

Osborne Place Apartments
12230 W. Osborne Place
Pacoima, CA 91331

39 MHPA Units
Homeless & Chronically Homeless
Individuals and Families



Seeking Eligible Applicants for Osborne Place Apartments

3-bedroom apartments are available for families with households of 5-6 persons!

Osborne Place Apartments is a 62-unit apartment building in Pacoima. Amenities include a community room, a multipurpose activity room, three case manager offices, one property manager's office, elevators, laundry facilities and a large open play area. Tenants will move in by the end of 2012. A family of five must have an income of no more than \$23,330. A family of six must have an income of no more than \$29,340.

Tenant Eligibility Criteria for MHPA Units:

- Meets the Federal definition of Homeless or Chronically homeless.¹
- Primary applicant (18 years of age or older) has a diagnosed mental health disability.
- Total household income not exceeding 30% of the Los Angeles County Area Median Income (chart above).
- Certification Application packets must be submitted by case manager.

HOW TO APPLY:

- 1) If the prospective tenant meets the eligibility criteria listed above, download and complete the MHPA Housing Program Certification Application and the Authorization for Request or Use/Disclosure of Protected Health Information form (DMH directly operated only) or the referring agency's authorization to release protected health information form along with the verification of homelessness forms. If the prospective tenant is using a homeless facility (shelter, transitional housing, etc.), download and complete the Certification of Residence in a Homeless Facility Form. Fax the completed forms to DMH Housing Policy and Development (HP&D) at (213) 637-2336, ATTN: Housing Coordinator. Once processed, HP&D will fax a confirmation of the certification to the referral source identified on the MHPA Housing Certification Application form.
- 2) Once the confirmation of certification is received from HP&D, download and complete the A Community of Friends (ACOF) Housing Intake Form, attach the certification application packet and mail or fax to:

Osborne Place Apartments

PO Box 761007

Los Angeles, CA 90076-1007

Phone (818) 487-1679

Fax (213) 368-1171



¹Federal Definition of Homelessness –

1. an individual who lacks a fixed, regular, and adequate nighttime residence; and
2. an individual who has a primary nighttime residence that is -
 - A. 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);
 - B. an institution that provides a temporary residence for individuals intended to be institutionalized; or
 - C. a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Federal Definition of Chronic Homelessness –

1. 365 consecutive days or one continuous year of HUD homelessness; OR
2. 4 episodes of HUD homelessness in the past 3 years.
3. Must have a disability.