

HIFI COLLECTIVE

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

HiFi Collective announces the Summer 2022 opening of a new apartment community in the City of Los Angeles.



Case Managers/Homeless Provider/Applicants – HiFi Collective is a 64-unit affordable housing community located at 3200 W. Temple Street, Los Angeles, CA 90026. This project will consist of sixty-three (63) Supportive Housing units designated for extremely low-income households experiencing homelessness. Thirty-two (32) Supportive Housing units will be designated for homeless and chronically homeless households that are eligible for services referred through the Los Angeles County Department of Health Services (DHS), and thirty-one (31) Supportive Housing units will be designated for chronically homeless households 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: Laundry facilities, bicycle parking, a computer room, community room with fully furnished kitchen and lounge area, and offices for on-site management and Supportive Services staff. No residential parking.

Unit Amenities: Fully furnished kitchen with refrigerator, stove, and range hood, Bed with mattress, Dining table with chairs, Full bathroom and Air conditioning.



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



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

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 from the Department of Health Services (DHS) and the Department of Mental Health (DMH) and are subsidized under the Project-Based Voucher program administered by The Housing Authority of the City of Los Angeles (HACLA).

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

DHS Units Requirements 32 units

Bdrm Size	Number of Units	Most restrictive AMI	Homeless	Chronically Homeless
Studio	31	30%	X	
Studio	1	30%		X

DMH Units Requirements 31 units

Bdrm Size	Number of Units	Most restrictive AMI	Chronically Homeless	Serious Mental Illness
Studio	31	30%	X	X

Mobility/hearing/sight impaired households will have priority for seven (7) units designed for the mobility impaired and four (4) 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.

Current Income and Rent Limits Effective 04/01/2021 (Subject to change)

AMI	Household Size	Income Limit	Tenant Rent
30%	1	\$24,840	*See Note

*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.



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

The service provider, Linc ICMS, 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.

HiFi Collective APPLICATION PROCESS

Although applications are processed in the order Linc ICMS 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

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 will be required unless consider a service animal.

Parking

On-site parking is restricted to cars owned by staff of HiFi Collective. 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 us at 213-787-2760.

