

ACCESSIBLE UNITS AVAILABLE NOW! APPLY TODAY!

Studio Mobility • Studio Sensory • 2-Bedroom Mobility

APPLY TODAY!

**RENT SPECIAL:
ONE MONTH RENT
FREE!**



Tax Credit Community
Located in Panorama City, CA

Would someone in your household benefit from one or more of these items?

- Grab Bars
- Lower Countertop
- Easy to Open ADA Doors & Handles
- Wide Turn Radius for a Wheelchair or Walker
- Audible/Visual Doorbells, Fire and Smoke and Carbon Monoxide Detector with Strobes



Property Manager: Maricela Virgen
(818) 962-4181

TTY: (800) 855-7100



vistaterrace@tsaproperties.com



www.tsahousing.com/property/vistaterrace



HOW TO APPLY

Download and Print:

<https://www.tsahousing.com/property/vistaterrace>

Online:

<https://access.housing.lacity.gov/>

Pick Up On-Site:

8134 Van Nuys Blvd, Los Angeles, CA 91402

Email Completed Application:

vistaterrace@tsaproperties.com

Mail Completed Application:

Vista Terrace, c/o Manager's Office
8134 Van Nuys Blvd, Los Angeles, CA 91402

All qualified applications submitted will be added to the existing waiting list in chronological order, by date and time received.

Vista Terrace

8134 Van Nuys Blvd., Panorama City, CA 91402



ABOUT THE PROPERTY

The is a 102-unit, tax credit community located in Panorama City, California.

The studio, two-, and three-bedroom units offer heating and air-conditioning, a kitchen with range and oven, refrigerator, garbage disposal, plank flooring, and window blinds. Patios or balconies are available in select units.

Ongoing regularly scheduled events include monthly resident parties, coffee socials, fitness classes, movie nights, and inclusive holiday celebrations.

PROPERTY AMENITIES

- Community Room
- Fitness Center
- Computer Lab
- On-Site Laundry Facility
- Recreational Areas
- Pet Friendly
- Lushly Landscaped Courtyard with BBQ
- On-Site Management Staff
- Near Public Transportation, Shops, and Dining

RENT/ INCOME RESTRICTION

Vista Terrace a 102-unit, tax credit community located in Panorama City, California. To qualify, 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.*One month free rent applied on a 12-month lease. Offer valid through October 31, 2026. Applicants must meet all property eligibility requirements. Offer subject to availability.**

Unit Size	Occupancy	Rent/Month	Min. Gross Monthly Income
Studio	Min. 1 / Max. 2	up to \$1,734	\$3,468
2 BD	Min. 2 / Max. 5	up to \$2,226	\$4,452
3 BD	Min. 4 / Max. 7	up to \$3,007	\$6,014

INCOME LIMITS

Applicants must have incomes below the 60% AMI for the studio and 2-bedroom units and 70% AMI for the 3-bedroom units, for Los Angeles County for their household size. See the chart below. **Subject to change. Some units may have lower income restrictions.**

60% AMI for Studio and 2-Bedroom Units

1 Person	2 People	3 People	4 People	5 People
\$69,960	\$79,980	\$89,940	\$99,960	\$107,940

70% AMI for 3-Bedroom Units

1 Person	2 People	3 People	4 People	5 People	6 People	7 People
\$81,600	\$93,300	\$104,930	\$116,600	\$125,930	\$135,240	\$144,550

PARKING

Parking is limited. Please inquire with management for more information.

Free interpretation services available. Please contact vistaterrace@tsaproperties.com to make this request. TTY: (800) 855-7100. Hay servicios de interpretacion gratuitos disponibles. Porfavor envie un correo electronico a vistaterrace@tsaproperties.com para obtener ayuda. TTY: (800) 855-7100

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 vistaterrace@tsaproperties.com to make this request.

This property is a 100% non-smoking community

