

Westhaven Apartments

Supportive
Housing for
Formerly
Homeless



Westhaven Apartments is a new community of 56 affordable apartment homes in South Los Angeles that offers residents furnished studio and one-bedroom apartments and access to a wide range of support services.

Apartment Amenities

- Affordable, Studio & One-Bedroom Apartments
- Fully Equipped Kitchens with Energy-Efficient Appliances
- Modern Lighting
- Central Heating and Air Conditioning
- Freshly Painted Interiors

Community Amenities

- Resident Clubhouse with TV
- Community Center with Kitchen
- Rooftop Courtyard
- On-Site Laundry Care Center
- On-Site Resident Services
- Free Wi-Fi in Common Areas

MOBILITY & SENSORY UNITS AVAILABLE

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, please contact our staff for a reasonable accommodation form.

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

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 income requirement for these units. All units are designated for referrals through the Coordinated Entry System (CES) and are subsidized under the Project-Based Voucher program administered by The Los Angeles County Development Authority (LACDA). This property will be professionally managed by the CONAM Management Corporation.

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

DMH Units Requirements 17 units

Unit Size	Number of Units	Most Restrictive AMI	Homeless*
Studio	17	30%	13

*The People Concern to verify homeless status.

DHS Units Requirements 39 units

Unit Size	Number of Units	Most Restrictive AMI	Homeless**
Studio	10	30%	10
1 Bedroom	29	30%	29

Accessible Units

Mobility/hearing/sight impaired households will have priority for seven (7) units designed for the mobility impaired and four (4) 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.

Unit Size	ADA Unit	Number of Units	Most Restrictive AMI	Homeless
Studio	Mobility	3	30%	3
1 Bedroom	Mobility	4	30%	4
Studio	Hearing/Vision	2	30%	2
1 Bedroom	Hearing/Vision	2	30%	2



Current Income and Rent Limits Effective 05/01/2022 (Subject to change)

AMI	Household Size	Income Limit	Tenant Rent
30%	1	\$25,020	*See Note
30%	2	\$28,600	*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.

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Application Process

Although applications are processed in the order The People Concern submits to the Housing Authority of the City of Los Angeles (HACLA), 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 Needed Documents 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. Your leasing associate must verify all sources of income and assets. Your patience and cooperation are appreciated.

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 is not required.

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 ConAm at 323-803-3650.

