



Veterans Park in Pomona, California

SUPPORTIVE HOUSING FOR VETERANS AND VETERANS EXPERIENCING HOMELESSNESS

Veterans Park announces the August 2021 opening of a new apartment community in the City of Pomona in the County of Los Angeles.

Case Managers/Homeless Providers/Applicants – Veterans Park is located at 444 West Commercial Street, Pomona, California 91768. Veterans Park offers 60 beautiful apartment homes for veterans and their families.

Thirty (30) apartment homes are reserved for veterans experiencing homelessness. These units will be for direct referrals by the U.S. Department of Veterans Affairs. There is no minimum income requirement for these 30 units subsidized with Veterans Affairs Supportive Housing (VASH).

Amenities include a veterans' center, a children's center, community space for events and activities, private counseling and meeting space, children's play area, barbecue station, and outdoor gathering spaces and walkways.

Unit Mix Including Rents and Income Restrictions (Subject to change):

1 Bedroom				1	2	3	Maximum Occupancy	
No. of Units	Unit Type	Tenant Rent	Min. Income*	Person Max. Income	Persons Max. Income	Persons Max. Income	3 Persons	
25**	30%	\$587	\$14,088	\$23,670	\$27,030	\$30,420		
2 Bedroom				2	3	4	5	Maximum Occupancy
No. of Units	Unit Type	Tenant Rent	Min. Income*	Persons Max. Income	Persons Max. Income	Persons Max. Income	Persons Max. Income	5 Persons
5**	30%	\$706	\$16,944	\$27,030	\$30,420	\$33,780	\$36,510	

*There is no minimum income requirement for VASH units and households will pay approximately 30% of their adjusted monthly income in rent.

**All households in these 30 units also must meet the U.S. Department of Veterans Affairs eligibility requirements and occupancy standards.





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APPLICATION INFORMATION

As required by the Tax Credit Allocation Committee (TCAC), mobility/hearing/sight impaired households will have priority to seven (7) units designed for the mobility impaired (3) 1-bedroom, (2) 2-bedroom, (2) 3-bedroom and three (3) units designed for the hearing/sight impaired (1) 1-bedroom, (1) 2-bedroom, (1) 3-bedroom.

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

How to Apply

The U.S. Department of Veterans Affairs will pull applicants from the CES System. To join the Coordinated Entry System, please go to <http://ceslosangeles.com/> or visit the following locations closer to Veterans Park:

SAN GABRIEL VALLEY

Eastern Region-Pomona
Homeless Outreach
2040 N. Garey Ave.
Pomona, CA 91767
(909) 593-4796

SAN GABRIEL VALLEY

Union Station Homeless
Service Adult Center
412 S. Raymond Avenue
Pasadena, CA 91105
(626) 240-4550

SAN GABRIEL VALLEY

VOA
4501 Santa Anita Ave.
El Monte, CA 91731
(626) 442-4357

Other locations you can visit include

WEST LA

St. Joseph Homeless Center
Los Angeles, CA 90291
(310) 399-6878

METRO LA

Volunteers of America
628 San Julian St.
Los Angeles, CA 90014
(213) 624-4357

SAN FERNANDO VALLEY

LA Family Housing
7843 Lankershim Blvd
North Hollywood, CA 91605
(818) 982-4091



Dial 711 for California Telephone Relay Services (TRS) for hearing and speech disability assistance.





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GENERAL INFORMATION

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 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:

- a. Lack a fixed, regular, and adequate nighttime residence; or
- b. Have a primary nighttime residence that is:
 - 1) A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill)
 - 2) An institution that provides a temporary residence for individuals intending to be institutionalized:
or
 - 3) A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Households comprised of ALL full-time students 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.

The Application Process for Veterans Park

Pre-applications will be accepted between the dates of April 1, 2021 and June 1, 2021. Placement of applications will be randomly selected by a computerized lottery system.

INTERVIEW

Once the pre-application is reviewed and if qualified, a leasing associate will schedule an appointment with you to go through the additional paperwork required as listed in the application check list. Credit checks, criminal background screening, landlord reference, and income and asset verifications will be required of all applicants. The interview normally takes approximately 45 minutes. All persons 18 or older must be present.

APARTMENT OFFER

When all documents have been received, verified, and approved, qualified applicants will be notified and a move in date will be confirmed. Please note if you decline the apartment you will be considered to have withdrawn your application.

12 MONTH LEASE TERM

Initial leases will be a minimum of 12-months, after the first year they will revert to month-to-month.

SMOKE FREE

Veterans Park Apartments will be a smoke free community.

PETS

1 pet with a maximum weight of 25 lbs. is permitted. All pets must be licensed, and proof of shots must be provided.

PARKING

There are limited numbers of resident spaces at Veterans Park Apartments. Parking will be by permit only. Parking will be restricted to cars owned by residents. All cars must be registered in the name of the resident and the resident must provide proof of current insurance and a valid driver's license.



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Veterans Park in Downtown Pomona

60 New Affordable 1-, 2-, & 3-Bedroom Apartment Homes in the City of Pomona, conveniently located near the Metrolink.

NOW ACCEPTING PRE-APPLICATIONS

Occupancy expected to begin August 2021!

Income and other restrictions apply. Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other Regulatory Agreements.

Apartment Amenities

- Modern kitchens with granite countertops
- Refrigerator included
- Vinyl plank flooring
- Carpet in bedrooms

Community Amenities

- Security cameras and controlled access
- 1,060 square feet veterans' center
- 1,283 square feet children's center
- 1,070 square feet community space
- Private counseling and meeting space
- Children's play area
- Barbecue stations
- Outdoor gathering spaces and walkways

Applications will be accepted through RENTCafe and by mail. See application packet for detailed instructions.

Veterans Park also offers 30 units for direct referrals by the U.S. Department of Veterans' Affairs.

If you are unable to obtain an application DUE TO A DISABILITY, you may request one by calling (909) 294-6153.

Dial 711 for California Telephone Relay Services (TRS) for hearing and speech disability assistance.



To obtain an application online, please visit <https://nationalcore.org/veterans-park>.

To obtain an application packet in the mail, please submit a letter or postcard with your name, address, and telephone number to: National CORE, c/o Veterans Park, 9421 Haven Avenue, Rancho Cucamonga, CA 91730.

For up-to-date information, please call (909) 204-3544

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10	50%	\$1,213	\$29,112	\$45,050	\$50,700	\$56,300	\$60,850		
3 Bedroom				3	4	5	6	7	8
No. of Units	Unit Type	Tenant Rent	Min. Income*	Persons Max. Income	Persons Max. Income	Persons Max. Income	Persons Max. Income	Persons Max. Income	Persons Max. Income
9	30%	\$815	\$19,560	\$30,420	\$33,780	\$36,510	\$39,210	\$41,910	\$44,610
11	50%	\$1,401	\$33,624	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350

There is no minimum income requirement for applicants in possession of a Tenant Based Section 8 Voucher. Rent and income limits are subject to change.

**Units set aside for US Department of Veteran's Affairs

As required by the Tax Credit Allocation Committee (TCAC), mobility/hearing/sight impaired households will have priority to seven (7) units designed for the mobility impaired (3) 1-bedroom, (2) 2-bedroom, (2) 3-bedroom and three (3) units designed for the hearing/sight impaired (1) 1-bedroom, (1) 2-bedroom, (1) 3-bedroom.

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All applications received by June 1, 2021 will be entered into a random drawing. Applications received after this date will be placed after the lottery in the order they were received. 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.



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60 New Affordable 1-, 2-, & 3-Bedroom Apartment Homes in the City of Pomona, conveniently located near the Metrolink.

ACCEPTING PRE-APPLICATIONS FROM APRIL 1, 2021 TO JUNE 1, 2021

ACCESSIBLE UNITS AVAILABLE

Occupancy expected to begin August 2021!

Income and other restrictions apply. Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other Regulatory Agreements.

Accessible Features

- Wheelchair-accessible doorways in ADA units and common areas of the property
- Wheelchair-accessible entry door viewers
- Wheelchair-accessible bathtubs
- Door bells with both sound and visual signals
- Low countertops
- A voice communication system for receiving visitors

Community Amenities

- Security cameras and controlled access
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