

HOOVER STREET APARTMENTS

ACCEPTING APPLICATIONS

Hoover Street Apartments is a 21-unit low-income apartment community located just a few blocks away from the 10, 101 and 110 freeways in the city of Los Angeles and within walking distance to shops, restaurants, a senior center, a medical clinic and public transportation. We have on-site laundry facilities, professionally landscaped grounds, and a large community room for our residents' enjoyment. Each apartment includes a full kitchen with a stove, dishwasher, and a refrigerator.

Rental Unit Amenities

- On-Site Laundry
- On-Site Manager
- Secure Intercom Entrance
- Elevators to All Floors

Other Amenities

- Within walking distance to shops, restaurants, a senior center, a medical clinic and public transportation.

HOOVER STREET APARTMENTS

962 S. Hoover Street
 Los Angeles, CA 90006
 T 213.387.6009
 E-mail: PNH_Hoover@TELACU.com



Hoover Street Apartments
962 S. Hoover St.
Los Angeles, CA 90006
NOW ACCEPTING APPLICATIONS

Hoover Street Apartments is subject to applicable laws, regulations and guidelines.

Eligibility Requirements—Shelter Plus Care

The Head of Household (Primary Applicant) must meet the following criteria:

- 18 years of age or older.
- Primary Applicant has HIV/AIDS **AND** is chronically homeless.

A chronically homeless person is an unaccompanied homeless individual with a disabling condition who has either been continuously homeless for a year or more OR has had at least four (4) episodes of homelessness in the past three (3) years. To be considered chronically homeless, persons must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency homeless shelter during that time.

The Household's annual income may not exceed the applicable income limits:

50 percent of Median Income Limits (2024)

1 Person	2 Persons
\$48,550	\$55,450

The unit must be the household's only residence.

All applicants must meet screening criteria (i.e., landlord verification, etc.). In addition, all household members must demonstrate they have legal residency in the United States in order to qualify for full governmental assistance.

Hoover Street Apartments will not discriminate on the basis of race, color, sex, religion, age, disability, national origin, marital status, sexual orientation, ancestry, source of income, medical condition, or any other arbitrary basis in the leasing, rental, or other disposition of housing or related facilities, or in the use or occupancy thereof.

For further information, please contact us at 213.387.6009.





601 East Glenoaks Boulevard, Suite 100, Glendale, CA 91207 (818) 549-8929 (818) 549-8915 fax

THIS IS AN EQUAL HOUSING OPPORTUNITY FACILITY AND ALL ARE WELCOME TO APPLY

One of the requirements under the Shelter Plus Care program requires registration with the Los Angeles' Coordinated Entry System (CES). CES is a list of all of the people in the region experiencing homelessness, prioritized by community standards, to be referred to available housing inventory. If you do not have a unique identification number, please call 2-1-1 and register with CES.

To apply for an apartment you must complete the entire application, leaving no blanks or unanswered questions. Cross out and initial any errors. Do not use correction tape or "white-out". If you believe that a particular question does not apply to you, write "N/A".

The criteria for selection are verification of the following:

- The Applicant must be determined to be chronically homeless as defined by the Housing and Urban Development (HUD).
- Be 18 years of age or older (head, co-head or spouse) and have Acquired Immunodeficiency Syndrome (AIDS) or Human Immunodeficiency Virus (HIV).
- The household's annual income may not exceed the applicable income limits.
- The applicant must be willing to pay the rent calculated under the Shelter Plus Care program administered by the Housing Authority of the City of Los Angeles (HACLA).
- The unit must be the household's only residence. At the time of admission, the applicant may not be receiving assistance for any other unit.
- Applicant must be able to meet the owner/management Resident Selection Plan.
- All adult members must sign consent forms and, as necessary verification documents so that management can verify sources of income and eligibility.

HUD defines a Chronically Homeless person as: an unaccompanied homeless person (a single homeless person who is alone and is not part of a homeless family and not accompanied by children) with:

Part I. A Disabling Condition. Check ONE:

HIV/AIDS

Part I is supported by a letter from a medical professional attesting to the presence of the condition.

Yes No

Part II. Chronically Homelessness Status. Check ONE:

Has been continuously homeless for a year or more.

(HUD defines "homeless" as "a person sleeping in a place not meant for human habitation (e.g. living on the streets for example) OR living in a homeless emergency shelter.)

Has had four (4) episodes of homelessness in the last three (3) years.

(HUD defines "homelessness" as "sleeping in a place not meant for human habitation (e.g. living on the streets for example OR living in a homeless emergency shelter.)

Part II is supported by Third Party Certification, which includes dates and locations of homelessness, from one or more of the following: Check ALL that apply

- Certification letter(s) from an emergency shelter for the homeless.
- Certification letter(s) from a homeless service provider or outreach worker.
- Certification letter(s) from any other health or human service provider.
- Certification Self-Statement signed by the client.

Please send your housing application along with the documentation requested to:

TELACU Property Management, Inc.

1248 Goodrich Blvd.

Los Angeles, CA 90022

Telephone: 323.838.8556

Fax: 626.270.4101

TTY: 711

Email: TRMClerk@TELACU.com





601 East Glenoaks Boulevard, Suite 100, Glendale, CA 91207 (818) 549-8929 (818) 549-8915 fax

Application No.: _____
Date: _____
Time: _____
Processed by: _____

504 Coordinator: Angelique D'Silva-Williams

Instructions for Head of Household:

Answer all questions on this application. Enter "None" or "N/A" for those questions which do not apply to you or which you choose not to answer.

Applications will not be considered unless they are fully completed.

I. Agency Information

Referring Agency: _____
Contact Person: _____ Title: _____
Telephone (including extension) _____ Fax: _____
Length of time applicant has been in your program _____ Email: _____

II. Application Information

First Name: _____ Last Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Contact Telephone: _____ Other Contact #: _____
Social Security Number (SSN): _____ Birth Date: _____
Email: _____ Primary Language: _____
CES Unique Identification Number: _____

Marital Status (check one)

Single Married Divorced Separated Domestic Partner Other

List all household occupants including minors who will be applying with you:

Name	DOB	Gender	Relationship	SSN

Total Number of Persons in Household (including primary applicant): _____

Indicate the bedroom size you are interested in applying for: Zero Bedroom 1-Bedroom 2-Bedroom

III. Eligibility Criteria ****Please check all that apply**

Disability

HIV-Asymptomatic AIDS Mental Health (Diagnosis: _____)

Current Housing Situation

Homeless Shelter Transitional Housing Rental Housing Living on Streets
 Other: _____





AUTHORIZATION FORM

DISCLOSURES

Application Screening Fee (Non-Refundable). IF APPLICABLE

You agree to pay a non-refundable application screening fee. Payment of the application screening fee does not guarantee that your application will be accepted. It is non-refundable.

Application Screening Fees. The itemized amount of your nonrefundable application screening fee is as follows:

1. Cost of credit report, eviction search, and/or other screening reports \$ _____.

The total amount of payment used by Management to screen your credit history and other background information cannot be more than \$ _____, which may be adjusted annually in accordance with the CPI as of January 1, 1998. Applicants will receive a copy of their completed application upon submission. This copy will serve as a receipt for the non-refundable application screening fee.

Completed Application. The Rental Application for Residents and Occupants will not be considered "completed" and will not be processed until Management receives the following documentation and fees:

1. Completed Rental Application;
2. Completed Rental Applications for each co-applicant and guarantor (if applicable); and,
3. Application screening fees for all applicants;
4. Notice to or from Co-Applicants. Any notice Management gives Applicants or co-applicants is considered notice to all co-applicants, and any notice from Applicants or co-applicants is considered notice from all co-applicants.

PROPERTIES IN SANTA MONICA:

Notice City of Santa Monica Residential Leasing Requirements Santa Monica Municipal Code Chapter 6.22, Residential Leasing Requirements, imposes requirements on the leasing of rental housing units. The rental housing unit that you, as a prospective tenant, are considering leasing is subject to these requirements, which are set out below.

Residential Leasing Requirements

1. The lease must be in writing and the initial lease term must be no less than one year.
2. The unit must be leased unfurnished.
3. You must use and occupy the rental housing unit as your primary residence.

No later than 60 days after the commencement of the lease, you must provide to the landlord:

At least two of the following showing your name and showing the rental housing unit as your residential address:

- a. California motor vehicle registration;
- b. California driver's license;
- c. California state identification card;
- d. Voter registration;
- e. Income tax return;
- f. Utility bill (e.g., gas, water/sewer, electric, cable)





AUTHORIZATION FORM

AUTHORIZATION AND ACKNOWLEDGMENT

Authorization for Background Check and Summary of Your Rights Under the Investigative Consumer Reporting Agencies Act

Check here to have a copy of your consumer report sent directly to you. The landlord is to provide a copy of the report to you in accordance with California Civil Code § 1786.16. If requested, a copy of your consumer report will be sent to you within three business days of receipt of your request.

The investigative consumer report and/or consumer report(s) will be obtained from the following Investigative Consumer Reporting Agency:

Name: tenantAlert

Address: 23801 Calabasas Rd #1022, Calabasas, CA 91302

Telephone Number: (866) 272-8400

Their information and privacy policy can be found at:

Website Address: <https://www.tenantalert.com/contact/>

Investigative Consumer Reporting Agencies through the Investigative Consumer Reporting Agencies Act (ICRAA) have assumed a vital role in collecting, assembling, evaluating, compiling, reporting, transmitting, transferring, or communicating information on consumers for employment, and insurance purposes, and for the purposes relating to the hiring of dwelling units, subpoenas, court orders, licensure and other lawful purposes. The California legislature finds there is a need that Investigative Consumer Reporting Agencies exercise their grave responsibilities with fairness, impartiality, and a respect for consumers rights to privacy. The crime of identity theft in this new computer era has exploded and has become the fastest growing white-collar crime in America. The unique nature of this crime means that it can often go undetected for years without the victim being aware that his or her identity has been misused. Because notice of identity theft is critical before the victim can take steps to stop and prosecute this crime, consumers are best protected if they are given copies of any investigative consumer reports made on them. The ICRAA requires that Investigative Consumer Reporting Agencies adopt reasonable procedures for meeting the needs of commerce for information related to the renting of dwellings in a matter which is fair and equitable to the consumer, with regard to the confidentiality, accuracy, relevancy, and proper utilization of the information in accordance with the requirements of the ICRAA.

The ICRAA gives you specific rights, as outlined below. You may have additional rights under federal law. For more information, including information about additional rights, go to www.consumerfinance.gov/learnmore or write to: Consumer Financial Protection Bureau, 1700 G Street N.W., Washington DC 20006.

We ("Owner") may obtain information about you for renting a dwelling unit from a third-party consumer reporting agency (Investigative Consumer Reporting Agency). You may be the subject of a "consumer report" and/or an "investigative consumer report" which may include information about your character, general reputation, personal characteristics, and/or mode of living, and can involve personal interviews with sources such as your neighbors, friends, supervisors, or associates. These reports may contain information regarding your credit history, criminal history, social security verification, motor vehicle records ("driving records"), verification of your education or employment history, or other background checks. Further, you understand that information may be requested from various Federal, State, County and other agencies that maintain records concerning your past activities relating to your driving, criminal, civil, education, credit, and other experiences. Your credit history will be requested as the information substantially relates to the ability to rent the dwelling unit.





AUTHORIZATION FORM

You have the right, upon written request made within a reasonable time period after receipt of this notice, to request whether a consumer report has been conducted about you, disclosure of the nature and scope of any investigative consumer report, and to request a copy of your report.

Please be advised that the nature and scope of the most common form of investigative consumer report obtained with regard to applicants for renting is an investigation into your rental and credit history. The scope of this notice and authorization is all-encompassing, however, allowing us to obtain consumer reports and investigative consumer reports now and throughout your tenancy to the extent permitted by law.

You should carefully consider whether to exercise your right to request disclosure of the nature and scope of any investigative consumer report.

California Civil Code §1786.22.

- a) An investigative consumer reporting agency shall supply files and information required under Section 1786.10 during normal business hours and on reasonable notice.
- b) Files maintained on you shall be made available for your visual inspection, as follows:
 - 1) In person, if you appear in person and furnish proper identification. A copy of his file shall also be available to the consumer for a fee not to exceed the actual costs of copying.
 - 2) By certified mail, if you make a written request, with proper identification, for copies to be sent to a specified address. Investigative consumer reporting agencies complying with requests for certified mailings under this section shall not be liable for disclosures to third parties caused by mishandling of mail after such mailings leave the investigative consumer reporting agencies.
 - 3) A summary of all information contained in files on you and required to be provided by Section 1786.10 shall be provided by telephone, if you have made a written request, with proper identification for telephone disclosure, and the toll charge, if any, for the telephone call is prepaid by or charged directly to you.
- c) The term "proper identification" as used in subdivision (b) shall mean that information generally deemed sufficient to identify a person. Such information includes documents such as a valid driver's license, social security number, military identification card, and credit cards. Only if the consumer is unable to reasonably identify himself with the information described above, may an investigative consumer reporting agency require additional information concerning the consumer's employment and personal or family history in order to verify his identity.
- d) The investigative consumer reporting agency shall provide trained personnel to explain to the consumer any information furnished him pursuant to Section 1786.10.
- e) The investigative consumer reporting agency shall provide a written explanation of any coded information contained in files maintained on a consumer. This written explanation shall be distributed whenever a file is provided to a consumer for visual inspection as required under Section 1786.22.
- f) The consumer shall be permitted to be accompanied by one other person of his choosing, who shall furnish reasonable identification. An investigative consumer reporting agency may require the consumer to furnish a written statement granting permission to the consumer reporting agency to discuss the consumer's file in such person's presence.

If you checked the box above, you will receive a copy of your investigative consumer report within three business days of receipt of your request. I agree that the Owner, and its agents and/or employees, may rely upon this form to order background reports, including investigative consumer reports from companies other than Owner without asking me for my authorization again as allowed by law. I further agree that a copy of this form is valid as a signed original. I certify that all of my personal information is true and correct.





AUTHORIZATION FORM

I agree that the Owner, and its agents and/or employees, may rely upon this form to order background reports, including investigative consumer reports from companies other than Owner without asking me for my authorization again as allowed by law. I further agree that a copy of this form is valid as a signed original. I certify that all of my personal information is true and correct.

Applicant

Date

Applicant

Date

Applicant

Date

Applicant

Date

California Consumer Privacy Act (CCPA), California Civil Code § 1798.100 et sec

We (“Owner”) collect the information requested in this application to determine whether to approve your rental application. If approved, the information collected may also be used to provide services to you and other residents, as well as for our internal business purposes, sharing, and any other purposes allowed under the CCPA. Under the CCPA, some of this sharing is considered a “sale” even if we do not receive money in exchange for the information we share. You have the right to “opt-out,” which instructs us to stop sharing the collected information in any way that the CCPA treats as a “sale,” and only sell the information in the future with your permission.

Opting-out does not prevent us from using your information to provide you services and other exceptions listed in the CCPA. By opting out, you are asking us not to sell the provided information. You can get our privacy policy from the leasing office by phone email website, and request to opt-out by phone email website, or checking the box.

Opt-out: Do not use this form to collect information to sell.





AUTHORIZATION FORM

ACKNOWLEDGMENT

You declare that all your statements in this Application are true and complete. You authorize us to verify the same through any means. If you fail to answer any question(s) or give false information, we may reject the application, retain all application screening fees and all or a portion of the application deposit as liquidated damages for our time and expense, and terminate your right of occupancy. Giving false information is a serious criminal offense. We may at any time furnish information to consumer reporting agencies and other rental housing owners regarding your performance of your legal obligations, including both favorable and unfavorable information about your compliance with the Lease Contract, the rules, and financial obligations.

Applicant

Date

Applicant

Date

Applicant

Date

Applicant

Date

