

# La Paz

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

La Paz announces the Summer 2021 opening of a new apartment community in the City of Los Angeles



**Case Managers/Homeless Provider/Applicants** – La Paz is a 42-unit affordable housing community located at 4165 Whittier Blvd, Los Angeles CA 90023. This project will consist of forty-one Supportive Housing units designated for low-income households experiencing homelessness. Forty-one (41) supportive housing units will be designated for households referred by the Los Angeles County Department of Mental Health (DMH). All Supportive Housing units will be referred through DMH through the Coordinated Entry System (CES). For information on the Coordinated Entry System, please call 2-1-1.

**Supportive Housing 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 Mental Health and are subsidized under the Project-Based Voucher program administered by the Los Angeles County Development Authority (LACDA).

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

#### **DMH Units Requirements 41 units**

Bdrm Size*	Number of Units	Most restrictive AMI**	Homeless with a Qualifying Mental Illness
STUDIO	24	30%	X
1BDR	13	30%	X
2BDR	4	30%	X

\*All households must meet eligibility requirements and occupancy standards.

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



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



**Current Income Limits Effective 04/01/21 (Subject to change)**

AMI	Household Size	Income Limit*
30%	1	\$24,840
30%	2	\$28,380
30%	3	\$31,920
30%	4	\$35,460
30%	5	\$38,310

\*Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, and other regulatory agreements. Income limits subject to change.

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 Cabinets and Wheelchair accessible Bathroom sink and Talking Smoke/Carbon Monoxide Alarms with Flashing Light.

Unit Size	Accessible Unit Type	Units Available	Household Size*	Rent AMI	Homeless with a Qualifying Mental Illness
Studio	Mobility	3 Units	1	30%	X
1 Bedroom	Mobility	2 Units	1-2	30%	X
2 Bedroom	Mobility	1 Unit	2-5	30%	X
Studio	Sensory	1 Unit	1	30%	X
1 Bedroom	Sensory	1 Unit	1-2	30%	X
2 Bedroom	Sensory	1 Unit	2-5	30%	X

\*Occupancy standards may vary depending on subsidy or other program guidelines.

**La Paz APPLICATION PROCESS**

Although applications are processed in the order LifeSTEPS submits to JSCo, apartments will be offered on a First-Qualified, First-Offered basis. The service provider, LifeSTEPS, 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.

**Pets**  
Residents may keep one (1) pet. 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.

**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.

