

Los Angeles County Development Authority  
**Senior and Family Site-Based Waiting List Opening 2024**

**CARMELITOS FAMILY**

**Location:** 1000 Via Wanda, Long Beach, CA 90805; 558 units with 1-4 bedrooms.

**Amenities:** Nearby public transportation includes Long Beach Transit and METRO (blue-line). Carmelitos Family is conveniently located near the 710, 91, 405, and 605 freeways, as well as a Head Start Program location, WinCo, Lakewood Mall, Costco, Northgate Market, Vons, Target, Wal-Mart, Home Depot, a Women, Infant and Children (WIC) office, local farmers markets, and schools.

Carmelitos Family residents can grow their own produce in a community garden and shop on Saturdays at the onsite farmer's market. Additional onsite services include case management, mental health services, childcare, weekly meal and grocery distribution, a teen technology center, computer lab for adults, and an onsite YMCA branch. Housing units include a cooking range, washer/dryer hook-ups, 24-hour emergency maintenance, personal storage, and small yard. Carmelitos Family features onsite parking, a children's playground, basketball and tennis courts, an onsite management and maintenance office, and onsite resident manager.

**CARMELITOS SENIOR**

**Location:** 801 Via Carmelitos, Long Beach, CA 90805; 155 units with 1-2 bedrooms.

**Amenities:** Nearby public transportation includes the Long Beach Transit, METRO (blue-line), and a free neighborhood shuttle. Carmelitos Senior is conveniently located near the 710, 91, 405, and 605 freeways, WinCo, Lakewood Mall, Costco, Northgate Market, Vons, Target, Wal-Mart, and Home Depot. Residents have access to their own private garden plot and can shop on Saturdays at the onsite farmer's market.

Additional services include case management, mental health services, weekly meal and grocery distribution, computer lab, Resident Council, and fun activities such as bingo and board games provided at the Senior Recreation Center. Carmelitos Senior unit amenities include a cooking range, refrigerator, onsite laundry room, and central air and heating. The site offers gated parking, gated community, 24-hour emergency maintenance, a Senior Recreation Center, an onsite management and maintenance office, and onsite resident manager.

**HARBOR HILLS FAMILY**

**Location:** 26607 South Western Ave., Lomita, CA 90717; 301 units with 1-3 bedrooms.

**Amenities:** Harbor Hills borders the communities of Harbor City, San Pedro, and Rancho Palos Verdes. It is conveniently located near the 110 freeway, shopping, and dining areas. Harbor Hills has a campus-like environment, with plenty of grass and walking paths. There are four children's playground areas, a community garden, a gymnasium, outdoor basketball court, computer lab, and an onsite childcare facility serving children ages 2 to 5. Additional amenities include Boys and Girls Club programs for youth and teens, case management services for youth ages 12 and up and families, free food giveaways, bingo, social activities, and a Resident Council.

Most units are townhouse style, with two floors. There are one-bedroom and three-bedroom units that have no stairs, and some are wheelchair accessible. Other unit amenities include a cooking range and washer and dryer hook-ups. Harbor Hills offers onsite parking, 24-hour emergency maintenance, patio/yard, an onsite management and maintenance office, and an onsite resident manager.

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**SOUTH SCATTERED FAMILY SITES**

**Locations:** 51 buildings totaling 309 units throughout the South Los Angeles area with 1-5 bedrooms.

**Amenities:** A Family Learning Center (FLC) for all South Scattered Sites residents is located at 10025 Wilton Place, Los Angeles, CA 90047. The FLC provides homework assistance and tutoring for children 12 years of age and older. Additionally, a Juvenile Justice Crime Prevention Act Program provides resources for at-risk youth and their parents, as well as case management. Other amenities include a cooking range in the unit and onsite laundry facilities, parking, and 24-hour emergency maintenance.

**SOUTH BAY GARDENS SENIOR**

**Location:** 230 E. 130<sup>th</sup> St., Los Angeles, CA 90061; 100 units with 94 one-bedroom units, five two-bedroom, and one Alternative Home Care unit.

**Amenities:** South Bay Gardens is a senior community conveniently located near shopping and dining areas, and the 105, 110, and 91 freeways. The site offers an outdoor recreation area with patio tables, barbeque grills, a designated smoking area, a community recreation room with a state-of-the-art commercial grade kitchen, and social activities offered by the Resident Council and other community partners. Additionally, the site offers private balconies, gated entry, community garden area, case management, an onsite management and maintenance office, onsite resident manager, and onsite 24-hour assisted living services provided by Alternative Home Care, based on eligibility. Other amenities include a cooking range in the unit, refrigerator, onsite parking, onsite laundry facilities, 24-hour emergency maintenance, and central air/heating.

**EAST COUNTY SENIOR SITES**

**Locations:** 150 unit (Nueva Maravilla “Rosas”), and 46 unit (Herbert) public housing developments are located in the East Los Angeles area. An 89 unit (Francisquito Villa) public housing development is located in the City of La Puente. A 49 unit (Whittier Manor) public housing development is located in the City of Whittier. These housing developments consist of one-bedroom units.

**Amenities:** Nueva Maravilla “Rosas” is conveniently located near public transportation including the Gold Line rail and 710, 10, 5, and 60 freeways, as well as the East Los Angeles Library, Civic Center, shopping, restaurants, banking, and medical offices. Nueva Maravilla “Rosas” offers an array of services such as a food program, workshops, and special events.

All senior sites have case management services, if needed. Other amenities offered at all sites include a cooking range, refrigerator, onsite laundry facilities, onsite parking, 24-hour emergency maintenance, air conditioner, an onsite management and maintenance office, and an onsite resident manager. Francisquito Villa has a Resident Council.

**EAST COUNTY FAMILY SITES**

**Locations:** 304 unit Nueva Maravilla housing development is located in East Los Angeles. There are seven other small scattered family housing sites that provide 38 additional units in the area. The 41 unit (Sundance Vista) housing development is located in the City of Whittier. These housing developments consist of 1-4 bedrooms.

**Amenities:** Nueva Maravilla is conveniently located near public transportation including the Gold Line rail and 710, 10, 5, and 60 freeways, as well as the East Los Angeles Library, Civic Center, shopping, restaurants, banking, and medical and government offices. Nueva Maravilla has an onsite management and maintenance office, onsite resident manager, a Resident Council, fields

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for soccer, football, and baseball, and is located across the street from Belvedere Community Park. Nueva Maravilla has an onsite childcare center, case management services, a recreation program or referrals for youth ages 7-17, a Family Learning Center and Family Resource Center providing resources for at-risk youth, parents, and families. Adjacent to Nueva Maravilla is a kindergarten through eighth grade charter school, a community college in walking distance, as well as shopping centers. Other amenities include a cooking range, washer, and dryer hook-ups, 24-hour emergency maintenance, personal storage space, and gated back yards. Sundance Vista has an onsite resident manager, laundry hook ups, and patios/balconies.

**WEST KNOLL/PALM SENIOR**

**Locations:** 838 North West Knoll Drive, West Hollywood, CA 90069; 136 units with studios only, and 959 North Palm Avenue, West Hollywood, CA 90069; 127 units with studios and one-bedrooms.

**Amenities:** The West Knoll/Palm housing developments are conveniently located near public transportation, the Beverly Center, Cedars-Sinai Medical Center, senior centers, shopping centers, supermarkets, and restaurants. West Knoll/Palm offers case management, Resident Councils, community rooms, exercise equipment and a “Meals on Wheels” Program. Other amenities include a cooking range, refrigerator, gated garage parking, secured entrance, onsite laundry facilities, 24-hour emergency maintenance, cooling and heating system, fireplace, bathroom with vanities, walk-in closet spaces, an onsite management and maintenance office, and onsite resident managers.

**MARINA MANOR SENIOR**

**Location:** 3401/3405 Via Dolce, Marina Del Rey, CA 90292; 183 units with 1-2 bedrooms.

**Amenities:** Marina Manor is conveniently located near many restaurants, supermarkets, health facilities within a five-mile radius, as well as Venice Beach, public transportation, and shopping centers. The site offers a barbeque area, recreational activities, exercise equipment, and a “Meals on Wheels” program. Other amenities include a cooking range, refrigerator, onsite laundry facilities, gated assigned parking, gated community, secured entrance, 24-hour emergency maintenance, an onsite management, and onsite resident manager. Some units feature a picturesque ocean view. Units are equipped with either central heat or wall furnace heating.

**ORCHARD ARMS SENIOR**

**Location:** 23410-23540 Wiley Canyon Road, Valencia, CA 91355; 183 units in four buildings, all one bedroom.

**Amenities:** Orchard Arms is conveniently located near the 5 and 14 freeways near Six Flags Magic Mountain. The site is close to public transportation, shopping centers, restaurants, supermarkets, public services, health facilities, and a senior center, all within a five-mile radius. Orchard Arms offers a community room with a flat-screen TV, a Resident Council, a secured intercom entrance, an onsite management and maintenance office, an onsite resident manager, and onsite 24-hour assisted living services provided by Alternative Home Care, based on eligibility.

The flooring and windows in the units were recently replaced. Other amenities include a cooking range, refrigerator, secured covered assigned parking, onsite laundry facilities, elevators, 24-hour emergency maintenance, air conditioning, and wall unit heating. The property has solar panels installed, and the resident may be eligible to receive discounts on their electric bill. The site has a shade structure and new outdoor furniture installed in the common areas for residents to enjoy.

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**FOOTHILL VILLA SENIOR**

**Location:** 2423 Foothill Blvd., La Crescenta, CA 91214; 62 units, all one-bedrooms.

**Amenities:** Foothill Villa is conveniently located near the 210 freeway, shopping centers, various restaurants, supermarkets, public transportation, public services, and health facilities. The windows and balcony sliding doors in the units were recently replaced, and the building was freshly painted. Other amenities include a cooking range, refrigerator, onsite laundry facilities, underground secured assigned parking, a secured intercom entrance, 24-hour emergency maintenance, air conditioning, wall unit heating, a Resident Council, community room with a flat-screen TV, onsite management office, and an onsite resident manager. The site will have a shade structure and new outdoor furniture installed.

**QUARTZ HILL FAMILY**

**Locations:** 5028 West Avenue L-12 (Quartz Hill I) and 42051 51st Street West, Quartz Hill, CA 93536 (Quartz Hill II); each with 20 units consisting of 2-3 bedrooms.

**Amenities:** Quartz Hill Family is conveniently located near the 14 freeway, restaurants, supermarkets, schools, public transportation, health facilities, and has a United States Post Office within a five-mile radius. The flooring and kitchens were recently updated. Other amenities include a cooking range, washer and dryer hookups, 24-hour emergency maintenance, central air and heating, personal storage, townhome-style units, covered carport parking, an onsite management office, and an onsite resident manager.