

PATH VILLAS SOUTH GATE

Supportive Housing designed for homeless, chronically homeless Veterans referred by Department of Veteran's Affairs (VA), homeless living with disability referred by The Los Angeles County Department of Health Services (DHS) and homeless individuals living with mental disability referred by The Los Angeles County Department of Mental Health (DMH) through the Los Angeles Coordinated Entry System (CES).

PATH Villas South Gate announces the Summer 2021 opening of a new apartment community in the City of South Gate



Case Managers/Homeless Provider/Applicants – PATH Villas South Gate is a 60-unit supportive housing community located at 5610 Imperial Highway, in the City of South Gate, California. The property will consist of thirty-one (31) studios, twenty-eight (28) one-bedroom units and one (1) two-bedroom unit set aside for management. All fifty-nine (59) supportive housing units are designated for homeless and chronically homeless veteran households and persons with fragile health that are transitioning from homelessness or homeless individuals living with mental disability. Rent subsidies will be provided by The Los Angeles County Development Authority (LACDA) through the Veteran Affairs Supportive Housing (VASH) or Project Based Voucher (PBV) programs. All applicants will be referred by The Department of Veteran Affairs (VA), the Department of Mental Health (DMH) or the Department of Health Services (DHS), depending on program type, through the Coordinated Entry System (CES).

The community building offers covered parking, a central courtyard with barbeque grills, and catering to the mixed population. A multi-purpose community room is also provided for ample opportunities for community activities, play, and rest. Laundry facilities are provided to the tenants including offices for on-site management and Supportive Services staff.

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.



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

VASH Units Requirements (VA referrals) 36 units

Bdrm Size	Number of Units	AMI	Tenant Rent	Honorable Discharge	Homeless	Chronically Homeless	Homeless with a Disability
Studio	12	30%	*See Note	X		X	
Studio	7	50%	*See Note	X	X		
1 BDR	1	30%	*See Note	X			X
1 BDR	13	30%	*See Note	X		X	
1 BDR	3	50%	*See Note	X	X		

PBV Units Requirements (All Veterans – DHS Referrals) 3 units

Bdrm Size	Number of Units	AMI	Tenant Rent	Veteran – Less than honorable Discharge	Homeless with a Disability
Studio	2	30%	*See Note	X	X
1 BDR	1	30%	*See Note	X	X

PBV Units Requirements (DHS Referrals) 10 units

Bdrm Size	Number of Units	AMI	Tenant Rent	Homeless with a Disability
1BDR	10	30%	*See Note	X

PBV Units Requirements (DMH Referrals) 10 units

Bdrm Size	Number of Units	AMI	Tenant Rent	Homeless with a Mental Disability
Studio	10	30%	*See Note	X

*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 LACDA.

There is no minimum income requirement. Households will pay approximately 30% or 50% of their adjusted monthly income in rent as determined by HUD. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. **All households must meet LACDA’s eligibility requirements and occupancy standards.**



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	VASH	Homeless	Chronically Homeless	Homeless with a Disability (DHS)	Homeless with a Mental Illness (DMH)
Studio	Mobility	2 Units	1	30%	X		X		
1 Bedroom	Mobility	4 Units	1-2	30%	X		X		
Studio	Sensory	1 Unit	1	50%	X	X			
Studio	Sensory	1 Unit	1	30%					X
1 Bedroom	Sensory	1 Unit	1-2	30%				X	

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

AMI	Household Size	Income Limit
30%	1	\$24,840
30%	2	\$28,380
40%	1	\$33,120
40%	2	\$37,840
60%	1	\$49,680
60%	2	\$56,760

HOW TO APPLY

The Department of Health Services, The Department of Mental Health and the Department of Veteran Affairs will pull applicants from the CES system. To join the Coordinated Entry System, please visit <http://ceslosangeles.weebly.com/> or call 2-1-1.

