

28th Street Apartments – MHSA Units

Announces the September 2012 Opening. 28th Street Apartments is now offering supportive housing designed for households certified as MHSA eligible and actively receiving services by the Department of Mental Health. Eight of these units will be reserved for MHSA eligible Transitional Aged Youth (TAY) as defined by DMH.

Dear Applicant(s)/Case Manager,

Thank you for your interest in applying to live at 28th Street Apartments. 28th Street Apartments is a new apartment community located at 1006 East 28th Street, Los Angeles, CA 90011.

28th Street Apartments is a significant rehabilitation project which restores the historic 28th St. YMCA, designed by renowned architect Paul Williams and originally completed in 1926, into 49 units of permanent supportive housing. The completed property will consist of 49 studio apartment units.

The 28th Street Apartments will feature an approximately 7,000 square foot neighborhood serving center, separate from the housing that will be operated by Coalition for Responsible Community Development (CRCD). The focus of the center's activities will be to promote economic development and employment skill development for the surrounding community.

There will also be a 2,000 square foot Resident Center for resident use. The Resident Center's amenities will include a kitchen, common area for group activities, manager offices, case management offices, resident service coordinator offices and conference room. There will be a landscaped patio with barbeque and seating areas, a roof top deck and garden and laundry facilities. Street Parking is available. Each unit will be a studio apartment that ranges in size from 220 to 400 square feet and includes a private kitchen and bathroom. 28th Street Apartments is a Non-Smoking building.

Affordable rents are income-restricted in accordance with the Low Income Housing Tax Credit (LIHTC) program and other regulatory agreements. There are no minimum income requirements in MHSA units. We also accept Section 8 Vouchers.

MHSA Units – Please refer to second page for definitions and more details	Number of Units	Income Limits by AMI	Other Restrictions
	23	30%	Homeless
	7	40%	Homeless

To apply, please mail the completed Application AND DMH signed MHSA Housing Certification application AND MHSA Agency Verification of Homelessness as soon as possible to:

**28th Street Apartments
c/o Mental Health America
Attn: Amy Pacheco
P.O. Box 21052
Long Beach, CA 90801**

Please make sure the application is signed. Applicant package must include the completed signed application, approved MHSA Housing Certification Application, and signed MHSA Certificate of Homelessness. Incomplete applications may be rejected.

Please mail your application via US Post Office first class mail only. We will not accept applications that are overnighted, faxed or hand-delivered. Each applicant may only submit one application. Duplicate applications will be disqualified. **Please submit only one application.**

- **Income and other restrictions apply. See reverse side for more information.**
- **Units comprised of full-time students do not qualify unless exempted by Section 42 of the Internal Revenue Code.**

Below is a list of frequently asked questions. Our complete Resident Selection Criteria is available upon request. We look forward to serving your housing needs.

What are the Occupancy Standards at 28th Street Apartments?

Bedroom Size	Maximum Number of Persons in Household
Studio	1

What are the Income Limits and Rents? (Subject to Change):

# of Units	Unit Size	Gross Rent*	AMI%	1 Person Annual Max Income
23	Studio	\$ 443	30%	\$17,730
7	Studio	\$ 591	40%	\$23,460

*Approximate rental rates based upon current income limits published by U. S. Dept. of Housing & Urban Development. Rental rates subject to change. MHSA approved residents will pay 30% of their income towards the rent gross.

Definitions:

1. "MHSA" – Mental Health Services Act
2. MHSA Housing Certification – A designation issued by the Department of Mental Health to MHSA eligible applicants who have a diagnosis of mental illness and who are homeless and actively receiving services by DMH.
3. Homeless applicants must meet the HUD definition of homelessness:
 - Living in a supervised publically or privately owned emergency shelter or transitional housing designated to provide temporary living accommodation;
 - Living on the street or lacking a nightly residence;
 - Facing eviction within next 14 days and unable to identify a new residence;
 - Victim of domestic violence who is unable to obtain housing.
4. Transitional Aged Youth – MHSA TAY eligible individuals as defined by DMH.

Are pets allowed?

Residents may not keep any type of pet on the premises, with the exception of those persons with disabilities requiring service animals, or as otherwise required by law.

What if I need changes in the way I communicate with you or who can help me complete my application?

Case Management Organizations needing assistance with the completion of the applications or having questions about eligibility criteria can contact Amy Pacheco at (562)285-1330 ext 271.



EQUAL HOUSING OPPORTUNITY
 (213) 237-0585
 Telephone Device for the Deaf: 71 1



28th Street Apartments

GROUNDS FOR DENIAL OF RENTAL APPLICATION

We welcome your application to rent an apartment at 28th Street Apartments. It is the responsibility of each applicant to provide any and all information required to determine eligibility. **Persons with Disabilities may be entitled to reasonable accommodations.** Applicants will be made aware of their right to reasonable accommodation in cases where disability status is a contributing factor to poor credit or evictions. The following lists the reasons why we might deny your application:

1. **Credit** (An exception for extraordinary medical expenses may be permitted.)
 - a) Total unmet individual credit problems (including governmental tax liens) in excess of \$5,000.
 - b) A bankruptcy (within the last three years).
 - c) A total of five (5) unmet credit obligations of any value.

2. **Rental History**
 - a) A judgment against an applicant obtained by the current or previous landlord.
 - b) An unmet obligation owed to a previous landlord or negative landlord reference.

3. **Personal History**
 - a) A history of violence or abuse, (physical or verbal), in which the applicant was determined to be the antagonist.

4. **Criminal History**
 - a) A criminal conviction related to the sales or manufacturing of narcotic or illegal substances.
 - b) A criminal conviction related to a violent crime.
 - c) A criminal conviction relating to a sex offense.

5. **Annual Income/Occupancy standard/other program regulations**
 - a) Annual Income (including assets) not within the established restrictions for the property.
 - b) Household size must meet the established occupancy standard for the property.
 - c) Applicant must meet all program regulated eligibility requirements.
 - d) Units composed entirely of full-time students do not qualify to reside in tax credit properties. However, there are exceptions as outlined by the IRS under Section 42 of the Internal Revenue Code.

6. **Documentation**

Each potential occupant must provide all documentation required by the selection process. If an applicant does not show up for an interview, or provide at a minimum the following documentation it is grounds for denying your application:

 - a) Completed and signed application, release of information, and application fee (If applicable).
 - b) Housing references covering the last two years of residency.
 - c) Applicants who have not held a rental agreement for a minimum period of twelve months within the last two years may be required to provide references from a person not related to the applicant.
 - d) Applicant must demonstrate their ability to pay rent and live independently with assistance if necessary.

- e) Proof of income sources and assets, including the two most recent income payments (i.e. pay check stub, social security or other independent verifications).
- f) Copy of most recent bank statements or other accounts (IRA, stocks, mutual funds, etc.)

7. **Offer of an Apartment**

Applicants will be offered only one apartment. Declining the offer of an apartment is considered to be a withdrawal of the application by the applicant.

Our complete Resident Selection Criteria is available at the Rental Office upon request.

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