

Sun Valley Senior Veteran Apartments

Affordable Housing for Seniors 62 years of age and older

VETERAN PREFERENCE

Sun Valley Senior Veteran Apartments announces the Fall 2019 opening of a new apartment community



Apply today! – Pre-Applications Accepted by mail only.

Thank you for your interest in applying to live at Sun Valley Senior Veteran Apartments, located at 9041 N. Laurel Canyon Avenue, in the City of Los Angeles, California 91352. **Accessible Unit Available!**

Applications are now available for forty (40) units, thirty-eight (38) one-bedroom and two (2) two-bedroom affordable units for low-income Seniors (62+) earning below 50% of Area Median Income for the County of Los Angeles. **Head of household must be 62 years or older at the time of application.** Eighteen (18) units are designated for Veterans. Twenty-two (22) units have a Veteran Preference.

Planned amenities include a fitness room, community room, laundry facilities, and landscaped courtyards.

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

Unit Size	AMI	Rent	Minimum Annual Income Limits (2X the monthly rent)	Maximum Annual Income Limit (Based on Household Size)	Household Size
1 Bedroom	50%	\$979	\$23,496	\$36,550-\$47,000	1-3
2 Bedroom	50%	\$1175	\$28,200	\$41,800-\$56,400	2-5

**There are no minimum income requirements for applicants with a Section 8 Voucher. Rents & income limits are subject to change without notice. Occupancy standards may vary depending on subsidy or other program guidelines.

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

All applications must be received by September 30, 2019, to be entered into a random drawing (lottery). Applications received after this date will be placed on the waitlist in the order received, after the applications placed on the waitlist in the lottery.



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As required by the Tax Credit Allocation Committee (TCAC) and other regulatory agencies, mobility/hearing/sight impaired households will have priority for four (4) units designed for the mobility impaired and two (2) units designed for the hearing/sight impaired.

HOW TO APPLY

Please complete, sign and submit the attached Pre-Application and Grounds for Denial by September 30, 2019. Only application received by first class USPS mail will be accepted.:

Mail to:

Sun Valley Senior Veteran Apartments
c/o The John Stewart Company
888 South Figueroa Street, Suite 400
Los Angeles, CA 90017

- Incomplete pre-applications may be rejected.
- Please submit your pre-application & grounds for denial by USPS First-class mail. We will NOT accept pre-applications that are over-nighted, faxed, or sent certified mail.
- Please take your time in accurately completing the pre-application and submit it as soon as possible.
- Each household may only submit one pre-application & grounds for denial. Duplicate household pre-applications will not be considered.

Households comprised of ALL full-time student members do not qualify unless exempted by Section 42 of the Internal Revenue Code. Our complete Resident Selection Criteria is available at the Rental Office upon request.

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.

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.

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SUN VALLEY SENIOR VETERAN APARTMENTS
APPLICATION PROCESS

Submit a Pre-Application

Submit the completed pre-application & grounds for denial (1 per household) by USPS First Class Mail to the address provided in the cover letter. Applications received by the deadline will be entered into a random sorting (lottery) for placement on the waitlist. Applications received after the deadline will be placed on the waitlist in the order received after the applications selected in the lottery. Applications will be processed in the order of placement on the waitlist. Preference in processing will be given to household that need the mobility or sensory features in accessible units. A leasing representative will schedule interviews to determine program and project eligibility.

Interview

At the scheduled appointment, please come prepared with all requested supporting documents as outlined in the Application Checklist below. JSCO 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, rental history, and all sources of income and assets. Your patience and cooperation is appreciated.

Apartment Offer

When all documents have been received, verified and approved, qualified applicants will be invited back to view the apartment that has been selected for them. Remember, you will only receive one offer of an apartment. If you decline that apartment, you will be considered to have withdrawn your application. Mitigating circumstances, such as hospitalization, will be considered.

12 Month Lease Term

Leases will be for a minimum term of one year.

FREQUENTLY ASKED QUESTIONS:

Parking

There are a limited number of resident spaces at Sun Valley Senior Veteran Apartments. Parking is restricted to cars owned by residents. All cars must be registered in the name of the resident; and residents must provide proof of current auto insurance and must provide a valid driver's license. All cars must be for personal use only, be in working order, and be maintained in a safe condition at all times. Vehicles not in compliance will be towed at the owner's expense. No exceptions. Accessible spaces are available.

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 by calling The John Stewart Company at (213) 787-2760.



INTERVIEW CHECKLIST

****DO NOT SUBMIT THIS INFORMATION WITH YOUR APPLICATION. THIS IS ONLY REQUIRED AT THE TIME OF INTERVIEW.****

If you choose to apply and we contact you for an interview, you will be required to provide the following information if they apply to you:

For household members 18 and older:

- **Valid state or national picture ID (i.e. Driver's License, Passport, etc).**
- **Employment:** Copies of the first pay-stub for the current calendar year and the most current 3 months of consecutive pay-stubs (7 stubs if paid bi-weekly; 6 stubs if paid semi-monthly; 13 stubs if paid weekly) or equivalent proof of other income. A copy of the most recent IRS tax return is required for cash paid employment.
- **Unemployment Insurance:** Printout of statement or copy of last letter showing current monthly benefit.
- **Self-Employment:** Copy of last year IRS Tax Return including Schedule C and list of current or most recent clients.
- **GR/AFDC/TANF:** Printout of benefits paid in last 12 months or last Notice of Action letter (dated within 120 days)
- **Pensions & Annuities:** Copy of the most current statement
- **Real Estate:** Copy of the most recent mortgage statement, & other relevant owner information.
- **Student:** Name and Address of school & copy of the unofficial class transcript.
- **Veteran Status:** Copy of DD-214

For all household members of any age:

- **Social Security Cards and Birth Certificates (for all members)**
- **SSI or SSA/Disability:** Printout of the benefit letter (the date on the letter needs to be within 120 days prior to move in).
- **Bank accounts and Assets:** Copies of the 2 most recent bank statements for checking accounts; 2 most recent bank statements for savings account. (For electronic paycards: printout or receipt with current balance and copy of the paycard)
- **Child Support/Alimony:** Current notice from D.A. Office, a court order or a letter from the provider with copies of last 2 checks.
- **Financial Assistance:** This is regular gifts or payments from anyone outside of the household (includes anyone paying your bills). We will require a notarized written letter from the person providing assistance stating the amount and length of assistance, and bank/asset statements showing funds equaling 18 times the monthly assistance.
- **Other:** Documentation for regular pay as a member of the Armed Forces, severance payments, settlements, lottery winnings or inheritances, death benefits or life insurance dividends, trust benefits, or any other source of income not listed.

