

SERENITY APARTMENTS

Supportive housing designed for seniors (55+) referred by the Los Angeles County Department through the Coordinated Entry System (CES).



Development Details

Serenity Apartments is a 50-unit supportive housing community for seniors (55+) located at 1623 W. Manchester Avenue, Los Angeles, Los Angeles County, California 90047.

Project Amenities will feature a laundry facility and a club room. Plans also call for a third level courtyard featuring a barbeque area and outdoor seating.

Unit Amenities will include a refrigerator, oven, heating, and cooling air systems.

Unit Mix: Of the 50 units, 20 will be Studio/1 bath units and 30 will be 1 bedroom/1 bath units. There will be 18 affordable units dedicated to chronically homeless seniors, 18 affordable units for homeless seniors, 13 affordable units for "Independent Living" seniors and 1 manager unit. All units will be at or below 60% of the area median income.

Unit Mix:

Bedroom Size	Number of Units	Most restrictive AMI	PSH	CES
Studio	16	50%	X	
1x1	20	50%	X	
Studio	4	60%		X
1x1	9	60%		X



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36 households must meet HACLA eligibility requirements and occupancy standards.

As required by Housing and Community Investment Department of the City of Los Angeles, and other funding Agencies, mobility/hearing/sight impaired households will have priority for eight (8) units designed for the mobility impaired and five (5) units designed for the hearing/sight impaired.

Income is restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other regulatory agreements. Income limits subject to change.

How to apply:

Applicants will be pulled from the CES system.

To join the Coordinated Entry System, please visit

<http://ceslosangeles.weebly.com/>.

<u>San Fernando Valley:</u> LA Family Housing 7843 Lankershim Blvd North Hollywood, CA 91605 (818) 982-4091	<u>San Fernando Valley:</u> Ascencia's Access Center 1851 Tyburn Street Glendale, CA 91204 (818) 246-7900	<u>San Fernando Valley:</u> San Fernando Valley Community Mental Health Center 14660 Oxnard St Van Nuys, CA 91411	<u>San Gabriel Valley:</u> Union Station Homeless Services Adult Center 412 S Raymond Avenue Pasadena, CA 91105 (626) 240-4550
<u>San Gabriel Valley:</u> VOA 4501 Santa Anita Ave El Monte, CA 91731 (626) 442-4357	<u>San Gabriel Valley:</u> Eastern Region-Pomona Homeless Outreach 2040 N. Garey Ave Pomona, CA 91767 (909) 593-4796	<u>Metro LA:</u> Volunteers of America 628 San Julian Street Los Angeles, CA 90014 (213) 624-4357	<u>Metro LA:</u> Blesses Sacrament 6636 Selma Avenue Los Angeles, CA 90028 (323) 462-6311
<u>Metro LA:</u> Exodus Recovery 1920 Marengo Street Los Angeles, CA 90033 (323) 221-2591	<u>Metro LA:</u> Homeless Healthcare LA 2330 Beverly Blvd Los Angeles, CA 90057 (213) 744-0724	<u>Metro LA:</u> Downtown Women's Center 442 S San Pedro St Los Angeles, CA 90013 (213) 680-0600	<u>West LA:</u> Annenberg Access Center 503 Olympic Blvd Santa Monica, CA 90401 (310) 450-4050
<u>West LA:</u> St. Joseph Homeless Ctr 404 Lincoln Blvd Los Angeles, CA 90291	<u>West LA:</u> VA Greater Los Angeles Healthcare System 11301 Wilshire Blvd #402 Los Angeles, CA 90073 (310) 478-3711	<u>East & South LA:</u> Whittier First Day 12426 Whittier Blvd Whittier, CA 90602 (562) 945-4304	<u>East & South LA:</u> Our Housing Place Solutions 16429 Bellflower Blvd Bellflower, CA 90706 (562) 804-2189
<u>East & South LA:</u> Long Beach Multi Svc Ctr 1301 W 12 th Street Long Beach, CA 90813	<u>South Bay:</u> Harbor Interfaith Services 670 W 9 th Street San Pedro, CA 90731 (310) 831-0603	<u>South Bay:</u> St. Margaret's Center 10217 Inglewood Ave Inglewood, CA 90304 (310) 672-2208	<u>South Bay:</u> Mental Health America 456 Elm Avenue Long Beach, CA 90802 (562) 437-6717



<u>Antelope Valley:</u> Diane Grooms AV Homeless Coalition dvgrooms@gmail.com	<u>South Region:</u> Cities: Compton, Florence, Rosewood, Willowbrook Watts Labor Community Action Committee (WLCAC) 958 E. 108 th St. Los Angeles, CA 90059 (323) 563-4721	<u>North Region:</u> Cities: Crenshaw, West Adams Homeless Outreach Program Integrated Care System (HOPICS) 5715 S. Broadway Los Angeles, CA 90037 (323) 948-0444 x 131	<u>South East/West:</u> Cities: Lynwood, Windsor Hills Southern California Health and Rehabilitation Program (SCHARP) 2620 Industry Way, Suite C Lynwood, CA 90262 (310) 537-9780
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Coordinated Entry System is a system of care for households experiencing homelessness that matches homeless individuals and families to housing and non-housing resources (such as medical support) based on the individual needs.

Homeless household means a household made up of one or more individuals, other than individuals imprisoned or otherwise detained pursuant to state or federal law, who:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
- (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground.
 - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
 - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

Chronically Homeless is defined as:

- (1) An individual or family (i) Is homeless and lives in a place not meant for human habitation, a safe haven, or in an emergency shelter; and (ii) Has been homeless and living or residing in a place not meant for human habitation, a safe haven, or in an emergency shelter continuously for at least one year or on at least four separate occasions in the last 3 years; and (iii) Can be diagnosed with one or more of the following conditions: substance use disorder, serious mental illness, developmental disability (as defined in Section 102 of the Developmental Disabilities Assistance Bill of Rights Act of 2000 (42 U.S.C. 15002))), post-traumatic stress disorder, cognitive impairments resulting from brain injury, or chronic physical illness or disability;
- (2) An individual who has been residing in an institutional care facility, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria in paragraph (1) of this definition, before entering that facility; or
- (3) A family with an adult head of household (or if there is no adult in the family, a minor head of household) who meets all the criteria in paragraph (1) of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

A lottery will be held for the **thirteen** affordable units and the open interest period will be from November 1, 2023 to November, 30, 2023, and the lottery will be held December 1, 2023. If you are interested in participating in the lottery, please visit accesshousingla.org to submit the HRM application to be entered into the lottery or email SerenitySrApts@gmail.com for additional information, or call (562) 997-9200 for more information on how to be entered into the lottery.

Applications will be provided in the order of the random lottery draw after the conclusion of the lottery.

Accessible units and/or units with accessible features are available and interested individuals must indicate the need for a specific unit when submitting their interest to participate in the lottery.



Individuals with a disability have the right to request and receive reasonable accommodations, including the right to ask for auxiliary aids and services, communications in alternative formats, as well as information on how to make such requests.

This property will be professionally managed by:
Trillium Property Management
Community Manager: Cynthia Corral
(562) 997-9200 ext. 121
SerenitySrApts@fpimgt.com TTY/TDD Number 711

For the supportive housing units:

If you feel you may qualify for any of the supportive housing units please visit <https://www.lahsa.org/get-help> for information regarding the Coordinated Entry System and information on the access centers.

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

Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids. If as a result of a disability you need changes in the way we communicate with you, please contact us at (562) 997-9200 or SerenitySrApts@fpimgt.com.

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.



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