

## EL NUEVO AMANECER

### Supportive Housing designed for homeless households and homeless Veterans referred by Department of Veteran's Affairs (VA) and The Department of Health Services through the Coordinated Entry System (CES)

El Nuevo Amanecer announces the fall opening of a new apartment community in East Los Angeles



**Case Managers/Homeless Provider/Applicants** – El Nuevo Amanecer is a 61-unit affordable housing community located at 111 N. Rowan Avenue in the city of East Los Angeles. This project will offer forty-three (43) supportive housing units designated for low-income homeless Veteran households, earning 20%, 30% or 50% of area median income (AMI) for Los Angeles County. Two (2) units are designated for On-Site Management of the project.

The community building offers some parking, four laundry rooms, two community rooms, recreational courtyard, fitness room, community garden and terrace, and ample bicycle parking. offices for on-site management and Supportive Services staff.

**Supportive Housing units** are restricted to households earning up to 30% of the Area Median income or less, as indicated in the chart below. There is no minimum income requirement for these units.

Twenty-six (26) units received funding through the Department of Housing and Community Development (HCD) Veteran Housing and Homeless Prevention (VHHP) program. Five (5) units are designated with a preference for Veterans with other-than-honorable discharge status. The remaining twelve (12) units are designated for homeless households referred through the Department of Health Services through the Coordinated Entry System.

Twenty-six (26) units designated for service-eligible Veterans referred by the Department of Veteran Affairs (VA) will receive subsidies through the Veteran Affairs Subsidized Housing (VASH) program and five (5) units designated for Any Veteran (Preference Dishonorably Discharged) will receive subsidy through the Project Based Voucher (PBV) program administered by Los Angeles County Development Authority (LACDA).



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



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

**PBV Units Requirements (DHS Referrals)**

Bdrm Size	Number of Units	AMI	Homeless	Any Veteran – Less than honorable Discharge Preference
1BDR	5	20%	X	X
1BDR	1	30%	X	
2BDR	9	30%	X	
3BDR	2	30%	X	

**VASH Units Requirements (VA referrals) 26 units**

Bdrm Size	Number of Units	AMI	Honorable Discharge	Homeless	Homeless with a Disability
1BDR	11	30%	X		X
1BDR	10	30%	X	X	
2BDR	3	30%	X	X	
2BDR	2	50%	X	X	

There is no minimum income requirement. Households will pay approximately 20%, 30% or 50% of their adjusted monthly income in rent. Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change. **All households must meet LACDA’s eligibility requirements and occupancy standards.**

Mobility impaired households will have priority for four (4) units designed for the mobility impaired. Accommodations will be made for the hearing/sight impaired.

**Current Income Limits Effective 04/01/2023 (Subject to change)**

AMI	Household Size	Income Limit
20%	1	\$17,660
20%	2	\$20,180
30%	1	\$26,490
30%	2	\$30,270
30%	3	\$34,050
30%	4	\$37,830
30%	5	\$40,860
50%	1	\$44,150
50%	2	\$50,450
50%	3	\$56,750
50%	4	\$63,050
50%	5	\$68,100



## **HOUSING FIRST IN SUPPORTIVE HOUSING**

This project will screen applicants and support residents to maintain their tenancy using Housing First principles, in compliance with SB1380. As such, the following practices will apply:

- Applicants will be considered for tenancy regardless of their current sobriety or past use of substances, completion of treatment, or participation in services. Participation in services or program compliance is not a condition of application approval or permanent housing tenancy. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for denial of tenancy or eviction once housed.
- Applicants will not be rejected based on poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, housekeeping ability, or behaviors that indicate a lack of "housing readiness."
- Once housed, residents can work with Case managers and service coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling. Participation in services or program compliance, however, is not a condition of permanent housing tenancy.

Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.

## **HOW TO APPLY**

Supportive Housing units will be for direct referrals provided by the Department of Veteran Affairs (VA) from their Coordinated Entry System (CES). The service providers will pull applicants from CES. For more information or to join the Coordinated Entry System please call 2-1-1.

This housing is offered without regard to race, color, national origin, sex, religion, ancestry, genetic information, source of income, age, marital status, familial status, sexual orientation or preference, gender identity, or disability, or any other basis prohibited by law.

## **EL NUEVO AMANECER APPLICATION PROCESS**

### **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 the 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 consider a service animal.

## **Parking**

Limited assigned parking is available in El Nuevo Amanecer.

## **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.

