

Permanent Supportive Housing (PSH) designed for homeless and chronically homeless veterans and individuals that have experienced homelessness

Summit View Apartments



Case Managers/Homeless Providers/Applicants – Summit View Apartments is located at 11800 Kagel Canyon Street, Sylmar, CA 91342. Summit View Apartments offers a total of 48 affordable, brand new apartment homes.

Forty-Eight (48) Special Needs units are reserved for homeless and chronically homeless veterans, individuals that have experienced homelessness. These units will be for direct referrals from Veterans Affairs (VA), Department of Mental Health (DMH), and Los Angeles Homeless Services Agency (LAHSA) through the coordinated entry system.

Special Needs units are restricted to individuals earning 30% and 40% of the Area Median Income or less. There is no minimum income requirement for forty-eight (48) units subsidized with Veterans Affairs Supportive Housing Program (VASH) Project Based Vouchers (PBV) from the Housing Authority of the City of Los Angeles (HACLA).

Amenities include: laundry facility, a resident community kitchen and lounge, resident courtyard, BBQ area, fitness room, terrace, computer lab and case management offices.

UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change):				
0 Bedroom VASH				
No. of <u>Units</u>	Unit <u>Type</u>	Tenant <u>Rent</u>	Min <u>Income*</u>	1 Person Max. <u>Income</u> \$24,850
27	30%	See note*	N/A	
1 Bedroom VASH				
No. of <u>Units</u>	Unit <u>Type</u>	Tenant <u>Rent</u>	Min <u>Income*</u>	1 Person Max <u>Income</u> \$24,850
9	30%	See note*	N/A	
0 Bedroom VASH				
				1 Person

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No. of <u>Units</u>	Unit <u>Type</u>	Tenant <u>Rent</u>	Min <u>Income*</u>	Max <u>Income</u>
10	40%	See note*	N/A	\$33,120
1 Bedroom VASH				1 Person Max <u>Income</u> \$33,120
No. of <u>Units</u>	Unit <u>Type</u>	Tenant <u>Rent</u>	Min <u>Income*</u>	
2	40%	See note*	N/A	

*There is no minimum income requirement for Project Based Voucher units and individuals will pay approximately 30% if their adjusted monthly income in rent as determined by HACLA/VASH Program.

** All households in these 48 units must also meet the eligibility requirements and occupancy standards for Housing Authority City of Los Angeles (HACLA) and Veterans Affairs Supporting Housing Program (VASH).

As required by the Tax Credit Allocation Committee (TCAC), 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.

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

HOW TO APPLY

The VA, DMH, and LAHSA will pull applicants from the Coordinated Entry System (CES) to generate a site specific waiting list of qualified applicants. To join CES, please visit <http://ceslosangeles.weebly.com> or visit the following locations:

<u>San Fernando Valley:</u> LA Family Housing 7843 Lankershim Blvd North Hollywood, CA 91605 (818) 982-4091	<u>San Fernando Valley:</u> Ascencia's Access Center 1851 Tyburn St Glendale, CA 91204 (818) 246-7900	<u>San Fernando Valley:</u> San Fernando Valley Community Mental Health Center 14660 Oxnard St, Van Nuys, CA 91411	<u>San Gabriel Valley:</u> Union Station Homeless Services Adult Center 412 S. Raymond Ave Pasadena, CA 91105 (626) 240-4550
<u>San Gabriel Valley:</u> VOA 4501 Santa Anita Ave El Monte, CA 91731 (626) 442-4357	<u>San Gabriel Valley:</u> Eastern Region-Pomona Homeless Outreach 2040 N Garey Ave Pomona, CA 91767 (909)593-4796	<u>Metro LA:</u> Volunteers of America 628 San Julian St Los Angeles, CA 90014 (213) 624-4357	<u>Metro LA:</u> Blesses Sacrament 6636 Selma Ave Los Angeles, CA 90028 (323) 462-6311
<u>Metro LA:</u> Exodus Recovery 1920 Mango St Los Angeles, CA 90022 (323) 221-2591	<u>Metro LA:</u> Homeless Outreach Program Integrated Care System (HOPICS) 5715 S. Broadway Los Angeles, CA 90037 (323) 948-0444 x 131	<u>Metro LA:</u> Homeless Healthcare LA 2330 Beverly Blvd Los Angeles, CA 90057 (213) 744-0724	<u>Metro LA:</u> Downtown Women's Center 442 San Pedro St Los Angeles, CA 90013 (213) 624-4357
<u>West LA:</u> Annenberg Access Center 503 Olympic Blvd Santa Monica, CA 90401 (310) 450-4050	<u>West LA:</u> St. Joseph Homeless Center 404 Lincoln Blvd Venice, CA 90291 (310) 399-6878	<u>West LA:</u> VA Greater Los Angeles Healthcare System 11301 Wilshire Blvd #402 Los Angeles, CA 90073	<u>South East/West:</u> Southern California Rehabilitation Program (SCHARP) 2620 Industry Way Ste C Lynwood, CA 90262

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		(310)478-3711	(310) 537-9780
East & South LA: Watts Labor Community Action Committee (WLCAC) 958 E. 108 th St Los Angeles, CA 90059 (323) 563-4721	East & South LA: Whittier First Day 12426 Whittier Blvd Whittier, CA 90602 (562) 945-4304	East & South LA: Our Housing Place Solutions 16429 Bellflower Blvd Bellflower, CA 90706 (562) 804-2189	East & South LA: Long Beach Multi Service Center 1301 W 12 th St Long Beach, CA 90813 (562) 570-4500
South Bay: Harbor Interfaith Services 670 W 9 th St San Pedro, CA 90731 (310) 831-0603	South Bay: St Margaret's Center 10217 Inglewood, CA 90304 (310) 672-2208	South Bay: Mental Health America 456 Elm Ave Long Beach, CA 90802 (562) 437-6717	Antelope Valley: Diane Grooms AV Homeless Coalition dvgrooms@gmail.com

Coordinated Entry System 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 individual needs.

All units will be for direct referrals provided by the VA, DMH, and LAHSA and their Coordinated Entry System (CES) and first assessed for eligibility by Veterans Affairs (VA) and the Los Angeles Homeless Services Agency (LAHSA) before submitting to Summit View Apartments for tax credit and other eligibility requirements.

Households comprised of ALL full-time student members do not qualify unless exempted by Section 42 of the Internal Revenue Code. Our complete Resident Selection Criteria is available at the Rental Office upon request.

SUMMIT VIEW APARTMENTS APPLICATION PROCESS

Applicants/matches are processed in the order received by Coordinated Entry System (CES).

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 questions you may have. This interview takes approximately 45 minutes. Your leasing associate must verify all sources of income and assets. Your patience and cooperation is 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.

12 Month Lease Term

Leases will be for a minimum term of one year.

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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 805-496-4948 or Ramonitai@manymansions.org.

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 information:

For persons 18 and older:

- **Valid State or National Photo ID (i.e., Driver's License, Passport, etc.).**
- **Social Security Card**
- **Employment:** Copies of the first paystub for the current calendar year and the most current 3 months of consecutive paystubs (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 payment employment.
- **Unemployment Insurance:** Printout of statement or copy of last letter showing current monthly benefit.
- **Self-employment:** Copy of last IRS Tax Return including Schedule C and list of current or most recent clients.
- **GA/AFDC/TANF:** Printout of benefits paid in the last 12 months of last Notice of Action letter (dated within 120 days).
- **Pensions and Annuities:** Copy of most current statement.
- **Real Estate:** Copy of most recent mortgage statement and other relevant owner information.
- **Student:** Name and address of school & copy of the unofficial class transcript.
- **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 6 most recent bank statement for checking accounts, and 1 most recent bank statement for savings account. (For electronic pay card: printout or receipts with current balance and copy of the pay card)
- **Child Support/Alimony:** Current notice from D.A. Office, a court order or letter from the provider with copies of the 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 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.

For up-to-date information on Special Needs units, please call Many Mansions at 805-496-4948.

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