

ASHLEY WILLOWBROOK

Affordable One- and Two-Bedroom Apartments ONLY

Applications Available Starting January 11, 2021

Ashley Willowbrook offers five (5) one- and ten (10) two-bedroom units for households earning at or below 60% of the Area Median Income (AMI) for Los Angeles County, as established by the U.S. Department of Housing and Urban Development (HUD).

This community will also include forty-one (41) units designated for extremely low-income households, earning at or below 30% AMI, of which thirty-seven (37) units will be designated for households experiencing homelessness. Those units will be filled only through direct referrals from the Los Angeles County Coordinated Entry System (CES). Four (4) one-bedroom units will be designated for low-income households referred by the Los Angeles County Development Authority (LACDA) through their waiting list.

Apartment Amenities:

- Kitchens with dishwashers
- Refrigerators included
- Balconies (some units)

Community Amenities:

- Community Room
- Laundry Facilities
- Fitness Center

Mobility impaired households will have priority for one (1) unit designed for the mobility impaired and one (1) designated for the hearing and sight impaired.

JSCo BRE# 654405



**11731 Holmes Avenue,
Los Angeles, CA 90059
(Willowbrook neighborhood)**

To fill out an application, please visit:

www.AshleyWillowbrook.com

Applications must be received by **February 8, 2021** to be entered into the Ashley Willowbrook lottery.

For up to date information, call (323) 593-6570.

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



This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, family status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law.





Unit Size	Household Size	Rent Limit * 40% AMI Household	Rent Limit * 50% AMI Household	Rent Limit * 60% AMI Household
One-Bedroom	1 to 3 persons			\$1,213
Two-Bedroom	2 to 5 persons	\$946	\$1,199	\$1,453

Household Size	Maximum Gross Annual Income * (effective 04/01/2020)		
	40% AMI Household	50% AMI Household	60% AMI Household
1 Person			\$47,340
2 Persons	\$36,040	\$45,050	\$54,060
3 Persons	\$40,560	\$50,700	\$60,840
4 Persons	\$45,040	\$56,300	\$67,560
5 Persons	\$48,680	\$60,850	\$73,020
6 Persons	\$52,280	\$65,350	\$78,420
7 Persons	\$55,880	\$69,850	\$83,820

Minimum monthly income is 1.5 x rent. *Income and Rent Limits Subject to Change

Available Units	40% AMI Household	50% AMI Household	60% AMI Household
One-Bedroom			5 units
Two-Bedroom	3 units	1 unit	10 units



All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.



ASHLEY WILLOWBROOK

Supportive housing units designated for low-income households experiencing homelessness
 Ashley Willowbrook announces the Spring 2021 opening of a new apartment community in the Unincorporated Willowbrook!



Case Managers/Homeless Providers/Applicants – Ashley Willowbrook is a 61-unit affordable housing community located at 11731 Holmes Avenue, Los Angeles, California, 90059. This project will consist of fourteen (14) general affordable units, four (4) Project Based Voucher referred by the Los Angeles County Development Authority (LACDA) through their waiting list and thirty-seven (37) supportive housing units of which twenty-seven will be designated for Transitioned Aged Youth (TAY) and ten (10) will be designated homeless households. All supportive housing units designated for extremely low-income households experiencing homelessness referred through the Coordinated Entry System. One (1) one manager’s unit will be designated as the Manager’s Unit.

All Supportive Housing units will be referrals through the Coordinated Entry System (CES), and are restricted to households earning at or below 30% of the Area Median Income (AMI), as indicated below. There is no minimum income requirement for these units. Households will pay no more than 20%-30% of their adjusted monthly income in rent, depending on unit type.

Mobility/hearing/sight impaired households will have priority for six (6) unit designed for the mobility impaired and three (3) units designed for the hearing/sight impaired.

UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS:

PBV Unit Requirements (TAY Referrals) 27 units

Bdrm Size	Number of Units	Most restrictive AMI	Homeless	Chronically Homeless
Studio	20	20%		Yes
Studio	7	20%	Yes	

PBV Unit Requirements (Homeless Referrals) 10 units

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
1BDR	1	30%	Yes
2BDR	4	30%	Yes
3BDR	5	30%	Yes



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Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change. **All households must meet LACDA's eligibility requirements and occupancy standards.**

Current Income Limits
Effective 04/01/2020 (Subject to change)

AMI	Household Size	Income Limit
20%	1	\$15,780
30%	1	\$23,670
30%	2	\$27,030
30%	3	\$30,420
30%	4	\$33,780
30%	5	\$36,510
30%	6	\$39,210
30%	7	\$41,910

HOW TO APPLY

Coalition for Responsible Community Development (CRCDD) and DHS will pull applicants from the Los Angeles County Coordinated Entry System (CES) system. To join the CES, please visit <http://ceslosangeles.weebly.com/> or visit the following locations:

<p><u>San Gabriel Valley:</u></p> <p>VOA 4501 Santa Anita Ave El Monte, CA 91731 (626) 442-4357</p>	<p><u>San Gabriel Valley:</u></p> <p>Eastern Region-Pomona Homeless Outreach 2040 N. Garey Ave Pomona, CA 91767 (909) 593-4796</p>	<p><u>Metro LA:</u></p> <p>Volunteers of America 628 San Julian Street Los Angeles, CA 90014 (213) 624-4357</p>	<p><u>Metro LA:</u></p> <p>Blesses Sacramento 6636 Selma Avenue Los Angeles, CA 90028 (323) 462-6311</p>
<p><u>Metro LA:</u></p> <p>Exodus Recovery 1920 Marengo Street Los Angeles, CA 90033 (323) 221-2591</p>	<p><u>Metro LA:</u></p> <p>Homeless Healthcare LA 2330 Beverly Blvd Los Angeles, CA 90057 (213) 744-0724</p>	<p><u>Metro LA:</u></p> <p>Downtown Women's Center 442 S San Pedro St Los Angeles, CA 90013 (213) 680-0600</p>	<p><u>West LA:</u></p> <p>Annenberg Access Center 503 Olympic Blvd Santa Monica, CA 90401 (310) 450-4050</p>
<p><u>West LA:</u></p> <p>St. Joseph Homeless Ctr 404 Lincoln Blvd Los Angeles, CA 90291</p>	<p><u>West LA:</u></p> <p>VA Greater Los Angeles Healthcare System 11301 Wilshire Blvd #402 Los Angeles, CA 90073 (310) 478-3711</p>	<p><u>East & South LA:</u></p> <p>Whittier First Day 12426 Whittier Blvd Whittier, CA 90602 (562) 945-4304</p>	<p><u>East & South LA:</u></p> <p>Our Housing Place Solutions 16429 Bellflower Blvd Bellflower, CA 90706 (562) 804-2189</p>



<p><u>East & South LA:</u></p> <p>Long Beach Multi Svc Ctr 1301 W 12th Street Long Beach, CA 90813</p>	<p><u>South Bay:</u></p> <p>Harbor Interfaith Services 670 W 9th Street San Pedro, CA 90731 (310) 831-0603</p>	<p><u>South Bay:</u></p> <p>St. Margaret's Center 10217 Inglewood Ave Inglewood, CA 90304 (310) 672-2208</p>	<p><u>South Bay:</u></p> <p>Mental Health America 456 Elm Avenue Long Beach, CA 90802 (562) 437-6717</p>
<p><u>Antelope Valley:</u></p> <p>Diane Grooms AV Homeless Coalition dvgrooms@gmail.com</p>	<p><u>South Region:</u> Cities: Compton, Florence, Rosewood, Willowbrook</p> <p>Watts Labor Community Action Committee (WLCAC) 958 E. 108th St. Los Angeles, CA 90059 (323) 563-4721</p>	<p><u>North Region:</u> Cities: Crenshaw, West Adams</p> <p>Homeless Outreach Program Integrated Care System (HOPICS) 5715 S. Broadway Los Angeles, CA 90037 (323) 948-0444 x 131</p>	<p><u>South East/West:</u> Cities: Lynwood, Paramount, Windsor Hills</p> <p>Southern California Health and Rehabilitation Program (SCHARP) 2620 Industry Way, Ste C Lynwood, CA 90262 (310) 537-9780</p>

CES for Individuals - CES Survey or CES for Youth – Next Step Tool is a system of care for households experiencing homelessness that matches homeless youth, individuals and families to housing and non-housing resources (such as medical supports) based on the individual needs.

Supportive Housing units will be for direct referrals provided by the Los Angeles County Department of Health Services (DHS) or the Los Angeles County Department of Mental Health (DMH) from the CES and first assessed for eligibility by Coalition for Responsible Community Development (CRCD) and sent to management for tax credit and other eligibility requirements.

The ICMS service provider, CRCD, will provide assistance with the application process by providing guidance to applicants in completing and organizing the property's project-based voucher required documents.

Households comprised of ALL full-time student members qualify only if they meet one of the exemptions as indicated in Section 42 of the Internal Revenue Code. Our complete Resident Selection Criteria is available at the Rental Office upon request.



Ashley Willowbrook APPLICATION PROCESS

Although applications are processed in the order CRCD submits to management, 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 Application 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. All persons who will be living in the apartment, irrespective of their age, must participate in this interview. Your leasing associate must verify credit, criminal background check, rental history, and 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 (companion animal) 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 will be required unless consider a service animal.

Parking

There are a limited number of resident spaces at Ashley Willowbrook. Parking is restricted to cars owned by tenants of Ashley Willowbrook. Accessible spaces are available.

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 us at 213-787-2760.



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INTERVIEW CHECKLIST

****DO NOT SUBMIT THIS INFORMATION WITH YOUR APPLICATION. THIS IS ONLY REQUIRED AT THE TIME OF INTERVIEW. ****

If you choose to apply and we contact you for an interview, you will be required to provide the following as applicable information:

For household members 18 and older:

- **Valid picture ID**
- **Employment:** Copies of the first pay-stub for the current calendar year and the most current 3 months of consecutive pay-stubs (7 stubs if paid bi-weekly; 6 stubs if paid semi-monthly; 13 stubs if paid weekly) or equivalent proof of other income. A copy of the most recent IRS tax return is required for cash paid employment.
- **Unemployment Insurance:** Printout of statement or copy of last letter showing current monthly benefit.
- **Self-Employment:** Copy of last year IRS Tax Return including Schedule C and list of current or most recent clients.
- **GA/AFDC/TANF:** Printout of benefits paid in last 12 months or last Notice of Action letter (dated within 120 days)
- **Pensions & Annuities:** Copy of the most current statement
- **Real Estate:** Copy of the most recent mortgage statement, & other relevant owner information.
- **Student:** Name and Address of school & copy of the unofficial class transcript.

For all household members of any age:

- **Social Security Cards and Birth Certificates (for all members)**
- **SSI or SSA/Disability:** Printout of the benefit letter (the date on the letter needs to be within 120 days prior to move in).
- **Bank accounts and Assets:** Copies of the 2 most recent bank statements for checking accounts; 2 most recent bank statements for savings account. (For electronic paycards: printout or receipt with current balance and copy of the paycard)
- **Child Support/Alimony:** Current notice from D.A. Office, a court order or a letter from the provider with copies of last 2 checks.
- **Financial Assistance:** This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills). We will require a notarized written letter from the person providing assistance stating the amount and length of assistance, and bank/asset statements showing funds equaling 18 times the monthly assistance.
- **Other:** Documentation for regular pay as a member of the Armed Forces, severance payments, settlements, lottery winnings or inheritances, death benefits or life insurance dividends, trust benefits, or any other source of income not listed.



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