

VA BUILDING 207

11301 Wilshire Blvd, Building 207, Los Angeles, CA 90073



Permanent Supportive
Housing Community for
Veterans aged 62 and older

Opening - Fall 2022
in Los Angeles, CA



<https://vacampusbuilding207.com/>



VABuilding207@tsaproperties.com



Information Hotline: (888) 349-1811
TTY: (800) 855-7100

ABOUT THE PROPERTY

VA Building 207 is a 60 unit, Low-Income Housing Tax Credit (LIHTC) project for Veteran households who are 62 years of age and older. All units will be referred by U.S. VETS through the Coordinated Entry System.

Unit mix, including rents and income restrictions, are subject to change.

PROPERTY AMENITIES

- Computer room
- Fitness room
- Laundry facilities
- Pet-friendly community
- On-site Case Manager(s)
- On-Site Management Office



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HOW TO APPLY

ONLINE: All applicants will be referred through LAHSA's Coordinated Entry System (CES). To join the Coordinated Entry System, please visit <https://www.lahsa.org/ces/> or visit the following locations in the Service Provider Area (SPA) 5 for adults.

SPA 5: St. Joseph Center
Phone: (310) 396-6468

The People Concern
Phone: (310) 450-4050

RENT* / INCOME RESTRICTION

60-Unit, Permanent Supportive Housing Community for Veterans, 62 years and older. All units will receive HUD-VASH Project Based Vouch and will be filled by referral through the Coordinated Entry System (CES) by U.S. VETS.

Unit Size	# of Units	AMI %	Occupancy Standards
0 BD	53 units	30%	Min. 1 / Max. 2
1 BD	6 units	30%	Min. 1 / Max. 3
Manager	1 unit	-	-

There is no minimum income required for Project Based VASH Voucher units and households will pay approximately their adjusted monthly income in rent as determined. ***Subject to change**

Of the units referred by U.S. VETS:

- 13 NPLH units are set aside for formerly homeless Veteran seniors with a mental illness
- 13 NPLH units are set aside for formerly chronically homeless Veteran seniors with a mental illness

INCOME LIMITS*

1 Person	2 People	3 People
\$24,840	\$28,380	\$31,920

To qualify, applicants must be below the income limits for the household size. ***Subject to change.**

PETS

We are a pet-friendly community. A deposit of \$300 & current vaccination documentation will be required for all households that wish to have a pet. Pet deposit may be paid in installments. Assistance animals are not considered pets. Please notify management if you have a pet or assistance animal.

PARKING

Parking is limited and will be assigned on a first come, first served basis. Please see FAQs for more information.

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.

This property has accessible and adaptable units for people with disabilities. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Please contact VABuilding207@tsaproperties.com to make this request.

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THOMAS SAFRAN & ASSOCIATES



CASE MANAGERS/HOMELESS PROVIDER/APPLICANTS

This project will consist of 59 permanent supportive housing units for Veterans 62 and older and 1 staff unit. Twenty-six (26) units will be reserved for No Place Like Home (NPLH). Thirteen (13) of the 26 units will be designated for formerly homeless veteran senior households living with a mental illness; thirteen (13) units will be designated for formerly chronically homeless veteran senior households living with a mental illness. All Supportive Housing units will be referred by U.S. VETS through the Coordinated Entry System. For information on the Coordinated Entry System, please call 2-1-1.

SPECIAL NEEDS UNITS

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 supportive housing units are subsidized under the Project-Based VASH Voucher program administered by LACDA.

Unit Size*	# of Units	AMI**	Occupancy Standards*	Homeless Veteran Seniors (62+)	NPLH Homeless Veteran Seniors (62+)	NPLH Chronically Homeless Veteran Seniors (62+) living with a Mental Illness
0 BD	12 units	30%	Min. 1 / Max. 1*	-	X	-
0 BD	11 units	30%	Min. 1 / Max. 1*	-	-	X
0 BD	30 units	30%	Min. 1 / Max. 1*	X	-	-
1 BD	1 unit	30%	Min. 1 / Max. 2*	-	X	-
1 BD	2 units	30%	Min. 1 / Max. 2*	-	-	X
1 BD	3 units	30%	Min. 1 / Max. 2*	X	-	-

*All households must meet eligibility requirements and occupancy standards. *Occupancy standards may vary depending on subsidy or other program guidelines. / **There is no minimum income requirement. Households will pay approximately 30% of their adjusted monthly income in rent as determined by LACDA.

INCOME LIMITS*

1 Person	2 People	3 People
\$24,840	\$28,380	\$31,920

Current income limits effective 04/01/2021. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program, and other regulatory agreements. To qualify, applicants must be below the income limits for the household size. ***Subject to change.**

This property is a 100% non-smoking community



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MOBILITY / AUDIO/VISUAL ACCESSIBLE UNITS

All units at the property incorporate Universal Design principles. Accessible units will be assigned in referral order to those who require the features of the accessible units. The property has seven (7) mobility units and three (3) audio/visual units.

Mobility accessible units include: Bath Grab Bars, Toilet with Grab Bars, Lowered Cabinets, Accessible Appliances

Audio/Visual accessible units include: Audio/Visual fire and smoke alarms with strobes, Audio/Visual carbon monoxide detector with strobes

Unit Size*	# of Units	Accessible Unit Type	AMI** %	Occupancy Standards*	Homeless Veteran Seniors (62+)	NPLH Homeless Veteran Seniors (62+)	NPLH Homeless Veteran Seniors (62+) living with a Mental Illness
0 BD	1 unit	Mobility	30%	Min. 1 / Max. 1*	-	X	-
0 BD	1 unit	Mobility	30%	Min. 1 / Max. 2*	-	-	X
0 BD	1 unit	Sensory	30%	Min. 1 / Max. 1*	-	X	-
0 BD	4 units	Mobility	30%	Min. 1 / Max. 2*	X	-	-
0 BD	1 unit	Sensory	30%	Min. 1 / Max. 2*	X	-	-
1 BD	1 unit	Mobility	30%	Min. 1 / Max. 2*	X	-	-
1 BD	1 unit	Sensory	30%	Min. 1 / Max. 2*	X	-	-

Occupancy standards may vary depending on subsidy or other program guidelines.

APPLICATIONS

Applicants will be referred by U.S. VETS for all units. For information on the Coordinated Entry System, please visit www.lahsa.org or contact 2-1-1.

PETS

We are a pet-friendly community. A deposit of \$300 & current vaccination documentation will be required for all households that wish to have a pet. Pet deposit may be paid in installments. Assistance animals are not considered pets. Please notify management if you have a pet or assistance animal.

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 email VABuilding207@tsaproperties.com.

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