

Washington Crossing

Supportive housing units designated for low-income households experiencing homelessness.

Washington Crossing Apartments announces the opening of a new apartment community, starting Fall 2023, in Los Angeles.



Case Managers/Homeless Provider/Applicants – Washington Crossing Apartments is a 56-unit affordable housing community located at 4601 & 4601 Washington Blvd., Los Angeles, CA 90016. This project will consist of twenty-eight (28) Supportive Housing units designated for households who are extremely low-income and homeless.. All Supportive Housing units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. One (1) unit is designated for On-Site Management of the project.

Community Amenities: Community room, beautiful landscape and courtyard, laundry facilities, bicycle parking, community room with kitchen, computer lab, 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, sofa, coffee table, nightstand, media chest, lamp, full bathroom, and central air conditioning and heating.

This property will be professionally managed by the John Stewart Company (JSCo).

Supportive Housing units are restricted to households earning up to 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 Housing Authority of the City of Los Angeles (HACLA).



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



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

The Department of Mental Health (DMH) Units Requirements 20 units

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Homeless with a serious mental illness	Chronically Homeless with a serious mental illness
1-Bedroom	17	PBV	20%	X	
2-Bedroom	1	PBV	20%	X	
3-Bedroom	2	PBV	20%	X	

The Department of Mental Health to verify mental disability.

The Department of Health Services (DHS) Units Requirements 8 units

Bdrm Size	Number of Units	Subsidy Type	Most restrictive AMI	Homeless	Chronically Homeless
1-Bedroom	4	PBV	30%		X
1-Bedroom	4	PBV	30%	X	

Mobility/hearing/sight impaired households will have priority for six (6) units designed for the mobility impaired and two (2) 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	# Units	Most restrictive AMI	CES Referral Source	Homeless	Homeless with a serious mental illness	Chronically Homeless	Chronically Homeless with a serious mental illness
1-BD	Mobility	1	20%	DMH				X
3-BD	Mobility	1	20%	DMH		X		
1-BD	Mobility	1	30%	DHS			X	
1-BD	Hearing/ Vision	2	30%	DHS	X			



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

Household Size	20% AMI	30% AMI	Tenant Rent
1	\$17,660	\$26,490	*See Note
2	\$20,180	\$30,270	*See Note
3	\$22,700	\$34,050	*See Note
4	\$25,220	\$37,830	*See Note
5	\$27,240	\$40,860	*See Note
6	\$29,260	\$43,890	*See Note
7	\$31,280	\$46,920	*See Note

*There is no minimum income requirement for Project Based Voucher units and individuals will pay approximately 20% or 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 the Coordinated Entry System. The service provider, The People Concern, 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.

Washington Crossing Apartments APPLICATION PROCESS

Although applications are processed in the order The People Concern 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 considered a service animal.



Parking

Limited assigned parking is available at Washington Crossing Apartments.

What if I need changes in the way I communicate with you as a result of a disability?

All units will be referred through the Los Angeles Coordinated Entry System (CES). For more information about CES, please call 2-1-1. One (1) unit is designated for On-Site Management of the project. If as a result of a disability you need changes in the way we communicate with you, please contact us at 213-787-2760. 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 that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, please contact our staff for a reasonable accommodation form. Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711).

