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 LOS ANGELES CA 91402
Open for Marketing:
Pre Application Open Date: 08/01/2024
Pre Application Close Date: 08/31/2024
Lottery Dates:

Property Application Information
Property Management Contact Name: Maricela Virgen
Property Management Contact Title: On-Site Manager,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/property/vistaterrace/
Rental Application Link: https://tsahousing.com/property/vistaterrace/
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: 0.00
Credit Screening Fee: 0.00
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: 0.00
Income Limits: Up to 60% AMI
Referral Agency: Life Steps
Support Services:
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 x 2 x 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: We currently have studio and two-bedroom apartments available. Our availability includes: • mobility-accessible studios and two-bedrooms • hearing/vision-accessible studios Our affordable units are income and rent restricted based on area income limits. These units do not include a built-in rental subsidy, which means rent is set at the listed amount and is not adjusted based on household income.
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.



