

**THATCHER YARD**  
**3233 S. Thatcher Avenue, Marina Del Rey, CA 90292**

**FREQUENTLY ASKED QUESTIONS AND ANSWERS (FAQ's)**

**IMPORTANT: Due to heavy construction at the property there is no access to enter the building. PLEASE DO NOT attempt to enter the building.**

**1. WHAT DOES THE DEVELOPMENT CONSIST OF?**

Thatcher Yard is a 98-unit housing complex that is comprised of studio, one, two, and three-bedroom apartment units (including a manager's unit). This project has both non-age-restricted and age-restricted units for households 62 and older. The unit breakdown for age-restricted units is as follows:

- Fifty-One (51) studio units
- Fourteen (14) one-bedroom units
- Two (2) two-bedroom units

**2. WHAT WILL BE PROVIDED IN EACH UNIT?**

All units will have a full kitchen (range/oven, refrigerator) and a tub or shower in the bathroom. Each unit will have air conditioning and wood vinyl plank flooring.

**3. ARE THERE ACCESSIBLE UNITS?**

Yes, Thatcher Yard has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting management.

**4. WHAT AMENITIES WILL BE PROVIDED?**

Amenities include a computer room, laundry facilities, BBQ, long-term bicycle storage, semi-subterranean parking, landscaped courtyard with tot lot, and onsite management and case worker offices.

**5. HOW DO I REQUEST A REASONABLE ACCOMMODATION/MODIFICATION?**

If you or anyone in your household has a disability and needs any reasonable accommodations/modifications to live at Thatcher Yard and use our services, please contact management staff to fill out a Reasonable Accommodation or Modification form.

**6. WILL PARKING BE PROVIDED?**

There will be approximately 82 total parking spaces provided. Residents who do not receive an assigned parking spot may find street parking. Not all units will be guaranteed on-site parking.

**7. HOW ARE RESIDENTS SELECTED AND ARE THERE ANY PREFERENCES?**

This project will serve low-income households. Of the 98-units, 67 are age-restricted units for households 62 and older. Thirty-four of the senior units will be set aside as Permanent Supportive Housing (PSH) and will be filled by referral by The People Concern. The remaining 33 senior units will be filled through a random lottery process.

Parties interested in entering this lottery must complete a detailed application. All eligible applications will be entered into a random selection lottery. The list of those selected in the lottery will be posted. The location and date of the posted list of lottery

winners will be provided in a letter which will be sent to all applicants confirming receipt of their application.

The lottery winners are subsequently screened with an income verification, a credit check, a criminal background check, an in-person interview and then a home inspection. Thomas Safran & Associates manages the tenant review process carefully to assure the community is filled with highly qualified residents.

Applicants chosen in the lottery but not assigned a unit will be placed on a waiting list for future availability. Please refer to the Tenant Selection Plan for complete details.

Permanent Supportive Housing units will be filled by referrals received through LAHSA's Coordinated Entry System (CES). For additional information on the CES program, please visit [www.LAHSA.org/CES](http://www.LAHSA.org/CES) or contact TSA management for information on LAHSA/CES Access Points for this property.

**8. WHAT IS PERMANENT SUPPORTIVE HOUSING (PSH)?**

Permanent Supportive Housing (PSH) is affordable housing with supportive services for formerly homeless people. PSH exists on a wide spectrum. PSH may include veterans, seniors, transitional aged youth (18-25 years old), families with children, and individuals escaping domestic violence.

**9. WILL SUPPORTIVE SERVICES BE PROVIDED? TO WHOM?**

Yes. Supportive services will be provided to all PSH residents of the project only. The Housing Authority of the City of Los Angeles (HACLA) requires that PSH households sign a statement of family responsibility. Households that fail to participate in supportive services may be evicted.

The project will not provide public drop-in supportive or emergency services for non-residents.

**10. ARE THERE MINIMUM INCOME REQUIREMENTS?**

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 ( $\$1,200 \times 2 \times 12$  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.

**11. ARE THERE MAXIMUM INCOME LIMITS\*?**

Yes, applicants must have incomes at or below 80% area median income (AMI) for Los Angeles County. For the studio units, applicants must have incomes at or below 80% area median income for Los Angeles County. See the chart below for current annual maximums.

<b>INCOME LIMITS PER YEAR BY HOUSEHOLD SIZE*</b>					
	<b>ONE PERSON</b>	<b>TWO PERSON</b>	<b>THREE PERSON</b>	<b>FOUR PERSON</b>	<b>FIVE PERSON</b>
<b>50% AMI</b> Applies to Studio Units Only	\$44,150	\$50,450			
<b>80% AMI</b>	\$70,640	\$80,720	\$90,800	\$100,880	\$108,960

\*The income limits are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and CTCAC and are subject to change.

**12. HOW MANY PEOPLE CAN LIVE IN EACH UNIT?**

Thatcher Yard offers studio, one, and two-bedroom units for seniors 62 and older. Please refer to the occupancy limits below. Note: These may vary for the PSH units.

<b># of Bedrooms</b>	<b>Minimum</b>	<b>Maximum</b>
Studio	1	2
1-Bedroom	1	3
2-Bedroom	2	5

**13. WHAT ARE THE MAXIMUM RENTS YOU WILL HAVE\*?**

The following rents apply to the units that will be filled through the initial lottery.

<b>EXPECTED RENTS*</b>	
Studios	up to <b>\$1,042</b> per month
1-Bedroom	up to <b>\$1,787</b> per month
2-Bedroom	up to <b>\$2,144</b> per month

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. Please contact TSA management for additional information.

\*The rents are adjusted annually by the U.S. Department of Housing and Urban Development (HUD) and are subject to change. Voucher holders are not subject to the minimum income requirement.

**14. ARE THERE RENT INCREASES?**

Yes. They are restricted to a formula determined annually by HUD based on percentage increases in median income for the Los Angeles area. For the last five years, rent increases have ranged from 0% to 7% per year.

**15. ARE PETS ALLOWED?**

Yes. Thatcher Yard is a pet-friendly community. Additional security deposit and pet rules apply for pets. Assistance animals are not considered pets. Please notify management if you have an assistance animal.

**16. IS SMOKING ON THE PROPERTY ALLOWED?**

No. Thatcher Yard will be a 100% non-smoking community. This includes no smoking in the units, patios/balconies, and community areas. Residents or guests who choose to smoke are required to smoke off the property. This policy is strictly enforced.

**17. DO 100% FULL-TIME STUDENT HOUSEHOLDS QUALIFY FOR THIS HOUSING?**

100% full-time student households do not normally qualify unless they meet one of the exceptions. In order for a household of full-time students to be considered eligible, they must meet one of the following criteria:

- Any member of the household is married and either files or is entitled to file a joint tax return.
- The household consists of at least one single parent and his or her minor children, and the parent is not a dependent of a third party. Any children may be claimed as a dependent of either parent, regardless of tenancy in unit.
- At least one member of the household receives assistance under Title IV of the Social Security Act. (AFDC, TANF, CalWORKS, etc. – Not SSA or SSI)
- At least one member is enrolled in a job training program receiving assistance under the Work Investment Act (WIA) formerly known as the Job Training Partnership Act, or similar federal, state or local laws.
- At least one member of the household is under age 24 and has exited the Foster Care system within the previous 6 years.

**18. HOW LONG WILL THE UNITS BE AFFORDABLE?**

Use of the California Federal Tax Credit program requires the units remain affordable for at least 55 years. However, Thomas Safran & Associates proposes to keep the rents affordable indefinitely.

**19. WHO ARE THE DEVELOPERS?**

Thomas Safran & Associates is the developer of Thatcher Yard.

Thomas Safran & Associates has developed market rate and affordable housing for seniors, families, veterans, the homeless, and other special needs populations. For over 40 years, we have developed more than 6,500 units of rental housing in California and we have received many awards for our communities. We pride ourselves on design and quality developments that improve the neighborhoods that we serve.

**20. WHO WILL MANAGE THE BUILDING?**

Thomas Safran & Associates. We have an in-house property management company to ensure quality control of our properties long term. We currently manage over 6,000 units in over 70 different buildings that range from as small as 14 units on Santa Catalina Island to as big as 283 units in Koreatown, Los Angeles.

**21. WHERE CAN I FIND UPDATED INFORMATION THROUGHOUT THE APPLICATION PROCESS?**

Information and updates on the application process and timeline can be found online at: [www.thatcheryard.com](http://www.thatcheryard.com) or by calling our hotline at (888) 341-8999, TTY: (800) 855-7100.