



# The Emerald Apartments

2720 W. Ave. K-12, Lancaster, CA 93536

April 2024

The Emerald Apartments is a 72-unit affordable housing complex located in Lancaster, California. 32 units reserved for No Place Like Home (NPLH) Homeless living with mental illness (NPLH Homeless); three (3) units reserved for Chronically Homeless families; ten (10) units reserved for non-special needs, extremely low income families; 26 units reserved for non-special needs, very low income families, and one (1) unrestricted manager’s unit

### Special Need Units

For the 35 units reserved for NPLH Homeless and Chronically Homeless families (collectively referred to as the Special Needs populations), rents are subsidized by Los Angeles County Development Authority (LACDA). The 35 units are subject to 30% AMI rent and income restrictions, as published by California Tax Credit Allocation Committee (CTCAC) for Los Angeles County Development Authority (LACDA). **Applicant will be matched through the Coordinated Entry System (CES).**

**Tenant Amenities**

- Technology Center
- Walking Paths for Exercise
- BBQ Area
- Laundry Rooms
- Parking
- Community Room

**Each Unit Contains**

- Heating and Air Conditioning
- Refrigerator
- Stove
- Blinds
- Garbage Disposal

**Services**

- Onsite Program and Services
- Life Skill Training
- Employment Training
- Transportation Assistance

No. of Bedrooms	Area Median Income	Rent
1	30%	\$709
2	30%	\$851
2	50%	\$1,418
3	30%	\$983
3	50%	\$1,639

**Supportive Housing**  
**Apartment furnished and covered by an operating subsidy.**



For more information, please contact us at (714) 221-5633 or [TheEmerald@barkermgt.com](mailto:TheEmerald@barkermgt.com)

## **General Affordable Units**

Applicants for the General Affordable Units are subject to 30% and 50% AMI rent and income restrictions as published by CTCAC for LACDA. During the initial lease-up phase, applications for general affordable units will be accepted and entered into the lottery. General Affordable applications will then be processed in the order determined by the lottery. Applications received after the lottery deadline will be placed on the waitlist, following the order of applicants selected in the lottery. The lottery will be conducted using specialized lottery software or a designated program.

Only one application per household will be accepted. Income and other eligibility criteria apply and unit assignments will be determined by household size and family composition. General Affordable Household must meet the following criteria: acceptable credit check, no criminal background, and good landlord references. Special Needs Units will adhere to Housing Authority background checks

Applications will be accepted from April 25, 2024, 9:00am through May 23, 2024 11:59pm.

*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 basic currently or subsequently prohibited by law.*

If you do not have internet access, please contact (714) 221-5633 or email [TheEmerald@barkermgt.com](mailto:TheEmerald@barkermgt.com) to make an appointment to pick up an application. Paper applications must be returned in person by appointment (before the deadline) or by mail postmarked no later than May 6, 2024. The location for picking up and mailing applications will be disclosed upon contacting the lease-up office to schedule an appointment.

Online applications will be accepted from April 8, 2024 , 9:00am, until May 6, 2024, 11:59pm.

**Visit: [www.barkermgt.com/lease-ups](http://www.barkermgt.com/lease-ups)**

You may also visit <https://app.smartsheet.com/b/form/6acbff057aba42dc918b7b41249b840d>  
to submit an interest application



## **Pet Policy**

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Residents will be allowed to register pets to be kept on the property. Pet density restrictions will apply

## **Identification**

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- Government issued ID, DL, etc.
- Birth Certificate for all minors

## **Proof of Income**

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- Last 3 consecutive pay stubs

*All Documents must be dated within 120 days*

- Social Security award letter for SSA/SSI
- Unemployment Claim Award Letter
- Self Employment Only: 2 Year Tax returns
- Child Support documents
- County-Assistance-CalWorks
- Retirement Income
- Any Other Type of Income not listed

*Other documents may be required*

## **Reasonable Accommodation**

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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 the disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, please contact our staff for reasonable accommodation form.

## **Proof of Assets**

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- 6 months of current and consecutive bank statements for all Checking accounts
- Most current Saving statement
- Direct Express Card with Receipt stating current balance

*Other documents may be required*



# The Emerald

An affordable apartment community for families.  
One, two and three bedroom units available.

Emerald: General Affordable		
No. of Bedrooms	Area Median Income	Total Units
1	30%	0
2	30%	5
2	50%	17
3	30%	5
3	50%	9
		<b>36</b>

Audio/Visual & Mobility Units	
One-Bedrooms	# Of Units
Hearing/Vision Units	0
Mobility Units	0
Two-Bedrooms	# Of Units
Hearing/Vision Units	3
Mobility Units	7
Three-Bedrooms	# Of Units
Hearing/Vision Units	2
Mobility Units	5

Emerald: Special Needs		
No. of Bedrooms	Area Median Income	Total Units
1	30%	6
2	30%	21
2	50%	0
3	30%	8
3	50%	0
		<b>35</b>
General Homeless		32
Chronic Homeless		3

Audio/Visual & Mobility Units	
One-Bedrooms	# Of Units
Hearing/Vision Units	1
Mobility Units	1
TwoBedrooms	# Of Units
Hearing/Vision Units	1
Mobility Units	2
Three-Bedrooms	# Of Units
Hearing/Vision Units	1
Mobility Units	1

Emerald: Manager Unit		
No. of Bedrooms		Total Units
2		1
		<b>1</b>

\*AMI limits are set by California Tax Credit Allocation Committee ( CTCAC).

\*\*Rents are subject to change annually based on rent limits published by CTCAC



EQUAL HOUSING OPPORTUNITY