

# SILVA CROSSING

## 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).

Silva Crossing announces the Spring 2022 opening of a new apartment community in the City of Sylmar.



**Case Managers/Homeless Provider/Applicants** – Silva Crossing is a 56-unit affordable housing community located at 12665 San Fernando Road, Sylmar, CA 91342. This project will consist of fifty-six (56) Supportive Housing units designated for extremely low-income households experiencing homelessness. Twenty-three (23) of the twenty-seven (27) chronically homeless referrals are chronically homeless with a serious mental disorder referred by the Los Angeles County Department of Mental Health (DMH). Four (4) unit will be chronically homeless referred by the Los Angeles County Department of Health Services (DHS) and thirty-two (32) referrals will be homeless provided by DHS. All units will be filled through the Coordinated Entry System (CES). For more information about CES, please call 2-1-1.

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

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).



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

**DMH Units Requirements 27 units**

Bdrm Size	Number of Units	Most restrictive AMI	Homeless	Chronically Homeless	Serious Mental Illness
STUDIO	23	30%		X	X
STUDIO	4	30%	X		X

**DHS Units Requirements 30 units**

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
STUDIO	28	30%	X
1BDR	2	30%	X

There is no minimum income requirement. Households will pay approximately thirty percent (30%) of their adjusted monthly income in rent as determined by HUD.

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

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.

Bdrm Size	ADA Type	Number of Units	Most restrictive AMI	Homeless	Chronically Homeless	Serious Mental Illness
STUDIO	Mobility	4	30%	X		
STUDIO	Mobility	2	30%		X	X
1BDR	Mobility	1	30%	X		
STUDIO	Hearing/Vision	2	30%			
STUDIO	Hearing/Vision	1	30%		X	X
1BDR	Hearing/Vision	1	30%	X		



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

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

AMI	Household Size	Income Limit	Tenant Rent
30%	1	\$24,850	*See Note
30%	2	\$28,400	*See Note
30%	3	\$31,950	*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 HUD. 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 (818) 452-4445.

The service provider, LAFH, 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. Reasonable accommodation to the leasing and application process will be made for applicants with disabilities.

**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.**

**Silva Crossing APPLICATION PROCESS**

Although applications are processed in the order LAFH 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 (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**

The Project will have a total of 27 parking spaces (25 standard stalls). Two parking stalls are ADA-accessible. Parking can be accessed along San Fernando Road on the ground floor. 49 bicycle parking spaces will also be provided to residents; 45 will be long-term bicycle parking spaces and 4 will be short-term bicycle parking spaces.

## **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.

