

# THE NEST ON FLORENCE

## Supportive Housing designed for homeless households referred by The Department of Health Services

The Nest on Florence announces the Spring 2022 opening of a new apartment community in the City of Los Angeles



**Case Managers/Homeless Provider/Applicants** – The Nest on Florence is a 51-unit affordable housing community located at 410 East Florence Avenue, Los Angeles, CA 90003. This project will consist of Fifty (50) Supportive Housing units designated for low-income households experiencing homelessness that are also Transitional Aged Youth (TAY). All Supportive Housing units will be referred through the Los Angeles County Department of Mental Health (DMH), using the CES system. One (1) unit is designated for On-Site Management of the project.

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

This property will be professionally managed by the FPI Management.

**Special Needs 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 are subsidized under the DHS Flexible Housing Subsidy Pool (FHSP) program administered by Brilliant Corners.



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

**DMH Units Requirements 50 units**

<b>Bdrm Size</b>	<b>Number of Units</b>	<b>Most restrictive AMI</b>	<b>Homeless</b>	<b>TAY</b>
Studio	34	30%	x	x
1BDR	16	30%	x	X

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

**All households must meet Brilliant Corners 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.

**Current Income Limits Effective 9/01/21 (Subject to change)**

<b>AMI</b>	<b>Household Size</b>	<b>Income Limit</b>
<b>30%</b>	<b>1</b>	<b>\$23,670</b>
<b>30%</b>	<b>2</b>	<b>\$27,030</b>

All Permanent Supportive Housing units will be reserved for referrals provided by DHS  
For up-to-date information about this building, please call (213) 626-9171

The service provider, Wellnest, 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.



## **The Nest on Florence APPLICATION PROCESS**

Although applications are processed in the order Wellnest submits to FPI, 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**

Residents may keep one (1) pet (restrictions will apply). 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.

### **Parking**

There are a limited number of resident spaces at The Nest on Florence. 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) 626-9171 or [NestonFlorence.CD@fpimgt.com](mailto:NestonFlorence.CD@fpimgt.com) TTY: Voice or via relay operator 711.

For more information on being matched to the Coordinated Entry System please call 211 or visit <https://www.lahsa.org/documents?id=2760-ces-access-point-directory.pdf>. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.

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



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