

## BEACH TERRACE

716 West Beach Avenue, Inglewood, CA 90302

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

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

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

Beach Terrace is a 42-unit housing complex that is comprised of one-, two- and three-bedroom apartments (including a manager's unit). Only 10 one-bedroom units will be filled from a lottery. All remaining units will be filled from Inglewood Housing Authority referrals. The unit breakdown is as follows:

- Ten (10) one-bedroom units (filled from lottery applicants),
- Nine (9) one-bedroom units (referred from Inglewood Housing Authority),
- Eleven (11) two-bedroom units (referred from Inglewood Housing Authority),
- Eleven (11) three-bedroom unit (referred from Inglewood Housing Authority), and
- One (1) staff unit.

**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. Vinyl flooring will be throughout the apartment.

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

Amenities include a computer room, fitness room, laundry facilities, playground and BBQ, long-term bicycle storage, and onsite management offices.

**4. ARE THERE ACCESSIBLE UNITS?**

Beach Terrace has accessible units and/or units with accessible features. Applicants may inquire about features of these units by contacting management.

**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 Beach Terrace and use our services, please contact management staff to fill out a Reasonable Accommodation or Modification Form.

**6. WHAT TYPE OF PARKING IS PROVIDED?**

Parking spaces are limited and are not guaranteed. Parking will be assigned on a first come first serve basis. Residents who do not receive an assigned parking spot may find street parking.

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

This property has 10 one-bedroom units that will be selected via a lottery. These units have a preference for applicants who are residents of the City of Inglewood. The remaining 31 units will be filled by referrals from the Inglewood Housing Authority.

All eligible applications for Beach Terrace 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 that will be sent to all applicants confirming receipt of their application. 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.

**8. WHO WILL BE ELIGIBLE TO MOVE INTO THE DEVELOPMENT?**

Beach Terrace is a non-age restricted, low-income housing community.

**9. ARE THERE INCOME LIMITS\*?**

Yes, applicants selected in the lottery must have incomes below 50% of the area median income for the Los Angeles area. The current annual maximums are as follows:

- One person: \$41,400
- Two persons: \$47,300
- Three persons: \$53,200

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

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

Please refer to the occupancy limits below. These limits apply only to the 10 one-bedroom units that will be selected in the lottery.

# of Bedrooms	Minimum	Maximum
1	1	3

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

One-bedroom rents will be up to \$960 per month.

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

**12. WHAT IS THE MINIMUM REQUIREMENT?**

The minimum gross income that an applicant must make is two times the rental amount. Example: If the rent is \$1200 per month, the gross annual income should be at least \$28,800 (\$1200 x 2 x 12 months).

Minimum income limits do not apply for, tenant based/choice voucher holders(including VASH vouchers).



**13. 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% peryear.

**14. ARE PETS ALLOWED?**

Yes, Beach Terrace 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.

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

No. Beach Terrace 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.

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

A household that is comprised entirely of full-time students is generally not eligible; however, there are exceptions under the program regulations. 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.

**17. 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.

**18. WHO ARE THE DEVELOPERS?**

Thomas Safran & Associates (TSA) is the developer of Beach Terrace.

Thomas Safran & Associates has developed over 6,000 units of luxury, affordable and mixed-use rental housing in Southern California. For over 40 years, we have specialized in developing high-quality properties. We are committed to providing superior design, maintaining our properties to the highest standards, and enriching the lives of the people who reside in our buildings.

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

Thomas Safran & Associates (TSA) will manage the building. TSA currently manages over 5,000 units in over 60 different communities that range from as small as 14 units on Santa Catalina Island to 283 units in Koreatown, Los Angeles.

**20. 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.beachterracehousing.com](http://www.beachterracehousing.com) or by calling our hotline at (800) 320-6635 or TTY: (800) 855-7100.