

# Vista de JJ Rodriguez Apartments

## Coming Soon! Montebello, CA



This newly constructed property is located at 128 S. 6<sup>th</sup> Street, Montebello, CA 90640, and is managed by the Cesar Chavez Foundation. It consists of **sixty-two (62) affordable housing units**, of which thirty-one (31) units are designated for supportive housing for victims of domestic violence who are experiencing homelessness; this is a preference – where there is no client who is a victim of domestic violence after a reasonable amount of time, then otherwise eligible clients (non-domestic violence homeless matches) can occupy the supportive housing unit. **Project-based subsidy assistance is provided for all supportive housing units.** The multifamily community consists of twenty-seven (27) one-bedroom apartments, sixteen (16) two-bedroom apartments, and nineteen (19) three-bedroom apartments. **The units will be leased to eligible lower-income households with income levels between 30% and 60% of the Los Angeles County area median income.** A portion of the units were designed and constructed as fully accessible and are intended for persons with disabilities needing the accessible features of the unit. The property is expected to open in **December of 2024!**

### Available Units:

- [One-bedroom apartments](#)
  - [Two-bedroom apartments](#)
  - [Three-bedroom apartments](#)
- ♣ **Accessible Units are available in each apartment size in limited quantities.**

### **Who Can Apply?**

As an affordable housing community, units will be leased to eligible households. Income limits and other program criteria apply. Contact our leasing office for further details at **(213) 219-5075; dial 711 for relay services.** Collectively, thirty-one (31) affordable housing units are available for the lottery.

### **How to Apply (General Public):**

**A lottery will determine the application processing order; to be included, you must apply between August 8, 2024, and September 12, 2024. To be included in the lottery, complete and submit the short-form application within the above date range; apply online.** For reasonable accommodation requests, a paper application can be submitted via mail, email, fax, or other approved formats, but it must be *received* no later than the deadline of September 6, 2024; contact the leasing office for arrangements.

### **Apply Online:**

Visit the website at <https://www.vistajjapartments.com/> or scan this QR code:



Applications received after September 6, 2024, will be added to the waiting list in the chronological date/time order of application.



### Hours of Operation and Contact Information:

The leasing office's standard hours of operation are M-F, 9:00 a.m. to 5:00 p.m. However, interested applicants can call anytime and leave a message on the voicemail system; a representative will return the call as quickly as possible during the standard hours of operation. **Contact a leasing representative at (213) 219-5075 for more information. For relay services, dial 711.** Prospective residents may also contact the property via email at [vjrmail@chavezfoundation.org](mailto:vjrmail@chavezfoundation.org).

### Nondiscriminatory Housing:

The 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.

### How to Apply (Supportive Housing Units):

#### Project-Based Subsidy Assistance and Supportive Housing Units:

The development will offer thirty-one (31) supportive housing units for victims of domestic violence. Residents of these units will receive project-based rental subsidy assistance from the Los Angeles County Development Authority (LACDA). These units will be leased through coordinated entry with the Department of Health Services (DHS) and the Los Angeles Homeless Services Authority (LAHSA). The rent a supportive housing resident pays will equal 30% of their monthly adjusted income, with no minimum. Residents of these units will also have access to supportive services.

Coordinated Entry System (CES) is a system of care for households experiencing homelessness (including victims of domestic violence) that matches qualifying individuals and families to housing and non-housing resources. To find an Access Center, please call 211 or visit <https://www.lahsa.org/documents?id=2760-ces-access-point-directory.pdf>.

### Unit Mix Including Income and Rent Restrictions (Subject to Change):

#### ➤ Unit Mix, AMI%, and Occupancy Standards

Unit Size	# of Units	% of AMI	Supportive Housing Unit	Project-Based Subsidy	Min Occupancy	Max Occupancy
1 Bdrm	25	30%	Yes: HM	Yes	1	2
1 Bdrm	2	60%	N/A	N/A	1	3
2 Bdrm	3	30%	Yes: HM	Yes	3	4
2 Bdrm	13	60%	N/A	N/A	2	5
3 Bdrm	3	30%	Yes: HM	Yes	5	6
3 Bdrm	16	60%	N/A	N/A	3	7
Total:	62					



➤ **Income Limit by Household Size & AMI Level**

As published by HUD and the California Tax Credit Allocation Committee (CTCAC), income limits are subject to change annually. The 2024 income limits, effective 04/01/2024, applicable to initial occupancy, are as follows:

	One Person	Two Person	Three Person	Four Person	Five Person	Six Person
<b>LOS ANGELES</b>						
60% Income Level	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540
30% Income Level	\$29,130	\$33,270	\$37,440	\$41,610	\$44,940	\$48,270

➤ **Rent Limits by Unit Size and AMI Level (reflects unsubsidized units only).**

As published by CTCAC, rent limits are subject to change annually. The 2024 rent limits, effective 04/01/2024, applicable to initial occupancy are outlined below. Please note that occupants of project-based subsidized units (the supportive housing units) will only pay a rent equal to 30% of their monthly adjusted income, with no minimum.

County	1 BR	2 BR	3 BR
<b>LOS ANGELES</b>			
60% Income Level	\$1,560	\$1,872	\$2,163
30% Income Level	\$780	\$936	\$1,081

**Accessible Units:**

Limited accessible units are available in each apartment size for qualifying lower-income households. The development offers eleven (11) mobility-accessible units and seven (7) audio/visual-accessible units. Accessible units are intended to house persons with disabilities who have a disability-related need for the accessibility features of the unit. Applicants need only indicate their request for an accessible unit at the time of application.

**Amenities:**

- ❖ Onsite Rental Office
- ❖ Community Room
- ❖ Counseling Office
- ❖ Laundry Rooms
- ❖ Tot Lot and BBQ Areas
- ❖ Conference Room
- ❖ Common Area Resident Restrooms
- ❖ Dedicated space for after-school programming

**Pet Policy**

The pet-friendly development permits one (1) pet per resident, subject to pet rules and reasonable accommodation. Residents must enter into a Pet Agreement. Proof of licensing and vaccination is required annually for cats and dogs, as well as proof of spay or neutering. A refundable pet deposit of \$75 is collected, with a maximum initial payment of \$50 and subsequent monthly payments of \$10 up to the full deposit amount.

**Housing First Nondiscriminatory Rules**

As a supportive housing development for homeless victims of domestic violence, this development adheres to Housing First practices. In doing so, the Owner/Agent has adopted screening criteria supporting the core components of the California Legislation (Senate Bill 1380).



### **Persons with Disabilities**

Persons with disabilities who need a reasonable accommodation to participate in the application process or to effectively use the housing program have the right to request an accommodation. To make a request, notify the Property Manager at (213) 219-5075. Dial 711 for relay services.

### **Accessible Unit Details**

Features include but are not limited to, accessible routes of travel to the dwelling units with accessible 34" minimum width for entry and for all doors on an accessible path, interior doors with lever hardware, 42" minimum width hallways, fully accessible bathrooms complying with ADA 2010 and applicable design requirements, accessible kitchens, and closets and balconies located on an accessible route. Features for audio/vision include communication features that are compliant with all requirements of UFAS/ADA 2010, extending to all habitable rooms and bathrooms.

- ✚ Of the *eleven (11) mobility-accessible*, there are five (5) one-bedroom apartments, three (3) two-bedroom apartments, and three (3) three-bedroom apartments.
- ✚ Of the *seven (7) audio/visual-accessible* units, three (3) are one-bedroom apartments, two (2) are two-bedroom apartments, and two (2) are three-bedroom apartments.

The development maintains an accessible unit flyer that provides additional information.

### **Eligibility for Housing Programs**

As an affordable housing development, residents must be deemed eligible per the program criteria applicable to the property and dwelling unit. Applicants must sign release and consent forms and fully disclose all sources of income, assets, student status, household composition, and any information relevant to an eligibility determination per program rules and Owner/Agent policy.

### **Student Households**

There are eligibility rules concerning student status. For instance, full-time student households may not qualify for occupancy into a Low-income Housing Tax Credit (LIHTC) unit unless the household meets an allowable exception and verification to evidence compliance can be verified and documented. In addition, other student rules apply to subsidized housing programs; a portion of the property units receive project-based subsidy assistance, and occupants for these units must satisfy any additional eligibility requirements to qualify for assistance.

### **Spanish Language Contact**

Applicants who need a Spanish-language contact may indicate so on the property's voicemail system.

### **Contacto en idioma español:**

Los solicitantes que necesiten un contacto en español pueden indicarlo en el sistema de correo de voz de la propiedad, y el contacto en español les devolverá la llamada. Para solicitar hablar con un contacto en español, llame al (213) 219-5075. Para servicios de retransmisión, marque 711.

