

# SPRINGHAVEN

Affordable Two- and Three-Bedroom Apartments

**Applications Available Starting August 17, 2020**

Springhaven offers forty-nine (49) two- and three-bedroom units for households earning at or below 60% of the Area Median Income (AMI) for Los Angeles County, as established by the U.S. Department of Housing and Urban Development (HUD). This community will also include fifty (50) one-bedroom units designated for extremely low-income households, earning at or below 30% AMI, experiencing homelessness. Those one-bedroom units will be filled only through direct referrals from the Los Angeles County Coordinated Entry System (CES).

#### Apartment Amenities:

- Kitchens with dishwashers
- Refrigerators included
- Balconies (some units)

#### Community Amenities:

- Community Room with Kitchen
- Laundry Facilities
- Community Garden

Mobility impaired households will have priority for ten (10) units designed for the mobility impaired.

If you are unable to participate in this process **DUE TO A DISABILITY**, you may request a reasonable accommodation by calling: (213) 787-2760.

**JSCO BRE# 654405**



**11815 Wilmington Avenue  
Los Angeles, CA 90059  
(Willowbrook neighborhood)**

To fill out an application, please visit:

[www.linhousing.org/signature-properties/springhaven](http://www.linhousing.org/signature-properties/springhaven)

Applications must be received by  
**September 8, 2020** to be entered into the  
Springhaven lottery. See application packet for  
detailed instructions

**For up to date information, call (866) 506-9743.**

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

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, family status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law.





Unit Size	Household Size	Rent Limit * 50% AMI Household	Rent Limit * 60% AMI Household
Two-Bedroom	2 to 5 persons	\$1,198	\$1,452
Three-Bedroom	3 to 7 persons	\$1,324	\$1,606

Maximum Gross Annual Income * (effective 04/01/2020)		
Household Size	50% AMI Household	60% AMI Household
2 Persons	\$45,050	\$54,060
3 Persons	\$50,700	\$60,840
4 Persons	\$56,300	\$67,560
5 Persons	\$60,850	\$73,020
6 Persons	\$65,350	\$78,420
7 Persons	\$69,850	\$83,820
Minimum monthly income is 2 x rent		
* Income and Rent Limits Subject to Change		

Available Units	50% AMI Household	60% AMI Household
Two-Bedroom	5 units	19 units
Three-Bedroom	5 units	20 units



All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The above information reflects these requirements to the best of management knowledge but is subject to change if required for compliance with law or regulation.



# SPRINGHAVEN

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

Springhaven announces the December 2020 opening of a new apartment community in the Unincorporated Los Angeles County.-Willowbrook!



**Case Managers/Homeless Providers/Applicants** – Springhaven is a 100-unit affordable housing community located at 11815 Wilmington Avenue, Los Angeles, California, 90059. This project will consist of forty-nine (49) general affordable units and fifty (50) supportive housing units designated for extremely low-income households experiencing homelessness. One (1), forty-nine (49) housing units for low-income households, and one manager’s unit will be designated as the Manager’s Unit.

The community building offers parking spaces, laundry facilities, community room with kitchen, computer lab, community garden, and offices for on-site management and Supportive Services staff.

**All Supportive Housing units will be referrals through the Coordinated Entry System (CES),** and are restricted to households earning at or below 30% of the Area Median Income (AMI), as indicated below. There is no minimum income requirement for these units. Households will pay no more than 30% of their adjusted monthly income in rent.

Twenty-five (25) units are designated for households referred by the Department of Mental Health (DMH) and subsidized by the Project Based Voucher (PBV) program administered by the Los Angeles County Development Authority (LACDA).

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**UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS:**

**DMH Unit Requirements (25 units)**

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
1BDR	25	30%	Yes

**DHS Unit Requirements (25 units)**

Bdrm Size	Number of Units	Most restrictive AMI	Homeless
1BDR	25	30%	Yes

There is no minimum income requirement. Households will pay approximately 30% of their adjusted monthly income in rent.

**All households must meet LACDA’s eligibility requirements and occupancy standards.**

Mobility/hearing/sight impaired households will have priority for two (2) units designed for the mobility impaired and six (6) units designed for the hearing/sight impaired.

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 Limits**  
**Effective eff. 04/01/2020 (Subject to change)**

AMI	Household Size	Income Limit
30%	1	\$23,670
30%	2	\$27,030
30%	3	\$30,420

**HOW TO APPLY**

DHS and DMH will pull applicants from the Los Angeles County Coordinated Entry System (CES) system. To join the CES, please visit <http://ceslosangeles.weebly.com/> or visit the following locations:

<b><u>San Fernando Valley:</u></b> LA Family Housing 7843 Lankershim Blvd North Hollywood, CA 91605 (818) 982-4091	<b><u>San Fernando Valley:</u></b> Ascencia’s Access Center 1851 Tyburn Street Glendale, CA 91204 (818) 246-7900	<b><u>San Fernando Valley:</u></b> San Fernando Valley Community Mental Health Center 14660 Oxnard St Van Nuys, CA 91411	<b><u>San Gabriel Valley:</u></b> Union Station Homeless Services Adult Center 412 S Raymond Avenue Pasadena, CA 91105 (626) 240-4550
<b><u>San Gabriel Valley:</u></b> VOA 4501 Santa Anita Ave El Monte, CA 91731 (626) 442-4357	<b><u>San Gabriel Valley:</u></b> Eastern Region-Pomona Homeless Outreach 2040 N. Garey Ave Pomona, CA 91767 (909) 593-4796	<b><u>Metro LA:</u></b> Volunteers of America 628 San Julian Street Los Angeles, CA 90014 (213) 624-4357	<b><u>Metro LA:</u></b> Blesses Sacramento 6636 Selma Avenue Los Angeles, CA 90028 (323) 462-6311



<b><u>Metro LA:</u></b> Exodus Recovery 1920 Marengo Street Los Angeles, CA 90033 (323) 221-2591	<b><u>Metro LA:</u></b> Homeless Healthcare LA 2330 Beverly Blvd Los Angeles, CA 90057 (213) 744-0724	<b><u>Metro LA:</u></b> Downtown Women's Center 442 S San Pedro St Los Angeles, CA 90013 (213) 680-0600	<b><u>West LA:</u></b> Annenberg Access Center 503 Olympic Blvd Santa Monica, CA 90401 (310) 450-4050
<b><u>West LA:</u></b> St. Joseph Homeless Ctr 404 Lincoln Blvd Los Angeles, CA 90291	<b><u>West LA:</u></b> VA Greater Los Angeles Healthcare System 11301 Wilshire Blvd #402 Los Angeles, CA 90073 (310) 478-3711	<b><u>East &amp; South LA:</u></b> Whittier First Day 12426 Whittier Blvd Whittier, CA 90602 (562) 945-4304	<b><u>East &amp; South LA:</u></b> Our Housing Place Solutions 16429 Bellflower Blvd Bellflower, CA 90706 (562) 804-2189
<b><u>East &amp; South LA:</u></b> Long Beach Multi Svc Ctr 1301 W 12 <sup>th</sup> Street Long Beach, CA 90813	<b><u>South Bay:</u></b> Harbor Interfaith Services 670 W 9 <sup>th</sup> Street San Pedro, CA 90731 (310) 831-0603	<b><u>South Bay:</u></b> St. Margaret's Center 10217 Inglewood Ave Inglewood, CA 90304 (310) 672-2208	<b><u>South Bay:</u></b> Mental Health America 456 Elm Avenue Long Beach, CA 90802 (562) 437-6717
<b><u>Antelope Valley:</u></b> Diane Grooms AV Homeless Coalition dvgrooms@gmail.com	<b><u>South Region:</u></b> Cities: Compton, Florence, Rosewood, Willowbrook  <b>Watts Labor Community Action Committee (WLCAC)</b> 958 E. 108 <sup>th</sup> St. Los Angeles, CA 90059 (323) 563-4721	<b><u>North Region:</u></b> Cities: Crenshaw, West Adams  <b>Homeless Outreach Program Integrated Care System (HOPICS)</b> 5715 S. Broadway Los Angeles, CA 90037 (323) 948-0444 x 131	<b><u>South East/West:</u></b> Cities: Lynwood, Paramount, Windsor Hills  <b>Southern California Health and Rehabilitation Program (SCHARP)</b> 2620 Industry Way, Suite C Lynwood, CA 90262 (310) 537-9780

The CES is a system of care for households experiencing homelessness that matches homeless individuals and families to housing and non-housing resources (such as medical supports) based on the individual needs.

Homeless household means a household made up of one or more individuals, other than individuals imprisoned or otherwise detained pursuant to state or federal law, who:

- (i) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
- (ii) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- (iii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
- (iv) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

The ICMS service provider, LINC Cares, will provide assistance with the application process by providing guidance to applicants in completing and organizing the property's project-based voucher required documents.



Supportive Housing units will be for direct referrals provided by the Los Angeles County Department of Health Services (DHS) or the Los Angeles County Department of Mental Health (DMH) from the CES and first assessed for eligibility by LINC Cares and sent 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.**

### **Springhaven APPLICATION PROCESS**

Although applications are processed in the order LINC Cares submits to management, 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**

There are a limited number of resident spaces at Springhaven. Parking is restricted to cars owned by tenants of Springhaven. 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.



## INTERVIEW CHECKLIST

**\*\*DO NOT SUBMIT THIS INFORMATION WITH YOUR APPLICATION. THIS IS ONLY REQUIRED AT THE TIME OF INTERVIEW. \*\***

If you choose to apply and we contact you for an interview, you will be required to provide the following as applicable information:

### For household members 18 and older:

- **Valid picture ID**
- **Employment:** Copies of the first pay-stub for the current calendar year and the most current 3 months of consecutive pay-stubs (7 stubs if paid bi-weekly; 6 stubs if paid semi-monthly; 13 stubs if paid weekly) or equivalent proof of other income. A copy of the most recent IRS tax return is required for cash paid employment.
- **Unemployment Insurance:** Printout of statement or copy of last letter showing current monthly benefit.
- **Self-Employment:** Copy of last year IRS Tax Return including Schedule C and list of current or most recent clients.
- **GA/AFDC/TANF:** Printout of benefits paid in last 12 months or last Notice of Action letter (dated within 120 days)
- **Pensions & Annuities:** Copy of the most current statement
- **Real Estate:** Copy of the most recent mortgage statement, & other relevant owner information.
- **Student:** Name and Address of school & copy of the unofficial class transcript.

### For all household members of any age:

- **Social Security Cards and Birth Certificates (for all members)**
- **SSI or SSA/Disability:** Printout of the benefit letter (the date on the letter needs to be within 120 days prior to move in).
- **Bank accounts and Assets:** Copies of the 2 most recent bank statements for checking accounts; 2 most recent bank statements for savings account. (For electronic paycards: printout or receipt with current balance and copy of the paycard)
- **Child Support/Alimony:** Current notice from D.A. Office, a court order or a letter from the provider with copies of last 2 checks.
- **Financial Assistance:** This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills). We will require a notarized written letter from the person providing assistance stating the amount and length of assistance, and bank/asset statements showing funds equaling 18 times the monthly assistance.
- **Other:** Documentation for regular pay as a member of the Armed Forces, severance payments, settlements, lottery winnings or inheritances, death benefits or life insurance dividends, trust benefits, or any other source of income not listed.

