

## WHITTIER PLACE APARTMENTS PHASE II

**Supportive Housing designed for homeless or chronically homeless veteran households referred by the Department of Veterans Affairs, the Los Angeles County Department of Health Services and the Department of Mental Health through the Los Angeles Coordinated Entry System (CES).**

Whittier Place Apartments Phase II announces the Summer 2022 opening of a new apartment community in the City of East Los Angeles.



**Case Managers/Homeless Provider/Applicants** – Whittier Place Apartments Phase II is a 34-unit affordable housing community located at 4101 Whittier Boulevard, Los Angeles, CA 90023. This project will consist of thirty-three (33) Supportive Housing units designated for extremely low-income homeless or chronically homeless veteran households. 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:** Lobby, garden, fitness room, laundry facilities, bicycle parking, community room with kitchen, computer room, outdoor patio, 2<sup>nd</sup> floor courtyard and offices for on-site management and Supportive Services staff.

**Unit Amenities:** Partially furnished with refrigerator, stove, 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).



**EQUAL HOUSING OPPORTUNITY**  
Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)



**Supportive Housing units** are restricted to households earning up to 20% and 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 subsidized under the HUD Veterans Affairs Supportive Housing (VASH) program and Project-Based Voucher (PBV) program administered by The Los Angeles County Development Authority (LACDA).

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

The Department of Veterans Affairs (VA):

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Homeless	Homeless with a Disability
Studio	2	VASH	30%		X
1-Bedroom	4	VASH	30%		X
Studio	5	VASH	30%	X	
1-Bedroom	5	VASH	30%	X	

**DHS Units Requirements 2 units**

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Homeless	Veteran Status – Other than Honorable	Homeless with a Disability
Studio	1	PBV	20%	X	X	
1-Bedroom	1	PBV	20%		X	X

**DMH Units Requirements 25 units**

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Homeless	Serious Mental Disorder*
Studio	5	PBV	30%	X	X
1-Bedroom	10	PBV	30%	X	X

\*The Department of Mental Health to verify mental disability.



Mobility/hearing/sight impaired households will have priority for four (4) 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	CES Referral Source	Homeless	Homeless with a Disability	Serious Mental Disorder*
Studio	Mobility	1	20%	DMH	X		X
Studio	Mobility	1	30%	VA	X		
Studio	Hearing/ Vision	1	30%	DMH	X	X	X
1-Bedroom	Mobility	1	20%	DHS	X	X	
1-Bedroom	Hearing/ Vision	1	30%	VA	X		
1-Bedroom	Mobility	1	30%	VA	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 20% or 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 through the Coordinated Entry System.



The service provider, New Directions, 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.

### **Whittier Place II APPLICATION PROCESS**

Although applications are processed in the order New Directions and VA submit 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, housing 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 complete lease packet. 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**

Limited assigned parking is available Whittier Place II.

#### **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.

