

# BLOOM AT MAGNOLIA

## Supportive Housing designed for homeless households referred by The Department of Health Services

Bloom at Magnolia announces the Summer 2021 opening of a new apartment community in the City of Long Beach



**Case Managers/Homeless Provider/Applicants** – Bloom at Magnolia is a 40-unit affordable housing community located at 1770 Magnolia Avenue, Long Beach, CA 90813. This project will consist of thirty-nine (39) Supportive Housing units designated for low-income households experiencing homelessness. Thirty Nine (39) supportive housing units will be designated for households that are eligible for services through referred the Los Angeles County Department of Health Services (DHS), with twenty-eight (28) of those units designated for households verified by the Los Angeles County Department of Mental Health (DMH). All Supportive Housing units will be referred through the The Department of Health Services (DHS). One (1) unit is designated for On-Site Management of the project.

The community building offers parking, laundry facilities, community and media room, technology center, and offices for on-site management and Supportive Services staff.

This property will be professionally managed by the John Stewart Company (JSCo).

**Special Needs units** are restricted to households earning up to 30% of the Area Median income or less, as indicated in the chart below. There is no minimum income requirement for these units. All units designated for the Department of Health Services (DHS) and the Department of Mental Health and are subsidized under the DHS Flexible Housing Subsidy Pool (FHSP) program administered by Brilliant Corners.

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



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



## DHS Units Requirements 11 units

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
1BDR	11	30%	x

## DMH Units Requirements 28 units

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
1BDR	28	30%	x

There is no minimum income requirement. Households will pay approximately 30% of their adjusted monthly income in rent as determined by Brilliant Corners.

**All households must meet Brilliant Corners eligibility requirements and occupancy standards.**

Mobility/hearing/sight impaired households will have priority for four (4) units designed for the mobility impaired and two (2) units designed for the hearing/sight impaired.

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, the (we don't have HOME in this project) and other regulatory agreements. Income limits subject to change.

### Current Income Limits Effective 04/01/20 (Subject to change)

AMI	Household Size	Income Limit
30%	1	\$23,670
30%	2	\$27,030

All Permanent Supportive Housing units will be reserved for referrals provided by DHS  
For up-to-date information about this building, please call (866) 506-9743.

The service provider, The People Concern, will provide assistance with the application process by providing guidance to applicants in completing and organizing the property's project-based voucher required documents and then referred to management for tax credit and other eligibility requirements.

**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.**



## **Bloom at Magnolia APPLICATION PROCESS**

Although applications are processed in the order The People Concern submits to JSCo, 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**

Residents may keep one (1) pet (restrictions will apply). A pet lease and pet deposit will be required with the exception of those persons with disabilities requiring service animals, or as otherwise required by law.

### **Parking**

There are a limited number of resident spaces at Bloom at Magnolia. 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.

