS

Applicants will be referred by The People Concern for the 34 age-restricted permanent supportive housing units. For information on the Coordinated Entry System, please visit www.lahsa.org or contact 2-1-1.

PETS

We are a pet-friendly community. A deposit of \$300 & current vaccination documentation will be required for all households that wish to have a pet. Pet deposit may be paid in installments. Assistance animals are not considered pets. Please notify management if you have a pet or assistance animal.

PARKING

Parking is limited and not guaranteed.