

WEST CARSON VILLAS

Brand New Affordable 1-,2- & 3-Bedroom Apartments in Torrance.

Applications Available Starting August 21, 2023

West Carson Villas will be a 111-unit multi-family housing complex, located in Torrance, California. The property will consist of one, two and three-bedroom apartments. All General Affordable units will be rented to low-income households earning 50% & 60% of the area median income (AMI) for Los Angeles County.

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.

Hearing/Sight impaired households will have priority to 5 mobility units and 4 unit 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.

For up-to-date information, call (323) 576-6199.

Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711) **JSCo BRE# 654405**



22905 S. Vermont Ave. Torrance, CA 90502-2930

Apartment Amenities:

- Fully Equipped Kitchen
- Stove and Refrigerator Included
- Some Paid Utilities
- Central AC/Heating

Community Amenities:

- Community room with Kitchen
 - Computer Lab
- After-school Program Room
 - Outdoor Fitness Area
 - Children's Play Area
- Wellness Community Room
 - Dog Area

To fill out an application, please visit:

www.WestCarsonVillas.com

All applications received by 11:59 PM PST September 4, 2023, will be entered into the lottery. Lottery will be held on September 5, 2023. This lottery is not available to be viewed by the public. Once the initial lottery is conducted, the waitlist is compiled based on the lottery placement number and whether the applicant needs any accessibility features in the unit to accommodate a disability such as mobility, hearing or visual impairments. Applications received after the submission deadline will be placed on the waitlist in the order the application was received after those applicants in the initial lottery.



This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, family status, national origin, marital status, ancestry, age, sexual orientation, disability, source of income, genetic information, arbitrary characteristics, or any other basis prohibited by law.



Unit Size	Number of Units	Household Size	Income Restriction	Rent Limit
1 Bedroom	2	1-3	50% AMI	\$1,182
1 Bedroom	5	2-5	60% AMI	\$1,702
2 Bedroom	6	2-5	50% AMI	\$1,418
2 Bedroom	15	2-5	60% AMI	\$1,702
3 Bedroom	1	4-7	50% AMI	\$1,576
3 Bedroom	6	4-7	60% AMI	\$1,891

Maximum Gross Annual Income (effective 05/01/2023)		
Household Size	50% AMI*	60% AMI*
1	\$44,150	\$52,980
2	\$50,450	\$60,540
3	\$56,750	\$68,100
4	\$63,050	\$75,660
5	\$68,100	\$81,720
6	\$73,150	\$87,780
7	\$78,200	\$93,840
Minimum monthly income is 2 x rent		
*Income and Rent Limits Subject to Change		

There is no minimum income requirement for applicants with a Section 8 Voucher. Rent and income limits are subject to change without notice. Occupancy standards may vary depending on subsidy or other program guidelines.

Income and other restrictions apply. Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other Regulatory Agreements.



EQUAL HOUSING OPPORTUNITY
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WEST CARSON VILLAS

Supportive Housing designed for Homeless Households or Homeless with a Serious Mental Disorder referred by the Los Angeles County Department of Health Services (DHS) and the Department of Mental Health (DMH) through the Los Angeles Coordinated Entry System (CES).

West Carson Villas announces the opening of a new apartment community, starting in late Fall of 2023, in Torrance, Unincorporated Los Angeles County.



Case Managers/Homeless Provider/Applicants – West Carson Villas is a 111-unit affordable housing community located at 22905 S. Vermont Ave., Torrance, CA 90502-2930. This project will consist of sixty-three (63) Supportive Housing units designated for households who are extremely low-income and homeless or homeless with a serious mental disorder, forty-seven (47) units designated for extremely low to low-income households, and one (1) unit designated for On-Site Property Management of the project. The sixty-three special needs units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. For up-to-date information, call (323) 576-6199.

Community Amenities: Outdoor fitness area, dog area, laundry facilities, bicycle parking, community room with kitchen, computer lab, 2nd 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 central air conditioning and heating.

Supportive Housing units are restricted to households who are homeless or homeless with a serious mental disorder and earning up to 15%, 20% or 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 Project-Based Voucher (PBV) program administered by the Los Angeles County Development Authority (LACDA).



WEST CARSON VILLAS HOUSING OPPORTUNITY
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SUPPORTIVE HOUSING UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS:

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Referral Source	Homeless	Homeless and w/ Serious Mental Disorder*
1-Bedroom	15	PBV	15%	DMH		X
1-Bedroom	23	PBV	20%	DMH		X
1-Bedroom	9	PBV	30%	DHS	X	
2-Bedroom	2	PBV	15%	DHS	X	
2-Bedroom	12	PBV	20%	DHS	X	
2-Bedroom	9	PBV	30%	DHS	X	
3-Bedroom	1	PBV	20%	DHS	X	
3-Bedroom	2	PBV	30%	DHS	X	

*The Department of Mental Health to verify mental disorder.

Mobility/hearing/sight impaired households will have priority for ten (10) units designed for the mobility impaired and nine (9) 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	Accessible Unit	Number of Units	Most restrictive AMI	CES Referral Source	Homeless	Homeless and w/Serious Mental Disorder*
1-Bedroom	Mobility	5	20%	DMH		X
1-Bedroom	Mobility	1	30%	DHS	X	
2-Bedroom	Mobility	4	20%	DHS	X	
1-Bedroom	Hearing/Vision	3	20%	DMH		X
1-Bedroom	Hearing/Vision	1	30%	DHS	X	
2-Bedroom	Hearing/Vision	3	20%	DHS	X	



2-Bedroom	Hearing/Vision	1	30%	DHS	X	
3-Bedroom	Hearing/Vision	1	30%	DHS	X	

HOUSING FIRST IN SUPPORTIVE HOUSING

This project will screen applicants and support residents to maintain their tenancy using Housing First principles, in compliance with SB1380. As such, the following practices will apply:

- Applicants will be considered for tenancy regardless of their current sobriety or past use of substances, completion of treatment, or participation in services. Participation in services or program compliance is not a condition of application approval or permanent housing tenancy. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for denial of tenancy or eviction once housed.
- Applicants will not be rejected based on poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, housekeeping ability, or behaviors that indicate a lack of "housing readiness."
- Once housed, residents can work with Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling. Participation in services or program compliance, however, is not a condition of permanent housing tenancy.

Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.

• **Current Income and Rent Limits Effective 05/01/2023 (Subject to change)**

Household Size	15% AMI	20% AMI	30% AMI	Tenant Rent
1	\$13,245	\$17,660	\$26,490	*See Note
2	\$15,135	\$20,180	\$30,270	*See Note
3	\$17,025	\$22,700	\$34,050	*See Note
4	\$18,915	\$25,220	\$37,830	*See Note
5	\$20,430	\$27,240	\$40,860	*See Note
6	\$21,945	\$29,260	\$43,890	*See Note
7	\$23,460	\$31,280	\$46,920	*See Note

*There is no minimum income requirement for Project Based Voucher units and individuals will pay 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, PATH, 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.

WEST CARSON VILLAS APPLICATION PROCESS

Although applications are processed in the order PATH submits 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 in West Carson Villas.

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.

