



Palo Verde Apartments

4704 Peck Rd. El Monte, CA 91732

23 UNITS FOR LOW-INCOME HOUSEHOLDS

Palo Verde Apartments offers newly constructed apartments offering 1, 2, and 3 bedrooms for individuals and families. Each unit comes with ENERGY STAR appliances (refrigerator, stove, range, dishwasher and ceiling fan); central A/C and heat; and a private balcony. The building also features an elevator, laundry rooms, community rooms, computer lab, and landscaped courtyard with fruit trees and gardening space, secure intercom entry and gated parking. There is an on-site resident manager. **Anticipated Occupancy Date: January 2019**

OCCUPANCY STANDARDS		2018 Gross Rents	30%	50%
1 BR	1-3 persons	1 BR	\$ 545.00	\$ 909.00
2 BR	2-5 persons	2 BR	\$ 654.00	\$ 1,091.00
3 BR	3-7 persons	3 BR	\$ 756.00	\$ 1,260.00

2018 LOS ANGELES MAXIMUM INCOME

# in Household	30%	50%
1	\$20,370	\$33,950
2	\$23,280	\$38,800
3	\$26,190	\$43,650
4	\$29,070	\$48,450
5	\$31,410	\$52,350
6	\$33,750	\$56,250

To have an application mailed to you, please call:

1-800-878-9193

TTY/TDD: 1-800-735-2929



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Accepts Section 8



Information for Applicants with a Physical or Sensory Disability

All units are fully accessible with universal design principles and will be given priority in the selection process and leasing to persons with sensory and physical disabilities.

Accessible unit features include: • Wheelchair-Accessible Doorways in ADA units and common areas of the property • Wheelchair-Accessible Bathtubs • Low Counter Tops in Kitchen and Bathroom along with wheelchair accessible appliances • Wheelchair-Accessible entry door viewers and visual signals

Applicants requesting an accessible unit should indicate this in the designated area on the application form.

Palo Verde Apartments also offers 25 units out of the 49 units for homeless veterans who meet **Housing Authority of the County of Los Angeles Sec. 8 voucher program guidelines**. These households will be processed using the Coordinated Entry System (CES).

Leasing FACTS

For initial occupancy, applicants must complete a pre-application by mail. The phone number to gain additional information is noted on the first page. All applications will be date and time stamped. All applications received by the deadline of **September 30, 2018**, which meet the minimum regulatory qualifications, will be entered into a lottery to determine the order in which applications will be contacted for an interview. Only applications submitted by the deadline will be eligible to be included in the lottery.

Property management staff will notify the first 100 names as pulled on a lottery system. Applicants will then be contacted for an interview based on their assigned lottery number. Applicants will be interviewed and approved on a first-come, first-serve basis.

All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources, which have made it feasible. The information herein reflects these requirements to the best of management's knowledge but is subject to change if required for compliance with law or regulation.

Once the property is fully leased up all remaining applicants will go on the property waiting list for future occupancy. The waiting list is purged annually and all applicants must provide in writing any updates to their personal information.



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