

# Amani Apartments

**Supportive Housing designed for Senior (55+) homeless households referred by The Department of Health Services (DHS) and The Department of Mental Health through the Los Angeles Coordinated Entry System (CES).**

Wakeland Housing and Development Corporation announces the September 2022 opening of a new apartment community in the City of Los Angeles.



**Case Managers/Homeless Provider/Applicants** – Amani Apartments is a 53-unit affordable housing community located at 4200 W Pico Boulevard, Los Angeles, CA 90019. This project will consist of fifty-three (53) Supportive Housing units designated for extremely low-income seniors (aged 55+) experiencing homelessness. Eleven (11) of the units will be for individuals living with a serious mental disorder referred by the Los Angeles County Department of Mental Health (DMH). All units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. One (1) unit is designated for On-Site Management of the project.

**Community Amenities:** Secure building with 24-hour camera monitoring, designated smoking area, laundry facilities, community room with TV and computer workstations, rooftop lounge, BBQ area, pet friendly, bicycle storage, free Wi-Fi, no available resident parking.

**Unit Amenities:** Full kitchens and private baths, furnished interiors, full size refrigerator, stove, oven and microwave, central A/C and heat, ample kitchen storage and closet, all utilities included.



**EQUAL HOUSING OPPORTUNITY**  
Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)



**Supportive Housing units** are restricted to households earning up to thirty (30%) of the Area Median Income (AMI) for the County of Los Angeles, as indicated in the chart below. There is no minimum income requirement for these units. All units are designated for referrals through the Coordinated Entry System (CES) and are subsidized under the Project-Based Voucher program administered by the Housing Authority of the City of Los Angeles (HACLA).

This property will be professionally managed by the CONAM Management Corporation.

**UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change):**

**DMH Units Requirements 11 units**

Unit Size	Number of Units	Most restrictive AMI	Homeless**	Serious Mental Disorder*
Studio	11	30%	11	11

\*The People Concern to verify homeless status.

\*\*The Department of Mental Health to verify Serious Mental Disorder.

**DHS Units Requirements 42 units**

Unit Size	Number of Units	Most restrictive AMI	Homeless**	Chronic Homelessness**
Studio	42	30%	15	27

**Accessible units**

Mobility/hearing/sight impaired households will have priority for six (6) units designed for the mobility impaired and three (3) units designed for the hearing/sight impaired. **Accessible units include:** Roll in Shower Stalls w/seat, Grab Bars, Toilet with Grab Bars, Lowered Kitchen Cabinets and Wheelchair accessible Kitchen and Bathroom sinks and Talking Smoke/Carbon Monoxide Alarms with Flashing Light.

Unit Size	ADA Unit	Number of Units	Most restrictive AMI	Homeless	Chronic Homelessness
Studio	Mobility	5	30%	2	3
Studio	Hearing/Vision	3	30%	2	1



**Current Income and Rent Limits Effective 05/01/2022 (Subject to change)**

<b>AMI</b>	<b>Household Size</b>	<b>Income Limit</b>	<b>Tenant Rent</b>
<b>30%</b>	<b>1</b>	<b>\$25,020</b>	<b>*See Note</b>

\*There is no minimum income requirement for Project Based Voucher units and individuals will pay approximately 30% of their adjusted monthly income in rent as determined by HACLA. All households must meet HACLA eligibility requirements and occupancy standards. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change.

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**Amani Apartments APPLICATION PROCESS (Beginning June 2022)**

Although applications are processed in the order The People Concern submits to the Housing Authority of the City of Los Angeles (HACLA), apartments will be offered on a First-Qualified, First-Offered basis.

**Interview**

At your scheduled appointment, please come prepared with all requested supporting documents as outlined in the Needed Documents Checklist below. We will confirm the information supplied on your application and answer any concerns you may have. This interview normally takes approximately 45 minutes. Your leasing associate must verify all sources of income and assets. Your patience and cooperation are appreciated.

**Apartment Offer**

When all documents have been received, verified, and approved, qualified applicants will be invited back to view the apartment that has been selected for them. Remember, you will only receive one offer of an apartment. If you decline that apartment, you will be considered to have withdrawn your application.

**Pets**

Pet policy will follow the Pet-Friendly Housing Ordinance Number 2020-0001 of the Los Angeles County Municipal Code, Division 3, Chapter 8.70 (Exhibit A). A pet deposit is not required.

**Parking**

There is no on-site parking for residents or guests.

**What if I need changes in the way I communicate with you as a result of a disability?**

If as a result of a disability you need changes in the way we communicate with you, please contact ConAm at 323-916-2021.

