

20116 Sherman Way, Los Angeles, CA 91306



- The proposed newly constructed building will be 91-units comprised of 58 one-bedrooms and 33 two-bedrooms. Two units will be for on-site managers.
- There will be 16 accessible units available (11 Mobility units and 5 Sensory units)
- Household sizes will range from two to five people with annual household incomes up to \$64,350. **Note:** Income and Rent limits are adjusted each year by the State to account for economic factors such as inflation (for current income limits, refer to the table)
- The property will accept applications from March 10, 2023 to April 30, 2023 with a computerized lottery on Thursday May 18, 2023.

### Apartment Amenities:

Central A/C and heat  
ENERGY STAR Appliances: refrigerator, stove, range, dishwasher, ceiling fan

### Building Amenities:

Onsite Laundry, high efficiency machines  
Community rooms and Onsite management offices  
Landscaped open spaces  
4-story elevator building with one level of underground parking garage and another half level of in-structure parking

| <b>2022 INCOME LIMITS*</b> | <b>2 PERSON</b> | <b>3 PERSON</b> | <b>4 PERSON</b> | <b>5 PERSON</b> |
|----------------------------|-----------------|-----------------|-----------------|-----------------|
| Up to 20% AMI              | \$19,060        | \$21,440        | \$23,820        | \$25,740        |
| Up to 30% AMI              | \$28,590        | \$32,160        | \$35,730        | \$38,610        |
| Up to 50% AMI              | \$47,650        | \$53,600        | \$59,550        | \$64,350        |

*\*Income and rent limits are subject to change.*

| <b>UNIT MIX – PER AMI</b>      | <b>1 BEDROOM</b> | <b>2 BEDROOMS</b> | <b>TOTAL</b> |
|--------------------------------|------------------|-------------------|--------------|
| <b>TOTAL # of UNITS</b>        | 58               | 31                | 89           |
| Up to 20% AMI                  | 12               | --                | 12           |
| Up to 30% AMI                  | 28               | 4                 | 32           |
| Up to 50% AMI                  | 18               | 27                | 45           |
| <b><u>Accessible Units</u></b> |                  |                   |              |
| Mobility Units                 | 7                | 4                 | 11           |
| Sensory Units                  | 3                | 2                 | 5            |



*This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.*

*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.*

*If you are interested in accessible units please reach out to [palmvistainfo@hollywoodhousing.org](mailto:palmvistainfo@hollywoodhousing.org) or apply from March 10 to April 30<sup>th</sup>, 2023 at [accesshousingla.org](http://accesshousingla.org)*

**For more information, please call: 877-439-7924 TTY/TDD 1-800-735-2929**  
**Esta información también está disponible en español en el número de arriba Or visit [www.Hollywoodhousing.org](http://www.Hollywoodhousing.org)**





- **Palm Vista Apartments** will have 89 residential units, **40- 1 bedroom units**, and **4- 2 bedroom units PSH units**,
- **Forty Four (44) Special Needs units** are reserved for households that are homeless and frequent users of DHS services. 33 of the 44 contract units are reserved for chronically homeless. These units will be for **direct referrals** from the Los Angeles County Department of Health Services (**DHS**) thru the Coordinated Entry system (**CES**).
- Special Needs units are restricted to households earning **20% of the Area Median income** or less. There is **no minimum income requirement** for these 44 units subsidized with Project Based Vouchers (PBV) from the Los Angeles County and Development Authority (LACDA).
- Supportive services, provided at no cost: Onsite case management, financial literacy, and linkages to ESL, GED classes, healthcare and wellness classes.
  - Please contact Housing Works for more info: [leaseup@housingworksca.org](mailto:leaseup@housingworksca.org)

| 1 bedroom units | 2 bedroom units | Total     |
|-----------------|-----------------|-----------|
| 40              | 4               | <b>44</b> |

**2022 Rent and Income Limits\***

|                | 2 person | 3 person | 4 person | 5 person |
|----------------|----------|----------|----------|----------|
| <b>20% AMI</b> | \$19,060 | \$21,440 | \$23,820 | \$25,740 |

*\*subject to change*

| Accessible Units | 1 bedroom | 2 bedroom | Total     |
|------------------|-----------|-----------|-----------|
| <b>Mobility</b>  | <b>7</b>  | <b>4</b>  | <b>11</b> |
| <b>Sensory</b>   | <b>3</b>  | <b>2</b>  | <b>5</b>  |

*This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income (including receipt of Section 8 and other similar vouchers), genetic information, military or veteran status, arbitrary characteristics, or any other basis currently or subsequently prohibited by law.*

*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.*

**Apartment Amenities**

- Central A/C and heat
- ENERGY STAR Appliances: refrigerator, stove, range, dishwasher, ceiling fan



**Building Amenities**

- Onsite Laundry, high efficiency machines
- Community and social service rooms, computer lab
- Onsite management offices
- Landscaped open spaces
- 4-story elevator building with one level of underground parking garage and another half level of in-structure parking