

Corazon del Valle 1 Marketing Flyer



Developer Name: Clifford Beers Housing, Inc.
Property Management Company Name: Levine Management Group, Inc.
Property Name: Corazon del Valle 1
Property Address: 14533 LANARK ST Panorama City CA 91402
Open for Marketing: 10/05/2023
Pre Application Open Date: 10/06/2023
Pre Application Close Date: 10/30/2023
Lottery Dates: 12/01/2023

Property Application Information

Property Management Contact Name: Alex Cho
Property Management Contact Title: Property Manager, Regional or Compliance Manager
Property Management Contact Email: alex@levinegroups.com
Property Management Contact Phone Number: 310-730-3925
TTY/TDD: 711
Property Website: <https://www.holoscommunities.org/corazn-del-valle-cdv>
Rental Application Link:
Methods of how applications will be provided and accepted:
1st Method of how applications will be provided and accepted: Send email to CDV1@levinegroups.com. Leave name, phone number and email.
2nd Method of how applications will be provided and accepted: Call (818) 400-2019 and leave voicemail with your name, phone number and email.
3rd Method of how applications will be provided and accepted:
4th Method of how applications will be provided and accepted:
Mailing Address for Application:
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: Corazon Del Valle 1 will be a 90-unit, multi-family apartment

building located at 14545 Lanark St, Panorama City CA 91402. The property will consist of eighteen (18) Studio Units, twenty-seven (27) one-bedroom units, twenty-three (23) two-bedroom units and twenty two (22) three-bedroom units , all of which will have a refrigerator, a stove with an oven, and central heating and cooling. The project will provide 54 permanent supportive housing units ('PSH Units') for individuals and small families that have experienced homeless, thirty-nine (39) general affordable units open to the general public. All PSH Units will be rented to individuals or small families that earn up to 30% of the California Tax Credit Allocation Committee (TCAC) area median income (AMI) for Los Angeles County. All PSH Units will also be subsidized by Section 8 Project-based Vouchers from the Los Angeles County Development Authority (LACDA), and all applicants will be referred through Coordinated Entry System (CES). All General Affordable Units will be rented to individuals or small families that earn up to 50% of the California Tax Credit Allocation Committee (TCAC) area median income (AMI) for Los Angeles County. One 2-bedroom and One 1-bedroom unit will be set aside for property management staff.

Property Features: The project amenities will include a laundry room, learning center, community room, bicycle parking, support services spaces, and landscaped open space at the ground levels.

Units Available: 39 General Affordable Units 3 - 1-bedroom units at 50% AMI 7 2-bedroom units at 50% AMI 6 3-bedroom units at 50% AMI 10 2-bedroom units at 60% AMI 13 3-bedroom units at 60% AMI

Accessible Features: Accessible mobility units have an ADA stove, lowered cabinets, accessible sink handles, lowered peep holes and much more. Hearing visual units have a doorbell, a visual smoke detector and alarm.

Parking Type: Garage

Parking Fee:

Income Limits: 3 - 1-bedroom units at 50% AMI 7 2-bedroom units at 50% AMI 6 3-bedroom units at 50% AMI 10 2-bedroom units at 60% AMI 13 3-bedroom units at 60% AMI

Referral Agency:

Support Services: San Fernando Valley Mental Health

Rental Policy Info: * For General Affordable units, income must be a minimum of two (2) to two and a half (2 1/2) times the rent.

Rental Special Notes: Lottery will be conducted for the 39 affordable family units for CDV I and the 39 affordable units for CDV II. The open interest period will be from October 1, 2023 to October 30, 2023. The lottery will be held November 1, 2023 and all selected applicants will be contacted at that time to schedule an appointment with Management. Lease up date for CDV I expected for 2/1/2024 and CDV II is expected for 3/1/2024. If you are interested in participating in the lottery, please visit [www.accessshousingla.org`](http://www.accessshousingla.org) to submit the application to be entered into the lottery or email CDV1@levinegroups.com for additional information, or call (818) 400-2019 for a recorded message on how to be entered into the lottery. Interested households entered into the lottery. Applications will be provided in the order of the random lottery draw after the conclusion of the lottery. Interested individuals with an accessible need/or a unit with accessible features must indicate the need for a specific unit when submitting their interest to participate in the lottery.

Description of how applicant can request a Reasonable Accommodation: Interested individuals with an accessible need/or a unit with accessible features 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, and communications in alternative formats by requesting from Management.

Pre-Applications are available on 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.

