

# The Bryson Legacy Marketing Flyer



Developer Name: The Richman Group of California  
Property Management Company Name: Richman Property Services, Inc.  
Property Name: The Bryson Legacy  
Property Address: 2721 W WILSHIRE BLVD Los Angeles CA 90057  
Open for Marketing: 11/01/2023  
Pre Application Open Date: 11/01/2023  
Pre Application Close Date: 11/30/2023  
Lottery Dates: 12/14/2023

## **Property Application Information**

Property Management Contact Name: Isabella Langlois  
Property Management Contact Title: Owner, Property Manager  
Property Management Contact Email: [Langloisi@richmanmgt.com](mailto:Langloisi@richmanmgt.com)  
Property Management Contact Phone Number: 813-262-0401  
TTY/TDD: 711  
Property Website: [//www.richmanpropertyservices.com](http://www.richmanpropertyservices.com)  
Rental Application Link: [//www.richmanpropertyservices.com](http://www.richmanpropertyservices.com)  
Methods of how applications will be provided and accepted:  
1st Method of how applications will be provided and accepted: Available at property  
2nd Method of how applications will be provided and accepted: Available on the community website  
3rd Method of how applications will be provided and accepted: by emailing [Langloisi@richmanmgt.com](mailto:Langloisi@richmanmgt.com)  
4th Method of how applications will be provided and accepted: Available at 601 N Grand Avenue, Los Angeles  
Mailing Address for Application: Applications are online or by scheduling an appointment via phone or in person  
Fax Number:

## **Property Information**

Housing Type: Apartments  
Year Built: 2023  
Housing Program: Combination of CES and Non-CES units  
Shared Living Facility: No  
Pre-Application fee:  
Credit Screening Fee:

**Property Description:** The proposed Bryson Legacy Apartments community is an affordable family housing complex with sixty-four (64) non-age restricted units set aside for special needs purposes. These units will be set aside to address two of the identified MHSA target populations under the Los Angeles County MHSA Housing plan (the "Plan").? Residents served under the Plan will have a diagnosis of serious mental illness ("SMI") and be homeless or at risk of becoming homeless.? The special needs residents have been underserved and/or have been hospitalized, at risk of institutionalization or been involved in the criminal justice system. The property is in Los Angeles County. The Bryson Legacy Apartments will offer affordable housing for residents by providing below-market rental units in an attractive setting. The community will consist of 63 affordable apartments + 1 Manager's unit, with a unit breakdown as follows: 33 — studio units, 30 — one-bedroom units.

**Property Features:** Bryson Legacy features a Library, Computer Lab, Multipurpose Room, Fitness Center, Rooftop Deck, On-site laundry, Mail Parcel Room, Bike Storage, Bike Work Station & Work Space

**Units Available:** Lottery will be conducted for 15 units ONLY! The units that are part of the lottery will be 50% AMI. All remaining units will be available as part of CES matching.

**Accessible Features:** Mobility Features, Features for Hearing and Visually impaired

**Parking Type:** Off Street

**Parking Fee:**

**Income Limits:** Number of Persons  
Extremely Low Income 30% of Median  
Very Low Income 50% of Median  
Low Income 80% of Median  
1 \$ 26,500 \$ 44,150 \$ 70,650  
2 \$ 30,300 \$ 50,450 \$ 80,750  
3 \$ 34,100 \$ 56,750 \$ 90,850  
4 \$ 37,850 \$ 63,050 \$ 100,900  
5 \$ 40,900 \$ 68,100 \$ 109,000  
6 \$ 43,950 \$ 73,150 \$ 117,050  
7 \$ 46,950 \$ 78,200 \$ 125,150  
8 \$ 50,560 \$ 83,250 \$ 133,200

**Referral Agency:**

**Support Services:** Case Management for Homeless, Case Management for Mental Health

**Rental Policy Info:** Applications All persons interested in an apartment must complete and submit an application for tenancy. All applications are numbered and logged according to date and time application is received. An application must be "complete" in order to begin the application process. For an application to be considered "Complete" it must include the following: 1) A separate application for person over the age of 18 years old fully filled out and signed. 2) All required application fees and holding fees must be paid to the community. **ShapeSelection Criteria** Identity and Age Verification

Government issued photo identification will need to be presented by all applicants. All applicants must be at least 18 years of age. **Income Verification** Persons whose gross individual and/or gross household income may not exceed the maximum household income limits as they are published by the state housing agency. (See Specific Community Income Guidelines) Individual and/or household gross income meets the minimum household income limit as described by the community. (See Specific Community Income Guidelines) Verifiable income for a period of 1-2 years depending on lengths of time at current place of employment. **Credit Screening** Applicants must have maintained a satisfactory credit history demonstrating the ability to repay debts on time. Credit reports or a public records search that indicate prior evictions may result in application denial. Applicants that have an open bankruptcy will not be approved. Applicants deemed as homeless or at risk of being homeless will not be denied

occupancy based on poor credit history or history of nonpayment of rent if the applicant , at the time of commencement of occupancy, will have access to rental assistance sufficient to pay his/her share of the unit rent and there are procedures in place to ensure such rental assistance will be paid on a monthly basis in accordance with the lease and program requirements. Residential History A minimum of 2 years' positive residential history is preferred. An applicant will in no way be held accountable by the property for the rental delinquency or other problems of a former household of which the applicant was a member, but not the head of household. Staff will consider the date and circumstances of any past eviction or termination in determining its relevance to property tenancy. Criminal Background Investigation Criminal background investigations will be conducted on all applicants. A criminal history, history of drug use or dealing, sexual offenses, physical violence to any person (adult or child) or property, or other conduct which would adversely affect the health, safety or welfare of residents of the community or of management employees and the operations of the property may result in the denial of the application. The property management team will determine if there is reasonable cause to believe that a household member's criminal history will interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents on a case-by-case basis. Occupancy Guidelines Apartment Size Maximum Occupants One Bedroom Three people Two Bedroom Five people Three Bedroom Seven people Four Bedroom Nine people Student Status This rental community has received funding from a program which does not generally allow occupancy by households comprised entirely of full-time students. The information on the student status form as well as on the verification of student status form is requested as part of the household qualification process. Substance Abuse Policy The Owners/Management of The Bryson II respect every individual's right to health and well-being and acknowledge their ability to take responsibility for their own behavior as it affects them, their loved ones, and the community. We aim to create an environment where individuals can openly discuss substance use without fear of judgment and navigate their own personal path of choices. This includes discussing one's choices regarding substance use and supporting one's ability to make decisions regarding their own substance use goals (active use, recovery, abstinence, etc.). Because some of the behaviors associated with drug and alcohol use can create harm in a community, the following policy must be adhered to at The Bryson II. Please read and initial each section below: \_\_\_\_\_ Drug dealing, distribution or manufacturing is not allowed at The Bryson II. This includes, but is not limited to, the buying and selling of any illegal drugs or prescription medication on or immediately surrounding the building by tenants and their guests/visitors. \_\_\_\_\_ Illegal drugs, alcohol, smoking, and public intoxication are not allowed in the community common areas at any time. This includes the lobby, hallways, services area, elevator, and the area in the front of the building. \_\_\_\_\_ All tenants must respect the rights of other tenants and of staff to the peaceful enjoyment of the premises. Violent or substantially disruptive behavior – whether or not it is related to substance use – will not be tolerated in public or private areas. This includes, but is not limited to, threatening other residents or staff and any other violent behavior towards others, destruction of property, making excessive noise, knocking on tenants' doors to borrow or request money, and having high volume visitor traffic in your unit. \_\_\_\_\_ Payment of rent and other financial responsibilities must be met regardless of substance use. \_\_\_\_\_ Tenants are responsible for ensuring that their guests/visitors comply with the above standards. Good Faith Eviction Clause The owner(s) of this property rents residential units under

the federal Low-Income Housing Tax Credit Program (the “program”) administered by the California Tax Credit Allocation Committee (TCAC). Under the program, the owner has agreed to rent some or all the units in the property to low-income households and restrict the rent for those units. Another protection provided by federal law is that Low Income Tenants may not be evicted without good cause. The Owner may not terminate the tenancy, the Lease, or rental agreement of a Low-Income Tenant except for good cause, including a serious or repeated violation of the material terms and conditions of the Lease, or a violation of applicable Federal, State, or local law. To terminate the tenancy the Lease, Owner must provide written notice to the tenant of the grounds with sufficient specificity to enable the tenant to prepare a defense. The notice must be served at least three days before the termination of tenancy and must comply with all requirements of California law and other applicable programs. Tenant has the right to enforce this requirement in state court, including presenting a defense to any eviction action brought by Owner.

**Income Qualified Assistance Programs (Utilities)** The owner(s) and management will provide contact information to applicants on how to enroll in income qualified programs or how to apply for assistance in paying your utility bill. Such programs include: California Alternate Rates for Energy?(CARE) - Provides a 30-35% discount on your electric bill and 20% on your gas bill. The Family Electric Rate Assistance Program?(FERA) - Bills some of your electricity usage at a lower rate. Energy Savings Assistance Program?- Provides no-cost weatherization services. Discounts, Payment Plans, and Assistance Paying Your Bill?- Some utilities offer payment assistance programs for their customers. Medical Baseline?- Extra allowances of energy are billed at the lowest rate for customers who rely on medical-related equipment. Federal Low-Income Programs?- Administered by the Department of Community Services and Development (CSD).

**Reasonable Accommodation Process** Our community has specific regulations and policies; however, if any individual with a disability requests permission for accommodation, we must consider that request. We must verify the individual qualifies as disabled under federal law as defined in the Fair Housing Act and requires what they are requesting in order to have an equal opportunity to use and enjoy the apartment and community. In regard to modifications, because our community is already in compliance with federal and state laws regarding the design and construction of the apartments, any additions or changes must be made at your expense. For example, you are responsible for installation and payment of the cost of any ramps into doorways or grab bars in the bathroom area. If the change or addition is one that will unreasonably interfere with a later resident’s use and enjoyment of the apartment, you will also be responsible for the cost of restoring the apartment to its original condition. However, you would not need to remove ramps added to the exterior of the apartment or common areas. Our company has the right to request and approve a description of the changes you want to make, as well as how and when the work will be performed. All work must be performed in a competent manner and in accordance with city, county and state building codes and/or requirements. The plan or description does not have to be drawn by an architect but must be complete enough for us to grant approval. If a building permit is required, you will be responsible for obtaining it and all costs incurred. Any additions or changes made to the apartment must fit in with the overall architectural look and design of the property.

**Waitlist Policy** It is the policy of The Bryson II to administer its waiting list as required by HUD guidelines. Applications will not be considered until a completed, signed and dated application is submitted and information is deemed sufficient to allow The Bryson II to screen the applicant(s) for

eligibility. The date and time of receipt of the completed application or wait list registration will be noted for waiting list tracking purposes. If an applicant is determined to be eligible and is otherwise acceptable, a unit is available and no previously approved applicants are on the waiting list, the applicant will be offered the available unit in accordance with the general occupancy standards unless: A current resident is awaiting transfer for an approved reasonable accommodation request will be given priority over another resident who is requesting a transfer. Additionally, a current resident has priority over incoming residents. If no suitable-sized unit is available, the applicant will be placed on a waiting list and notified when a suitable unit becomes available. When offered a unit, applicants have five (5) days to accept or refuse the offer. If an applicant cannot be contacted within five (5) days, the offer will be cancelled, and the unit will be offered to the next applicant on the waiting list. In the event, the first applicant will be contacted, and we will verify confirmation of their interest in remaining on the waiting list. If the applicant replies affirmatively, the application will retain its position on the waiting list. If the reply is negative, or if no reply is received within five (5) days, the application will be withdrawn. If it is determined that the applicant was taken off the waitlist because of an error, incorrect address was used in sending mail to the applicant, the applicant did not respond to information or updates because of a disability the applicant will be reinstated at the original place on the waiting list. If an applicant rejects an offer twice, the applicant is removed from the waiting list. Applicants must keep management advised in writing of any changes in address or household information. Change of Information Forms are available in the office, or the information can be provided in writing by email, fax or regular mail. Violence Against Women Act (VAWA) It is a policy of Richman Property Services, Inc., to support or assist victims of domestic violence, dating violence, or stalking a protect victims, as well as members of their family, from being denied housing or from losing their HUD assisted housing as a consequence of domestic violence, dating violence, or stalking. Supportive Services The Bryson II provides each of its residents with supportive services and programs that emphasize engagement and problem solving that will establish goals and service plans. The Bryson II will work with the Los Angeles Homeless Services Authority to provide job placement, counseling and other services required by the tenant population. The Bryson II has Case Manager's and Service Coordinators who are trained in and actively client-centered counseling and client engagement.

Rental Special Notes: Lottery will be conducted for 15 units ONLY! The units that are part of the lottery will be 50% AMI.

Description of how applicant can request a Reasonable Accommodation: All requests for reasonable accommodations or modifications, by a prospect, applicant or resident, should be considered and processed as follows: ☐ Requests for accommodations or modifications should be forwarded to the Property Manager ☐ We allow reasonable accommodations or modifications for any disabled resident, applicant or occupant who requires them ☐ Should the resident request the accommodation or modification verbally, please notify the Property Manager immediately. ☐ RPS Staff will use the Request for Reasonable Accommodation or Modification Form to allow the prospect or resident to make their request. ☐ If the resident refuses to make the request in writing or fails to return the forms provided within 48 hours, the Property Manager will notify the corporate office and submit the reasonable accommodation to RPS corporate. The body of the email should contain the details of the conversation with the resident. ☐ Requests should be processed and forwarded as soon as received from the resident/applicant. ☐

Staff will use the Third-Party Verification Form, if needed, to verify that the person does indeed have a disability, what type of change is needed and how long it will be in effect. If staff is unsure as to whether or not a verification form is needed, they will request guidance from their Regional Manager as to if the request may be approved without this verification. □ A Third-Party Verification may not be required if the person's disability is clear (i.e. someone who is restricted to a wheelchair). □ Third-Party Verifications may be completed by persons other than medical care providers, such as counselors, social workers, rehabilitation therapists, peer support group managers, non-medical service agency employees, or other knowledgeable party. □ Third-Party Verifications in the form of a letter from the provider may be accepted. The letter will need to contain the same essential information requested on the Third-Party Verification Form. In particular, the letter would need to state that the resident is disabled and requires the accommodation or modification to fully enjoy the home as well as a nondisabled resident. □ Upon receipt of the completed forms, staff will attach the Request for Reasonable Accommodation or Modification Form, along with the Third-Party Verification Form and will submit to the corporate office □ The request will be reviewed by a member of the executive team. □ The approval/denial will be communicated to staff. A letter, addressed to the resident, will be attached to an email for staff. The Property Manager is responsible for signing the letter and delivering it to the resident. A copy of the signed letter must be attached to the resident record. □ All forms, addenda and approvals relating to the accommodation or modification must be kept in the Resident File and uploaded into the resident record

Pre-Applications are available on [accesshousingla.org](https://accesshousingla.org)

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.

