

# THE NOOK

## Supportive Housing designed for Transition Aged Youth (TAY) homeless households referred by The Department of Mental Health through the Los Angeles Coordinated Entry System (CES).

The Nook announces the May 2022 opening of a new apartment community in the City of Whittier.



**Case Managers/Homeless Provider/Applicants** – The Nook is a 27-unit affordable housing community located at 14433 Leffingwell Road, Whittier, CA 90604. This project will consist of twenty-six (26) Supportive Housing units designated for extremely low-income Transition Aged Youth (TAY) households experiencing homelessness and living with a serious mental disorder referred by the Los Angeles County Department of Mental Health (DMH). All units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. One (1) unit is designated for On-Site Management of the project.

**Community Amenities:** Laundry facilities, bicycle parking, community room, outdoor patio, 2<sup>nd</sup> floor terrace and offices for on-site management and Supportive Services staff. No residential parking.

**Unit Amenities:** Fully furnished kitchen with refrigerator, stove, and range hood, bed with mattress, Dining table with chairs, full bathroom, and air conditioning.

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



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income requirement for these units. All units are designated for referrals by the Department of Mental Health (DMH) and are subsidized under the Project-Based Voucher program administered by The Los Angeles County Development Authority (LACDA).

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

**DMH Units Requirements 26 units**

Bdrm Size	Number of Units	Most restrictive AMI	Homeless	Serious Mental Disorder*
1-Bedroom	26	30%	X	X

\*The Department of Mental Health to verify Serious Mental Disorder.

Mobility/hearing/sight impaired households will have priority for three (3) units designed for the mobility impaired and two (2) 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 Unit	Number of Units	Most restrictive AMI	Homeless	Serious Mental Disorder
1-Bedroom	Mobility	3	30%	X	X
1-Bedroom	Hearing/Vision	2	30%	X	X

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

AMI	Household Size	Income Limit	Tenant Rent
30%	1	\$24,840	*See Note
30%	2	\$28,380	*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 LACDA. All households must meet LACDA eligibility requirements and occupancy standards. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change.

All Permanent Supportive Housing units will be reserved for referrals provided by DMH. For up-to-date information about this community, please call (866) 506-9743.



The service provider, Jovenes, Inc., 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.

**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.**

### **The Nook APPLICATION PROCESS**

Although applications are processed in the order Jovenes, Inc. 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 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**

On-site parking is restricted to cars owned by staff of The Nook. There is no on-site parking for residents or guests.

#### **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.

