

Now Leasing!

Westmont Vista - 1755 W. Imperial Hwy, Los Angeles, CA



39 Supportive Housing Units Leased by referral through Coordinated Entry System (CES)

- 1-, 2-, 3-bedroom units
- Four (4) mobility units & three (3) communications units
- Anticipated project completion: Summer 2020
- Amenities: Resident center, landscaped courtyard, playground, community laundry, property management, and bicycle storage

For More Information
Hotlines:
English (213) 225-2728
Spanish (213) 225-2732

Telecommunications Relay Services permit persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities. Dial 7-1-1 to utilize this service.

Rents & Income Restrictions (Subject to Change):

	Units	AMI Level*	Monthly Rent	Eligibility	Max Household Income						
					1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person
1BR	20	30%	See note*	TAY**	\$23,670	\$27,030	\$30,420	-	-	-	-
2BR	8	30%	See note*	Homeless Families	-	\$27,030	\$30,420	\$33,780	\$36,510	-	-
3BR	10	30%	See note*	Homeless Families	-		\$30,420	\$33,780	\$36,510	39,210	\$41,910

* Households will pay approximately 30% of their adjusted monthly income in rent as determined by Los Angeles County Development Authority. There is no minimum income requirement for project-based vouchers (PBV) units.

** Transition Age Youth

*** All households in these 38 units must also meet LACDA's eligibility requirements and occupancy standards.



Developer: Abode Communities
Property Management: Abode Communities
Resident Services: St. Joseph Center



Westmont Vista - 1755 W. Imperial Hwy, Los Angeles, CA

How to Apply

Los Angeles County Department of Health Services (DHS) will pull applicants from the Coordinated Entry System (CES). To join the CES, please visit <http://ceslosangeles.weebly.com/> or information see attached.

CES is a system of care for households experiencing homelessness. CES matches homeless individuals and families to housing and non-housing resources (such as medical supports) based on needs.

Homeless families and homeless Transition Aged Youth who apply must be a frequent user of DHS services with two or more visits to a DHS facility in the previous 12 months and meet the Federal Home Loan Bank of San Francisco Affordable Housing Program (AHP) definition of homelessness below:

Homeless household means a household consisting 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.

The social service provider at Westmont Vista, St. Joseph Center will provide assistance with the application process. This includes guidance to applicants in completing and organizing the property's project-based voucher and determining other programs' eligibility requirements.

Application Process

Applicant Interview

Due to COVID-19, all applicant interviews will take place through virtual platform. All required documentation should be transmitted via email to St. Joseph Center.

Leasing Offer

When all documents have been received, verified, and approved, qualified applicants will be invited back to view the apartment selected for them. Each applicant will only receive one offer for an apartment. If you decline the offer, applicant will be considered to have withdrawn the rental application.

Lease Term

Leases will be for a minimum term of 12 months. (one calendar year).

Pets

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

Parking

There are a limited number of resident parking spaces at Westmont Vista. Parking is not guaranteed. Accessible spaces are available.

COVID-19 CES ACCESS POINT DIRECTORY



LAST UPDATED APRIL 10, 2020

ACCESS ACROSS THE COUNTY

As part of its COVID-19 response, the Los Angeles Homeless Services Authority (LAHSA) and its funded agencies, in partnership with the City and County of Los Angeles, will **ensure persons experiencing homelessness can continue to access critical services at Access and Navigation Centers to meet their basic needs**, access emergency services, and obtain referrals to housing resources including those available through the LA County Coordinated Entry System (LA CES).

WHAT TO EXPECT AT AN ACCESS CENTER?

CES Access Centers are call-in or drop-in locations where persons experiencing homelessness can gain initial access to or continue contact with housing and supportive services available through LA CES. While safety precautions are practiced to help prevent the spread of COVID-19, Access Centers will continue to provide:

- Referrals to Interim Housing programs for persons experiencing unsheltered homelessness
- Referrals to emergency services (domestic violence, emergency physical/mental health-care) and other supportive services (mental health, workforce development, etc.)
- Referrals to, or direct provision of, basic services such as food provision, storage, and hygiene services

FIND AN ACCESS CENTER

Connect to an Access Center with these 3 steps:

- 1** Identify your Service Planning Area (SPA), as shown on the map on page 2 of this document or via this [ONLINE TOOL](#).
- 2** Find an Access Center based on the population that best describes you:
 - Adults (18 years old and over)
 - Families with children (dependent minors or adult dependent child)
 - *Youth (16-24 years old)
- 3** Contact an Access Center based on "Operation Hours" and related contact information

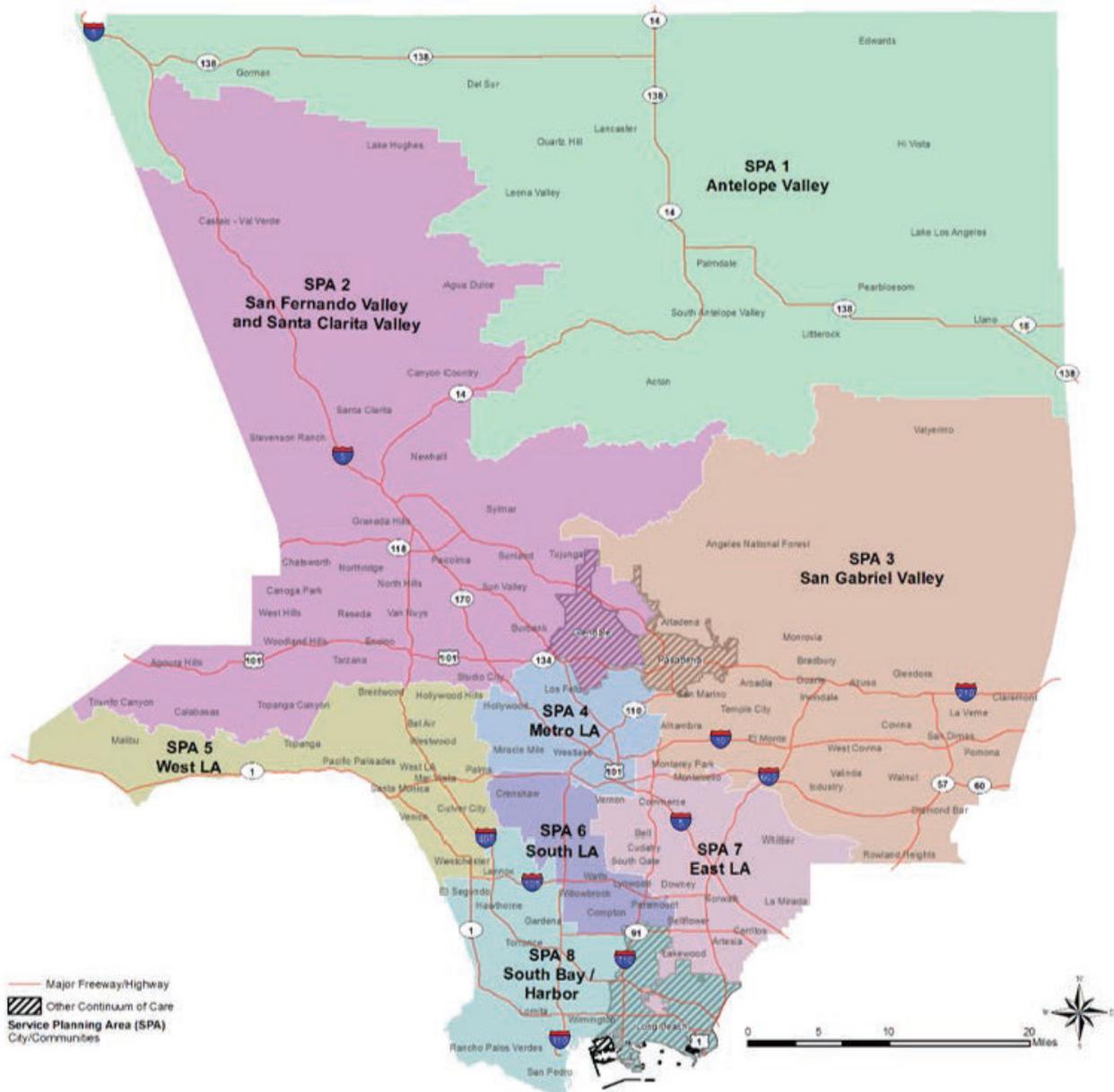
*Youth-aged families (where one head of household is 24 or younger) can be served in either the family system or the Youth system, depending on participant choice.

For more information and referrals for all health and human services, please dial 2-1-1, call (800) 339-6993, or visit 211LA.org. The 2-1-1 phone line is open 24 hours, 7 days a week.

Los Angeles Homeless Service Authority
811 Wilshire Blvd, 6th Floor,
Los Angeles CA 90017



SERVICE PLANNING AREAS (SPAS)



SPA 1 - Antelope Valley

SPA 2 - San Fernando & Santa Clarita Valley

SPA 3 - San Gabriel Valley

SPA 4 - Metro Los Angeles

SPA 5 - West Los Angeles

SPA 6 - South Los Angeles

SPA 7 - East Los Angeles

SPA 8 - South Bay/Harbor City

Please note, services at Access Centers may be limited during the COVID-19 pandemic. The following sections for Youth, Families, and Adults include site-specific information about operating hours and basic services.

CES FAMILY SOLUTIONS CENTERS

CES Access Center	Contact Phone	Operating Hours	SPA
Valley Oasis	(661) 239-9300	Mon, Wed, Fri 9:00 a.m. - 3:00 p.m., Call-in Services: Mon-Fri 8:00 a.m. - 5:00 p.m.	1
LA Family Housing	(818) 859-8030	Mon-Fri 8:30 a.m. - 5:00 p.m.	2
Union Station	(626) 337-0140 fscereferral@unionstationhs.org	Telecommuting only: Mon-Fri 8:00 a.m. - 5:00 p.m.	3
PATH	(323) 212-6291	Mon-Fri 8:00 a.m. - 4:00 p.m. (by appointment only)	4
St. Joseph Center	(310) 694-6035	Walk-in Services: Mon, Tues, Thurs 1:00 p.m. - 3:00 p.m. Call-in Services: Mon-Fri 8:00 a.m. - 5:00 p.m.	5
HOPICS	(323) 432-4383	Mon-Fri 8:00 a.m. - 4:30 p.m.	6
The Whole Child	(562) 204-0640	Mon-Fri 8:00 a.m. - 5:00 p.m.	7
Harbor Interfaith	(310) 831-0589	Mon-Fri 8:00 a.m. - 12:30 p.m., 1:30 p.m. - 5:00 p.m.	8

CES ACCESS CENTERS FOR YOUTH

CES Access Center	Contact Phone	Operating Hours	SPA
The Salvation Army	(661) 948-3418	Mon-Fri 9:00 a.m.- 5:00 p.m.	1
Village Family Services	(818) 755-8786	Please call to confirm	2
Hathaway-Sycamores	(626) 503-0759	Telecommuting only Mon-Fri 9:00 a.m.- 5:00 p.m.	3
LA LGBT Center	(323) 860-3619	Please call to confirm	4
Safe Place for Youth	(424) 272-1396	Tues-Thurs 11:00 a.m. - 1:00 p.m.	5
Ruth's Place CRCD	(323) 432-2440, (323) 517-7767	Mon-Fri 9:00 a.m. - 4:30 p.m., Phone: Mon-Fri 9:00 a.m. - 4:30 p.m.	6
Jovenes	(323) 260-8035, Ext. 116	By Appointment Only	7
Sanctuary of Hope	(323) 786-2413	By Appointment only	8