

# MARCELLA GARDENS

**Supportive Housing designed for homeless or chronically homeless adults referred by The Los Angeles County Department of Health Services (DHS), the Los Angeles County Department of Mental Health (DMH) and The Department of Veteran's Affairs (VA) through the Coordinated Entry System (CES).**

Marcella Gardens announces the November 2023 opening of a new apartment community in the City of Los Angeles.



**Case Managers/Homeless Provider/Applicants** – Marcella Gardens is a 60-unit affordable housing community located at 6715 S Main Street, Los Angeles, CA 90003. This project will consist of fifty-nine (59) supportive housing units designated for low-income households experiencing homelessness. All units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. The community building offers some parking, laundry facilities, dog run, fitness center, community and media room, computer, roof terrace, and offices for on-site management and Supportive Services staff.

Twenty-nine (29) units are designated for households referred by the Department of Mental Health (DMH) and subsidized by the Project Based Voucher (PBV) program administered by the Housing Authority of the City of Los Angeles (HACLA).

Sixteen (16) units are referrals by the Department of Health Services (DHS) and are subsidized under the Project Based Voucher (PBV) program administered by the Housing Authority of the City of Los Angeles (HACLA). Project Based Voucher (PBV) program administered by the Housing Authority of the City of Los Angeles (HACLA).

Fifteen (15) units received funding through the Department of Housing and Community Development (HCD) Veteran Housing and Homeless Prevention (VHHP) program and referred through the Department of Veteran Affairs. The units will receive subsidies through the Veteran Affairs Subsidized Housing (VASH) program administered by HACLA.



**EQUAL HOUSING OPPORTUNITY**  
Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711)



Supportive Housing units are restricted to households earning up to thirty (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.

**UNIT MIX INCLUDING RENTS & INCOME RESTRICTIONS (Subject to change):**

**DMH Units Requirements 29 units**

Bdrm Size	Number of Units	Most restrictive AMI	Subsidy Type	Homeless	Chronically Homeless	TAY	Serious Mental Disorder*
Studio	14	30%	PBV	X		X	X
Studio	9	30%	PBV		X	X	X
1-Bedroom	6	30%	PBV		X		X

\*The Department of Mental Health to verify Serious Mental Disorder.

**DHS Units Requirements 16 units**

Bdrm Size	Number of Units	Most restrictive AMI	Subsidy Type	Homeless	Chronically Homeless	TAY
Studio	6	30%	PBV		X	X
Studio	9	30%	PBV		X	

**VA Units Requirements 15 units**

Bdrm Size	Number of Units	Most restrictive AMI	Subsidy Type	Homeless	Chronically Homeless	TAY
1-Bedroom	15	30%	VASH	X		

**Accessible Units:**

Mobility/hearing/sight impaired households will have priority for five (5) units designed for the mobility impaired and three (3) 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	ADA Unit	Number of Units	Most restrictive AMI	Referral Agency	H/CH*	TAY	Serious Mental Disorder
Studio	Mobility	1	30%	DHS	CH	X	
1-Bedroom	Mobility	2	30%	VA	H		
1-Bedroom	Mobility	2	30%	DHS	H		
Studio	Hearing/Vision	2	30%	DHS	CH		X
1-Bedroom	Hearing/Vision	1	30%	VA	H		
1-Bedroom	Hearing/Vision	1	30%	DHS	CH		X

\*H/CH – Homeless or Chronically Homeless

**Current Income and Rent Limits Effective 04/01/2021 (Subject to change)**

AMI	Household Size	Income Limit	Tenant Rent
30%	1	\$25,020	*See Note
30%	2	\$28,590	*See Note

\*There is no minimum income requirement for Project Based Voucher units and individuals will pay approximately 30% of their adjusted monthly income in rent as determined by HACLA. All households must meet HACLA 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 CES. For more information about CES, please call 2-1-1. For up-to-date information about this community, please call (323) 207-7810.

The service provider, the Coalition for Responsible Community Development (CRCD), 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.

**Households comprised of ALL full-time student members qualify only if they meet one of the exemptions as indicated in Section 42 of the Internal Revenue Code. Our complete Resident Selection Criteria is available at the Rental Office upon request.**



## **Marcella Gardens APPLICATION PROCESS**

Although applications are processed in the order Jovenes, Inc. 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, rental 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 view the apartment that has been selected for them. 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 considered a service animal.

### **Parking**

On-site parking is restricted to cars owned by staff of Marcella Gardens. There is no on-site parking for residents or guests.

### **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.

