

# Application Acceptance 10/15/2022-11/17/2022 Lottery 11/21/2022

## West Terrace

6576 S. West Blvd  
Los Angeles, CA 90043  
PH: (213) 674-4275

Potential Permanent Supportive Housing (PSH) residents are referred from the Coordinated Entry System (CES) for Los Angeles.

Potential residents for the General Affordable units are selected via lottery system.



West Terrace is a brand new 64-unit affordable housing development. The property consists of fifty-six (56) supportive housing apartments for persons with special needs including twenty-two (22) units for homeless households and six (6) units for homeless households living with mental illness and twenty-eight (28) units for homeless households fitting the definition of chronically homeless living with mental illness. Seven (7) units will be general affordable units for extremely-low families.

### **Community Features:**

- Outdoor Picnic Area
- Tot-Lot
- Common Room
- Computer Learning Center
- Courtyard
- Community Garden
- Onsite Laundry Room
- Long-term and Sort-term bicycle parking

### **Apartment Amenities**

- Energy Star Appliances
- Granite Countertops
- Dishwasher
- Carpeting and blinds
- HVAC system
- Energy efficient dual-paned windows
- Cable hook-up
- Private decks or balconies

### **Accessible Unit Features**

- Lowered kitchen cabinets and wheelchair accessible and bathroom sinks
- Front controls on stove/cook top
- Bath and toilet grab bars
- Talking Smoke/Carbon Monoxide Alarms w/Flashing Light

### **Resident Services:**

- Case management with personal services plan
- Life Skills workshops, money management
- Employment assessment and job preparation
- Social and recreational activities

### **Obtaining and Accepting Applications:**

- Applications accepted online or by mail
- 7 non-PSH units are filled via lottery
- Accepting applications 10/15/2022 – 11/17/2022 available online at:  
[Eahousing.org/apartments/west-terrace](http://Eahousing.org/apartments/west-terrace)  
[AccessHousingLA.org](http://AccessHousingLA.org)  
[Lahousing.lacity.org](http://Lahousing.lacity.org)
- By mail. Only applications postmarked by 11/17/2022 will be accepted for the lottery. To obtain an application packet in the mail, call, email or submit a letter or postcard indicating your name, address and telephone number to:  
West Terrace  
6576 S. West Terrace Blvd.  
Los Angeles, CA 91606  
Office: (213) 674-4275  
[WT-Management@eahhousing.org](mailto:WT-Management@eahhousing.org)  
TDD:(800) 735-2929 or CA Relay Service: 711



CA Lic. 853495



# Accepting Applications 10/15/2022—11/15/2022

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### 2022 Income and Rent Limits (rent and income limits subject to change)

Unit Size/Area Median Income (AMI)	# of Units	Square Feet (Avg)	Maximum Income	Min. Income	Max Rent (Gross)	Occ. Size
Studio (GA) 50% AMI	7	428 SF	\$41,700—(1 Person) \$47,650—(2 Persons)	\$2,605	\$1,042	1-2 persons
Studio 30% AMI Supportive Housing w/ Subsidy	7	428 SF	\$25,020—(1 Person) \$28,590—(2 Persons)	NA	30% of Income	1-2 persons
1 Bedroom 30% AMI Supportive Housing w/ Subsidy	29	520 SF	\$25,020—(1 Persons) \$28,590—(2 Persons)	NA	30% of Income	1-2 persons
2 Bedroom 30% AMI Supportive Housing w/ Subsidy	20	754 SF	\$32,160—(3 Persons) \$35,730—(4 Persons)	NA	30% of Income	3-4 persons

### Accessible units available for individuals who need accessibility features.

Accessible Feature Type	Studio	1 Bedroom	2 Bedroom	Total
Mobility Units	2	3	2	7
Sensory Units	0	2	1	3
<b>Total</b>	<b>2</b>	<b>5</b>	<b>3</b>	<b>10</b>

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 basis currently, or subsequently prohibited by law.

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. The use of a Reasonable Accommodation Form is not required. You may provide a letter or document from your third party professional certifying your disability and accommodation needs.

