

HOLLYWOOD ARTS COLLECTIVE
1630 Schrader Blvd., Los Angeles, CA 90028

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?

Hollywood Arts Collective is an income and rent restricted 152-unit affordable housing complex that is comprised of studio, one, two, and three-bedroom apartment units (including a manager's unit). The unit breakdown is as follows:

- Twenty (20) studio units
- Seventy (70) one-bedroom units
- Forty (40) two-bedrooms units
- Twenty-Two (22) three-bedroom units

2. WHAT WILL BE PROVIDED IN EACH UNIT?

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

3. ARE THERE ACCESSIBLE UNITS?

Hollywood Arts Collective 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, fitness room, laundry facilities, and an on-site management office.

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 Hollywood Arts Collective and use our services, please contact management staff to fill out a Reasonable Accommodation or Modification Form.

6. WHAT TYPE OF PARKING IS PROVIDED?

There will be approximately 76 total parking spaces provided. Parking will be assigned on a first come first serve basis. 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. This project has a preference for artists.

All eligible applications for Hollywood Arts Collective 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. 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.

Hollywood Arts Collective is a Low-Income Housing Tax Credit (LIHTC) project. LIHTC is the most prolific program available to developers to create affordable housing for low-income Americans. The tax code allows an artist preference in LIHTC projects. For projects with an artist preference, that means that housing units are filled first with applicants who meet the eligibility criteria for the artist preference. If the units cannot be filled with eligible artist candidates, the units will be filled with applicants from the general pool

For the purposes of the Artist Preference, “artist” is someone who is regularly engaged in an artistic, creative, or cultural activity or practice and pursues such practice on a professional basis. For the purposes of this definition, artistic, creative, or cultural practices may include the following disciplines:

- **Performing Arts** including dancers, actors, musicians, singers, songwriters, puppeteers, composers, choreographers, and production related arts and entertainment workers.
- **Media Arts** including television, radio, documentaries, digital media, animation, new media, and production related arts and entertainment workers.
- **Interdisciplinary Art** including installation art, public and performance art, and time-based, experiential art.
- **Literary Arts** including writers of fiction, creative non-fiction, plays, poetry, lyrics and literature.
- **Visual Arts** including painting, drawing, sculpture, ceramics, printmaking, photography, mixed media, and design.
- **Folk Arts and Crafts** including beadwork, masks, textiles, jewelry, and glass.

Under the Artist Preference, eligible applicants will meet one of the following two criteria:

1. The applicant will first be evaluated based on Income from Arts Work. The applicant must provide documentation to demonstrate earnings, from all eligible disciplines, over \$6,500 annually for three out of the last five years. If the applicant does not meet this Income from Arts Work eligibility criteria; then the applicant will be evaluated using the second criteria.
2. The applicant will be evaluated based on engagement in and professional commitment to Artistic Practice which will be evaluated and determined based on a portfolio review by the Artist Committee.

More details on income requirements and eligibility criteria for the artist preference will be available in the application and other marketing materials.

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

The project will serve low-income households. The project will accept Section 8 Vouchers.

9. 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 \$900, the gross annual income should be at least \$21,600 (\$900 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.

10. ARE THERE MAXIMUM INCOME LIMITS*?

Yes, there are maximum income limits. Applicants must have incomes that fall below 80% of the Los Angeles area median income. The current annual 2020 maximums are as follows:

- One person: \$63,120
- Two persons: \$72,080
- Three persons: \$81,120
- Four persons: \$90,080
- Five persons: \$97,360
- Six persons: \$104,560
- Seven persons: \$111,760

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

11. HOW MANY PEOPLE CAN LIVE IN EACH UNIT?

Hollywood Arts Collective offers one, two and three-bedroom units. Please refer to the occupancy limits below.

# of Bedrooms	Minimum	Maximum
0	1	2
1	1	3
2	2	5
3	3	7

12. WHAT ARE THE MAXIMUM RENTS YOU WILL HAVE*?

Studio rents will be up to approximately \$1,183 per month
One-bedroom rents will be up to approximately \$1,267 per month
Two-bedroom rents will be up to approximately \$1,521 per month
Three-bedroom rents will be up to approximately \$1,757 per month

Note: There are a limited number of units available at the lower rents. Lower rents will be assigned as applicants qualify in rank order.

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



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% per year.

14. ARE PETS ALLOWED?

Yes. Hollywood Arts Collective 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. Hollywood Arts Collective 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?

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.

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, the developers propose to keep the rents affordable indefinitely.

18. 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.

19. 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.thehollywoodartscollective.com or by calling our hotline at (888) 291-9994 or TTY: (800) 855-7100.