



IMAGINE VILLAGE II, LP
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RESIDENT SELECTION PLAN

Imagine Village II, LP, an 80-unit housing community in Lancaster, CA, provides housing for individuals and families, without regard to race, color, sex, creed, religion, national origin, physical or mental disability status, familial status, age, ancestry, marital status, source of income, sexual orientation, or any other arbitrary personal characteristics. Imagine Village II, LP will accept applicants regardless of sobriety or use of substances, completion of treatment, or participation in services.

This community is an Equal Opportunity Housing Facility, admitting people in accordance with the Local, State and Fair Housing laws, and in accordance with the Los Angeles County Development Authority (LACDA) MHHP and AHTF program, the Housing Authority for the County of Los Angeles (HACOLA), the California Tax Credit Allocation Committee (CTCAC), the Department of Housing and Community Development (HCD) Supportive Housing Multifamily Housing Program (SHMHP), the City of Lancaster Affordable Housing

Covenant, as well as the County of Los Angeles Community Development Block Grant (CDBG) program.

The community consists of seventy-eight (78) units of affordable housing restricted to households earning no more than 60% Area Median Income and two (2) units for management staff. Below is a summary of the target population as well as the income and rent levels per bedroom size:

Unit Size	AMI Level	Tenant Population	TOTAL UNITS	AHTF Units	MHHP Units	Matching	Operating Subsidy
0-BR	30%	TAY	12	12	-	DHS	LACDA PBV
		Homeless, Mental Illness	3	-	3	DMH	LACDA PBV
	50%	Gen Affordable	5	-	-	Waitlist	-
1-BR	30%	TAY	2	2	-	DHS	LACDA PBV
		Homeless, Mental Illness	13	-	13	DMH	LACDA PBV
	50%	Gen Affordable	1	-	-	Waitlist	-
	MGR	Manager	1	-	-	N/A	-
2-BR	30%	Homeless, Mental Illness, TAY	6	-	10	DHS	LACDA PBV
		Homeless, Mental Illness	4			DMH	LACDA PBV
	50%	Gen Affordable	7	-	-	Waitlist	-
	60%	Gen Affordable	5	-	-	Waitlist	-
3-BR	30%	Homeless, Mental Illness	2	-	2	DMH	LACDA PBV
	50%	Gen Affordable	1	-	-	Waitlist	-
	60%	Gen Affordable	17	-	-	Waitlist	-
	MGR	Manager	1	-	-	N/A	-
TOTAL			80	14	28		-



General Affordable Units

Thirty-six (36) units are general affordable units for very low and low-income individuals and families. Only applications submitted online are accepted for placement on the waiting list. As a reasonable accommodation, applications may be requested and submitted by mail or picked-up and returned to the management office. Applications are processed in chronological order. Persons who require accessible units will receive priority for available units with accessible features. It is Imagine Village II, LP's policy to provide reasonable accommodation to persons with disabilities so that they may fully access and utilize the housing programs and related services.

Permanent Supportive Housing Units

Forty-two (42) Permanent Supportive Housing (PSH) units are considered Assisted Units under the Los Angeles County Development Authority's (LACDA) Affordable Housing Trust Fund (AHTF) and Mental Health Housing Program Fund (MHHP). The units will be subsidized by the Housing Authority of the County of Los Angeles (HACoLA). All households that qualify for PBV will pay 30% of their gross household income as rent as determined by HACoLA.

Fourteen (14) units are designated for extremely low-income Transitional Aged Youth (TAY) who are homeless or at risk of homelessness.

Six (6) units MHHP designated units are for extremely low-income Transitional Aged Youth (TAY) with mental illness who are homeless or at risk of homelessness. MHHP program qualification applies for the six TAY designated units.

Occupancy of the ATHF units is restricted to eligible households or eligible person(ss) who meet the following criteria:

1. The individual is between the ages of 18 and 24 (including emancipated youth under the age of 18) and who are homeless or at risk of becoming homeless, including an individual who is no longer eligible for foster care on the basis of age.
2. Homeless or at Risk of Homelessness and for the six (6) MHHP/ATHF units, an individual who has a verifiable mental illness in accordance with California Welfare & Institutions Code section 5600.3(a) and/or California Welfare & Institutions Code 5600.3(b).

The Los Angeles County Department of Health Services (DHS) will oversee the tenant selection process along with the LACDA. This oversight includes ensuring that the tenant meet the requirements outlined above. All applicants for the ATHF TAY designated units must be referred through DHS using the Coordinated Entry System.

Twenty-two (22) MHHP units (plus the six TAY designated units list above) are restricted to eligible households or eligible person(s) who meet the following criteria:



1. The individual has a verifiable mental illness in accordance with California Welfare & Institutions Code section 5600.3(a) and/or California Welfare & Institutions Code 5600.3 (b); and
2. Homeless or at Risk of Homelessness and who have a mental illness in accordance with California Welfare & Institutions Code Section 5600.3(s) and /or California Welfare & Institutions Code Section 5600.3(b).

The Los Angeles County Department of Mental Health (DMH) will oversee the tenant selection process along with the LACDA. This oversight includes ensuring that the tenant meet the requirements outlined above. All applicants for the MHHP Units must be referred through DMH using the Coordinated Entry System.

Penny Lane Centers (PLC) will be the lead service provider of resident supportive services and will provide residents with linkages to resources. Onsite intensive case management and supportive services will be provided by PLC.

PLC and Imagine Village II, LP management staff will be responsible for outreaching to DMH and DHS for referred applicants. As early as possible, before construction completion, comprehensive application materials will be made available to DMH and DHS. PLC and Imagine Village II, LP management staff will coordinate with staff at these agencies who will be working with clients to apply for housing.

PLC and Imagine Village II, LP management staff will provide information about all aspects of the application process to eliminate as many obstacles to applying as possible. This will enable clients of these agencies to anticipate and positively address issues such as providing identifications, birth certificates, criminal background reports and other applicable supportive documents needed to complete the application process.

NON-SMOKING POLICY

Smoking is prohibited on the entire property, including individual units, indoor areas, common areas and within twenty feet from the building.

Imagine Village II, LP does not provide or guarantee a smoke-free environment but shall take reasonable steps to enforce this policy. Residents are responsible for the conduct of their guests and invitees while they are on the Property. Repeated violation of this policy may result in the termination of the Lease/Rental Agreement.

REASONABLE ACCOMMODATION

Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids. Management staff operates and administers the property to enable persons with disabilities (physical and/or mental) to have equal access to participate in the program. Imagine Village II, LP will ensure effective communications with applicants, residents, and the public to ensure that policies



regarding how the property is operated do not adversely affect applicants, residents, and the public.

In determining whether to deny admission because of action or failure to act by members of the family, management will consider mitigating circumstances relating to the disability of a family member and the effects of denial or termination of assistance on other family members who were not involved in the action or failure to act. If the family includes a person with a disability, management's decision concerning termination or denial is subject to consideration of reasonable accommodation in accordance with 24 CFR Part 8.

When a family member requires an accessible feature(s), policy modification, or other reasonable accommodation to accommodate a disability, Imagine Village II, LP will provide and pay for the requested accommodation unless doing so would result in a fundamental alteration in the nature of the program or an undue financial and administrative burden.

A reasonable accommodation is a change, exception, or adjustment to a program, service, building or dwelling unit that will allow a qualified person with a disability to:

1. Participate fully in a program.
2. Take advantage of a service; or
3. Live in a dwelling.

To show that a requested accommodation may be necessary, there must be an identifiable relationship, or nexus, between the requested accommodation and the individual's disability.

The requirement to provide a reasonable accommodation is present at all times throughout the tenancy of a person with disabilities, including during lease enforcement. Reasonable Accommodation Request forms are available upon request from management but are not required in order to make a reasonable accommodation request.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988).

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TARZANA, CALIFORNIA 91356

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(213) 468-8261 TDD (800) 735-2929

You may contact the TTY line for those with a hearing impairment by calling the California Relay Service at 711. The LA County Housing Resource Center website (<http://housing.lacounty.gov/>) is another resource for applicants/residents with mobility and/or audio or visual impairments.

In addition, you may request that a Case Manager (CM) be assigned to you to help you with the application process. Services offered by the CM include:

- Explaining and filling out the application form.
- Obtaining supportive documents need to complete your application.



- Attending the property management interview with you.
- Help with the appeal process.
- Help with a reasonable accommodation.

PRIVACY POLICY

It is the policy of Imagine Village II, LP to guard the privacy of individuals conferred by the Federal Privacy Act of 1974 and ensure the protection of such individuals’ records maintained by management.

Therefore, neither Imagine Village II, LP nor its agents shall disclose any personal information contained in its records to any person or agency unless the individual about whom information is requested shall give written consent to such disclosure.

This privacy policy in no way limits management’s ability to collect such information as it may need to determine eligibility, compute rent, or determine an applicant’s suitability of tenancy.

Consistent with the intent of Section 504 of the Rehabilitation Act of 1973, any information obtained on disability will be treated in a confidential manner.

ELIGIBILITY

Eligibility for Imagine Village II, LP is based on income, student, homelessness, and mental illness status. For TAY designated units, eligibility is based on age and homeless status. For MHHP designated units, eligibility is based on mental illness

and homelessness status. Ineligible applicants may not be admitted Imagine Village II, LP.

All applicant households must meet the following eligibility requirements:

INCOME LIMITS

To qualify for a unit, the household’s gross income may not exceed the maximum income limit per household size. To meet program requirements, persons cannot pay more than the rent limits less utility allowance established for the project.

The income limits are designed to be consistent with the requirements of the financing programs and regulatory agreements governing the property, which for Imagine Village II, LP include the California Tax Credit Allocation Committee, Housing Authority for the County of Los Angeles (HACoLA), and the Department of Housing and Community Development (HCD). All PBV designated units will be rented to households earning from 30% of the area median income (AMI) for Los Angeles County.

All applicants must meet certain underwriting guidelines. This project is subject to the requirements of several funding sources. The below information reflects these requirements to the best of management’s knowledge at this time but is subject to change if required for compliance with law, regulations, or policy changes.



The income maximums are attached and will be posted in Imagine Village II, LP Office.

AGE AND HOMELESS STATUS FOR TAY UNITS

For the twenty (20) TAY designated units, Imagine Village II, LP restricts housing to homeless or at risk of homelessness youths between the ages of 18 and 24. Six of the twenty designated units are restricted to individuals with mental illness and homeless or at risk of homelessness.

1. "Homeless," which means living on the streets, or lacking a fixed, regular, and adequate nighttime residence. (This includes shelters, motels and living situations in which the individual has no tenant rights.)
2. Or "at risk of homelessness," which includes:
 - i. Transition-age youth (as defined in Welfare and Institutions Code Section 5487(c), an in Title 9, California Code of Regulations, Section 3200.80) exiting the child welfare reform or juvenile justice systems.
 - ii. Individuals discharged from institutional settings including:
 1. Hospitals, including acute psychiatric hospitals, psychiatric health facilities (PHF), skilled nursing facilities (SNF) with certified special

treatment program for mentally disordered (STP), and mental health rehabilitation centers (MHRC).

- iii. Individuals released from local city or county jails.
- iv. Individuals temporarily placed in residential care facilities upon discharge from one of the institutional settings cited above.
- v. Individuals who have been assessed and are receiving services at the county mental health department and who have been deemed to be at imminent risk of homelessness, as certified by the county mental health director.

GENERAL OVERVIEW OF INITIAL WAITING LIST OPENING ANNOUNCEMENT

Imagine Village II, LP property management staff will take proactive steps to ensure prospective applicants are informed of the opening of the waiting list. Marketing material will also include language that applicants will be selected in chronological order and preference order for accessible units.

Prospective tenants may call the management office at (XXX) XXX-XXXX to inquire about the application process for housing at Imagine Village II, LP. Management staff will return all inquiries and will inform prospective tenants that thirty-six (36) of the eighty (80) units are designated as general affordable



units that will be leased in chronological order to applicants who apply and meet the eligibility requirements. The remaining forty-two (42) units are supportive housing apartments for persons with special needs who are referred through the Coordinated Entry System (CES) in Los Angeles. Prospective tenants will also be informed the application acceptance period and process to apply for housing at Imagine Village II, LP.

Imagine Village II, LP will announce the initial opening of the waiting list on EAH Housing website, AffordableHousing.com and the Housing Resource Listing website. The announcement will be made in the form of a flyer and will include the application acceptance period, anticipated occupancy date, information regarding all accessible services, activities and facilities offered on-site, methods for obtaining and accepting applications, income/rent/occupancy limits as well as the following statements:

“This housing is offered without regard to race, color, religion, sex, gender, gender identify 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.”

“Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.”

Flyers will be distributed electronically to local community organizations listed on the Affirmative Marketing Plan and to potential applicants via EAH Housing website, AffordableHousing.com, and the Housing Resource Listing website.

Submissions of applications for the placement on the waiting list for the thirty-six (36) general affordable units will be accepted online, in person, and by mail.

Applications for the placement on the waiting list for the 36 general affordable units will be made available for applicants to obtain in an accessible format via U.S. Mail or other delivery carrier and online. Reasonable accommodations will be made for individuals with disabilities throughout this process, including for methods stated for obtaining and submitting applications.

APPLICATION PROCEDURES FOR NON-PERMANENT SUPPORTIVE HOUSING UNITS (GENERAL AFFORDABLE UNITS)

Imagine Village II, LP management staff is available to assist with the completion of hardcopy and online applications. Applications will not be available when the waiting list is closed.

All applicants that submit a completed and signed application online via Rent Café online portal, or by mail will be placed on the initial waiting list for lottery drawing. Applications must be received by the published application due date. Applications



received after the due date will not be accepted unless a valid reasonable accommodation request is received. Each applicant's application must indicate the size of unit/number of bedrooms required. A preliminary calculation of income will be performed to determine the households Area Median Income (AMI) qualification status.

Applicants will be listed in chronological order. waiting lists will be used in conjunction with the guidelines of the Transfer Policy when filling vacant accessible units.

Imagine Village II, LP will maintain one waiting list. The waiting list will include all applicants, including those who have requested an accessible unit and for those applicants that need accessible features. Management will include a position number for each applicant on the waiting list. Applicants who require an accessible unit will be offered a non-accessible unit when accessible units are not available with the option to request reasonable accommodations, which can include physical changes to the unit, while remaining eligible on the unit transfer list.

The unit transfer list for existing tenants includes any tenant, including tenants of PSH units, who has requested an accessible unit. The unit transfer list will identify the type of accessible unit requested (mobility, hearing/vision, or both).

Applicant households at the top of the waiting list for each designated unit type will be interviewed to determine eligibility. Imagine Village II, LP management staff will complete the eligibility verification (i.e., verify income, conduct

background check, etc.) Copies of current picture ID and social security card may be uploaded online or provided during the interview.

Imagine Village II, LP management staff will inform the applicant in writing of denial or approval. Applicants will be offered only one apartment. If an applicant cannot accept an apartment during the initial lease-up of the building, the applicant will remain on the waiting list. Applicants who do not accept the third offer of a unit will be removed from the waiting list.

At the request of applicant/household, a reasonable accommodation request will be considered. In addition, with the approval of the applicant/household, the referring case manager will be given an opportunity to appeal any application denial based on information obtained from criminal record checks. However, all applicants will have to demonstrate that they meet program requirements.

ADMINISTRATION OF WAITING LIST AFTER INITIAL LEASE UP

The property is required to maintain a waiting list of all eligible applicants for the general affordable units. The waiting list is maintained in Imagine Village II, LP property management software. Applicants must be placed on the waiting List and selected from the waiting List even in situations where there are vacancies, and the applications are processed upon receipt. This procedure is necessary to assure the complete and accurate processing of all documentation for all applicants.



Imagine Village II, LP has one waiting List that is established and maintained in chronological order as assigned during the initial lease-up. When the waiting List is reopened, all applications received online or by mail will be added to the existing waiting list in the order they are received.

To ensure that applicants are appropriately and fairly selected for the next available unit, Imagine Village II, LP will main the waiting lists with appropriate information taken from the application for tenancy. The waiting list contains the following information for each applicant:

1. Date and time the applicant submitted an application for tenancy.
2. Name of head of household.
3. Annual income level (i.e., extremely low income, very low income, low income).
4. Identification of the need for an accessible unit including the need for accessible features.
5. Preference status; and
6. Unit Size.

Applicants will have the opportunity to decline the first apartment offered and retain their place on the waiting list. Should the applicant decline the offer of the next two available units, they will be removed from the waiting list.

For the designated Permanent Supportive Housing designated units, Imagine Village II, LP will follow the same initial lease-up

procedures when designated units are vacated and ready for re-occupancy.

UPDATING THE WAITING LIST

Keeping the waiting list as up to date as possible will help reduce errors and minimize the administrative resources expended on processing information regarding applicants who are ineligible or no longer interested in residing in the property. The waiting list will be updated annually. Each applicant will receive a letter from the property, which will request updated information and ask about their continued interest. A copy of the letter will also be sent to the applicant's service provider and alternate contact listed on the application. This letter must be returned within the specified time, or their application will be removed from the waiting list. It is the responsibility of the applicant, applicant's service provider or applicant's alternate contact to maintain a current address with the office in order to receive waitlist correspondence. Any correspondence returned undeliverable will result in application being removed from the waitlist.

EXCLUDING DATA FROM THE WAITING LIST

While additional information, such as race/ethnicity and gender are collected on applications and retained in property files, this data is excluded from the waiting list as it is not directly relevant to tenant selection.



APPLICANT PRESENCE ON MULTIPLE WAITING LIST

An applicant may be on multiple waiting list (or waiting for more than one unit size). Based on the lottery selection dates and qualification for preferences, placement on these multiple lists may vary.

APPLICATION PROCEDURES FOR PERMANENT SUPPORTIVE HOUSING UNITS

Referrals for the forty-two (42) Permanent Supportive Housing units will come from DMH and DHS through the Coordinated Entry System for Los Angeles (CES). Referrals will be processed in the order received by Penny Lane Centers and management staff. Referrals must meet any/all CES baseline requirements that they are homeless with a mental illness or homeless youth. Applicants who are eligible for this housing opportunity must go through the Housing Authority for the County of Los Angeles (HACoLA) eligibility screening process including criminal background check in order to qualify for the participating program.

Occupancy in the Permanent Supportive Housing unit is restricted to chronically homeless individuals and families or homeless youths.

All potential PSH residents for Imagine Village II, LP will be referred from the CES. As approved by HUD, CES will be used as the waiting list and referral process for all new applicants. Vacancy forms will be submitted through the Clarity system for each vacant apartment listing the eligibility criteria dependent

upon lender requirements. Referrals that meet the eligibility criteria will be provided back to the manager by a CES Matcher. At this point, the applicant is interviewed by Imagine Village II, LP management staff and screened for program and screening criteria eligibility. Applicants will be informed in writing of denial or approval.

If the applicant fails to meet the eligibility criteria or request to discontinue the screening process because they are no longer interested, the Matcher will be notified, and another applicant will be referred. All persons with an interest in housing will be directed to the local Service Plan Area (SPA) CES agency to be assessed via the VI SPADAT for placement within the CES database. Applicants who are denied will be informed of their option to appeal the decision. With the approval of the applicant, the referring case manager will also be notified. If the CES Agency is unable to provide eligible applicants in a timely manner, management must receive written permission from LAHSA to select applicants outside of the CES system.

Approved applicants will be offered only one apartment. Mitigating circumstances may be considered, such as an emergency or hospitalization. In such case, if an applicant cannot accept an apartment during the initial lease-up of the building, the applicant would be referred to CES.

REFERRAL AND INTAKE PROCESS FOR PERMANENT SUPPORTIVE HOUSING UNITS

The referral process begins with the completion of HACoLA's Housing Intake form. The form may be completed by the applicant's referring case manager or licensed practitioner.



Upon receipt of the completed HACoLA's Housing Intake Form, HACoLA will perform a preliminary review to determine whether, based on the unverified information, the applicant/household appears to meet the tenant eligibility criteria. If the applicant/household does not appear to meet the tenant eligibility criteria, a UTA (Unable to Accommodate) letter will be sent to applicant/household and/or referring case manager. If the applicant/household appears to meet the eligibility criteria an application package instruction sheet will be sent. The application package will include the following:

1. Instructions to access and complete the online Application for Admission. ***Imagine Village II, LP management staff is available to assist with the completion of the online application.***
2. Agency Certification of Homelessness
3. Certification of Residence in a Homeless facility
4. Certification of Chronic Homelessness (2 pages)
5. Certification of Disability
6. Consent to Release Information Form
7. HMIS consent form
8. Needs Assessment form.

Completed application packages should be returned with copies of the following:

1. Current applicable verification of income:
 - a. Most current tax returns.
 - b. The most recent 3 months of pay stubs for all employed household members.

- c. Most current: Award Letter (recipients of SSI); Notice of Action (General Relief, AFDC; Welfare or any other social services agencies).
 - d. Six consecutive months of bank statements for checking accounts.
 - e. Most current bank statements for savings account and all other asset accounts.
 - f. The latest statement from any retirement / pension / IRA / 401k plan for those household members who participated in such a plan.
2. A letter on the referral agency letterhead supporting Certification of Homelessness information and detailing homelessness history.

All referred applicants/household who meet the above qualifications will be referred to Imagine Village II, LP for program eligibility verification. Upon receipt of applicant/household information, Imagine Village II, LP management staff will complete the eligibility verification (i.e., verify income, conduct background check, etc.)

3. Applicants/households will be initially interviewed by the Resident Manager or a representative of the Management Agent. Copies of current picture ID and social security card will be made during the interview.

All applicants/households that have completed income and meet program qualification will be referred to HACOLA in order to determine eligibility to occupy a unit at Imagine Village II, LP per the subsidy requirements. HACOLA staff will:



- Determine Section 8 Project Based Eligibility per HUD and HACOLA regulations and policies.
- Process all applicants through their internal criminal background check program.

Imagine Village II, LP management staff will inform the applicant in writing of denial or approval.

At the request of applicant/household, a reasonable accommodation request will be considered. In addition, with the approval of the applicant/household, the referring case manager will be given an opportunity to appeal any application denial based on information obtained from criminal record checks. However, all applicants will have to demonstrate that they meet program requirements.

PROGRAM ELIGIBILITY FOR SUBSIDY

Forty-two (42) units will be subsidized by the Section 8 program which is administered by the Housing Authority for the County of Los Angeles (HACoLA).

HACoLA will verify citizenship or eligible immigration status. Rental subsidy benefits will be prorated based on the residency status of each household member.

Applicants for the PSH designated units will be selected separate from the general affordable waiting list.

HACOLA requires provision of a complete and accurate social security number for each occupant.

HACoLA requires proof of age for each occupant.

HACoLA will verify that the applicant/household's income is less than required AMI for the unit in question.

HACoLA will verify that the applicant is not a registered sex offender in any state.

The County may deny applicants/households with:

- Violent felony convictions.
- Drug-related criminal activity within the last two years.
- Child molestation and/or sexual misconduct convictions; or
- Prior evictions from a federally assisted housing project.

VERIFICATION

Applicant interviews will be completed through the property management online portal or held in person to obtain signed verification forms for all income and asset information. During the interview process, applicants will complete a Tenant Income Certification Questionnaire listing income and asset sources and amounts. All adult household members may be asked to sign forms that will be sent out to a 3rd party to verify information provided on the application (e.g., income and asset information) prior to any offer to rent a unit.

All applicants will be required to comply and cooperate with third party verification requirements. It is the applicant's



responsibility to provide the information that will enable management to complete and receive the necessary verification in a reasonable time.

All income and assets will be verified via third-party confirmation, i.e., verification form completed by employer, verification form completed by a financial institution, etc. In addition to the third-party verification, applicants must submit certain second-party verification documentation, such as three (3) months consecutive paystubs, six (6) months consecutive bank statements, etc.

Applicants will receive an approval and offer letter if the applicant meet the eligibility criteria detailed in the Tenant Selection Plan. The approval and offer letter will include a scheduled appointment date and time to sign the completed Tenant Income Certification (TIC) and sign a rental lease agreement. Move-in costs will be included in the approval/offer letter.

This will include but not limited to, bringing three months most current consecutive payroll stubs, six months of most recent consecutive checking account bank statements, most recent bank statements for all other asset accounts and current Social Security and Pension Award letters.

Third-party income verification will be required from all sources, including but not limited to:

- a. Employment, unemployment, self-employment, social security, supplemental security, disability, government

assistance, TANF, AFDC, pension funds, alimony or child support, educational status, and financial aid, etc.

- b. Savings and checking accounts, real estate, money market funds, trusts, certificates of deposit, stocks/bonds, annuities, IRA/Keogh, or other retirement/investment accounts, etc.

Employment Verification – The Work Number: At **initial move-in** into a tax credit unit, CTCAC policy **requires** that all tenant files contain 3rd party verification for all wage earners in the form of a Verification of Employment (VOE) along with **3 months of recent consecutive paystubs**. CTCAC requires a Verification of Employment (VOE) for all initial applicants including those wage earners that can only be verified via the Work Number.

During Annual Recertification we are no longer required to supply a VOE from the Work Number, **as long as 3 months of recent consecutive paystubs are included** in the file.

Income calculations are based on the household's annual gross (anticipated) income for the twelve (12) months following the anticipated move-in date. Annual gross income also includes income from all assets.

Upon initial occupancy, tenant's income cannot exceed the area median income limit for household size as published annually by the U.S. Department of Housing and Urban Development (HUD) and California Tax Credit Allocation Committee (TCAC).



Households that do not meet the eligibility requirement of the Resident Selection Plan will receive a letter of denial for housing. Applicants that receive a denial letter have the right to appeal the decision. All other applicants will remain on the list until a unit is available and the household reaches the top of the list. For exceptions to this, please also refer to section regarding periodic Purging the Waiting list.

Each applicant must complete an application and be willing to submit to a credit history, rental history, and criminal background inquiry, as well as income and asset verifications. A copy of the applicant's credit report will be sent to applicants who request a copy of the report.

The application must be completed and signed by the head of household and all household members 18 years of age. If an application is not completely answered, the date of it being received once fully completed will be the date that the application is considered accepted for rental purposes.

Prospective (PSH) residents may request assistance from supportive services with the application process. Assistance will include:

- Explaining and filling out the application form
- Obtaining supportive documents needed to complete the application.
- Attending the intake interview meeting
- Assistance during the appeal process
- Assistance with Reasonable Accommodation requests

PREFERENCES

Every applicant must meet the Property's Resident Selection Plan standards for acceptance as a resident.

For units designed as accessible for persons with mobility, visual or hearing impairments, households containing at least one person with such impairment will have priority for those units.

The Resident Manager will communicate with the CES Agency when an accessible unit is available to lease. The CES Agency will ensure to search and select eligible applicants that require the accessible features of the unit.

For the PSH designated units, applicants are referred by DMH or DHS. For these units, residents are selected in strict accordance with the criteria and procedures identified in the supportive services plan for Imagine Village II, LP. Services will be offered through a coordinated effort ensuring a healthy living environment for all residents.

ACCESSIBLE UNITS

All units are adaptable, as defined by the California Building Code. **Eleven** units are designed with specific features for persons with mobility impairments, **three** of which are equipped for persons with hearing impairments and sight related impairments.



Eleven percent are ADA ready and meet all Federal, State, and local ADA requirements. Four percent are for sight/hearing impaired residents and meet all applicable requirements. The remaining 24 units are ADA adaptable, meaning that they are fully equipped and ready to make any necessary accommodations.

Preference will be given to applicants who require a unit with specific design features offered in accessible units in the development. All reasonable efforts will be made to rent accessible units to applicants who require or who could benefit from such units. Outreach will be conducted with agencies whose clients require or could benefit from such units.

The accessible units are prioritized for persons with disabilities who have a disability-related need for the accessibility features of the accessible unit. At initial lease-up, all accessible units must be leased to qualified households who requires the design feature of the units.

Imagine Village II, LP will follow the requirements of Section 504 and its implementing regulations at 24 C.F.R. Part 8, as well as the City's Fair Housing Policy related to disability to assure that information regarding the availability of accessible units reaches eligible individuals with disabilities. Imagine Village II, LP will take reasonable, nondiscriminatory steps to maximize the utilization of such units by eligible individuals who require the accessibility features of the particular unit.

After lease-up, Imagine Village II, LP will take the following steps when an accessible unit becomes vacant:

First, offer the accessible unit to a current occupant of Imagine Village II, LP who needs the features of an accessible unit.

Second, offer the accessible unit to an eligible, qualified applicant on the waiting list for accessible housing units who needs the features of an accessible unit.

If there are no eligible current residents or applicants in need of accessible features, then Imagine Village II, LP management staff will conduct targeted outreach and marketing to advertise the unit to qualified individuals who need the accessible features, including listing it as available to individuals who need the accessible features at <http://housing.lacounty.gov/>.

In the event more than one household has requested an accessible unit, Imagine Village II, LP management staff will offer the accessible unit to households in order on the appropriate waiting list within each category.

If, after using the process identified above, there are no households who need the features of that accessible unit, then management staff will offer the accessible unit to the next household on the waiting list. Should the household choose not to occupy the accessible unit, they will remain at the same position on the waiting list. If the household chooses to occupy the accessible unit, the resident must sign a lease addendum. The lease addendum requires the household to move to the next available, comparable, unit, when given appropriate notice by Imagine Village II, LP management staff that there is an eligible applicant or existing resident with a disability who requires the accessibility features of that accessible unit.



For individuals who are required to vacate an accessible unit because it is needed by an individual with a disability, Imagine Village II, LP will pay the costs of the transfer to a comparable unit, including new utility deposit(s), if required, and reasonable moving expenses.

If after occupying the accessible unit, the physical condition of a member of the household changes and a household member would then benefit from continued occupancy in the accessible unit, the household would not be required to move.

UNIT TRANSFER POLICY

A Unit Transfer List is maintained for those residents who have been approved for transfer on the basis of a medical reason certified by a third- party professional. Residents on the Unit Transfer List will have priority over the applicants on the waiting list. The following transfer guidelines will be followed when filling vacant Accessible Units:

- Unit Transfer List for existing tenants that includes:
- i. Any tenant in the building, including tenants of CES units, who has requested an accessible unit; and

The unit transfer list identifies the type of request (mobility, hearing/vision, or both).

- Accessible Mobility Unit
- Accessible Hearing/Vision Unit, or requested an
- Accessible Unit with both Mobility and Hearing/Vision features.

OCCUPANCY STANDARDS

Occupancy standards are the criteria established for matching a household with the most appropriate size and type of apartment. The occupancy guidelines listed below will be followed to avoid under or over utilization of the units:

Bedroom	Household Minimum	Household Maximum
0	1	2
1	1	4
2	3	6
3	5	8

To determine the proper bedroom size for which a household may qualify, the following household members are to be included: 1. All full-time members of the household, and 2. Live-in attendants 3. Foster children and 4. Unborn children and children in the process of adoption.

VIOLENCE AGAINST WOMEN ACT OF 2013

The Violence Against Women Act (“VAWA”) protects victims **against eviction or denial of housing based on domestic violence, dating violence, sexual assault, and stalking.** VAWA offers the following protections:

1. An applicant’s or program participant’s status as a victim of domestic violence, dating violence, sexual assault and stalking is not a basis for denial of



admission, if the applicant otherwise qualifies for admission.

2. This must support or assist victims of domestic violence, dating violence, sexual assault, and stalking. It must protect victims, as well as members of their family, from being denied housing or from losing their HUD assisted housing.
3. An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault and stalking will not be construed as serious or repeated violations of the lease or other "good cause" for terminating the assistance, tenancy, or occupancy rights of a victim of abuse.
4. Criminal activity directly related to domestic violence, dating violence, sexual assault, and stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights of the victim of the criminal acts.
5. Assistance may be terminated, or a lease "bifurcated" in order.
to remove an offending household member from the home. Whether or not the individual is a signatory to the lease and lawful tenant, if he/she engages in a criminal act of physical violence against family members or others, he/she stands to be evicted, removed, or have his/her occupancy rights terminated. This action is

taken while allowing the victim, who is a tenant or a lawful occupant, to remain.

6. The provisions protecting victims of domestic violence, dating violence, sexual assault and stalking engaged in by a member of the household, may not be construed to limit Imagine Village II, LP, when notified, from honoring various court orders issued to either protect the victim or address the distribution of property in case a family breaks up.
7. The authority to evict or terminate assistance is not limited with respect to a victim that commits unrelated criminal activity. Furthermore, if Imagine Village II, LP can show an actual and imminent threat to other tenants or those employed at or providing service to the property if an unlawful tenant's residency is not terminated, then evicting a victim is an option, the VAWA notwithstanding. Ultimately, Imagine Village II, LP will not subject victims to more demanding standards than other residents.

The VAWA protections shall not supersede any provision of any federal, state, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, and stalking. The laws offering greater protection are applied in instances of domestic violence, dating violence, sexual assault, and stalking.

The Notice of Occupancy Rights and Certification form will be provided to applicants when assistance is being denied or at the time of move-in.



GROUNDNS FOR DENIAL

1. Total family income exceeds the applicable income limits published by HUD and CTCAC or does not meet the minimum income limit except where there is subsidy or rental assistance.
2. Applicant's household size either exceeds or is below reasonable occupancy limits for the available unit or unit applied for: studio-bedroom units 1-2 persons; one-bedroom units 1-4 persons; two-bedroom units 3-6 persons; three-bedroom units 5-8 persons.
3. Household cannot pay the full security deposit at move-in. Leasing staff will coordinate with case management staff to connect applicants with deposit assistance programs. Applicant will be given two weeks from the date an offer is made to obtain security deposit assistance.
 - a. Security deposit for the general affordable units is equal to one month's rent.
 - b. Security deposit for the PSH designated units is \$500. Residents have the option to pay in installments. The initial deposit of \$50 is required. The resident must pay the remaining deposit in increments of \$50 per month within the first year of tenancy until the total deposit is paid.
4. Household refuses to accept the third offer of an apartment after communicated to the applicant and their listed Alternate Contacts.
5. Household fails to respond to interview letters or otherwise fails to cooperate with the certification process. Failure to sign consent forms.
6. ALL adult household members fail to attend eligibility interview.
7. Blatant disrespect or disruptive behavior toward management, the property or other residents exhibited by an applicant or family member any time prior to move-in (or a demonstrable history of such behavior).
8. Household is composed entirely of full-time students and does not meet the exception outlined in CTCAC regulations.
9. Applicant has failed to provide adequate verification of income, or we are unable to adequately verify income and/or income sources.
10. Providing or submitting false or untrue information on your application or failure to cooperate in any way with the verification process.
11. Unit assignment will NOT be the family's sole place of residency. **Qualification for a unit includes occupying the unit on a continuous basis and as a primary residence. Residents may not be absent from the unit for more than 60 consecutive days, or for longer than 180 continuous days for medical reasons.**



12. Applicant was abusive with Imagine Village II, LP management during the application process.
13. At least one person in the household must be of legal age to execute a lease (age 18) or provide proof of legal emancipation.

Imagine Village II, LP will screen applicants and potential residents of the PSH designated units to maintain their tenancy using Housing First principles. As such, the following practices will apply:

1. Applicants will be considered for tenancy regardless of their current sobriety or past use of substances, completion of treatment, or participation in services. Participation in services or program compliance is not a condition of application approval. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for denial of tenancy or eviction once housed.
2. Applicants will not be denied on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, housekeeping ability, or behaviors that indicate a lack of "housing readiness."
3. Once housed, residents are able to work with Case Managers and Resource Service Coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to,

motivational interviewing and client-centered counseling.

4. Services are informed by a harm-reduction philosophy that recognize drug and alcohol use and addiction as part of a residents' lives, where residents are engaged in nonjudgmental communication regarding drug and alcohol use, and where residents are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the resident so chooses.

"PSH" referred applicants or the referred applicant's representative may request consideration of mitigating circumstances related to negative criminal or other history verified during the application process. Mitigating circumstances are conditions or occasions that partially explain a negative situation or make it more understandable. Negative criminal or other history may be waived during the appeal process. However, a person with a conviction for a violent felony or manufacturing illegal substances during the past three years will be denied housing.

LANDLORD REFERENCE

14. Tax Credit guidelines require applicants to disclose the most recent consecutive two-year housing history even if the household is homeless. All applicants must complete the rental history portion of the application. **If you are currently homeless or were homeless within the past two years, write on the application "homeless" and the City and State where you reside.**



CRIMINAL

- 15. Evictions reported in the last 3 years. ***Not applicable for prospective PSH applicants.***
- 16. History of late payment of rent that demonstrates more than 2 late payments of rent in a six-month period for the past two years. More than 1 NSF in a one-year period. ***Not applicable for prospective PSH applicants.***

CREDIT

Not applicable for prospective PSH applicants.

Credit Criteria for General Affordable Units

- 1. An applicant whose credit report contains more negative than positive history may be approved subject to an additional deposit. Lack of credit history will not be considered grounds to deny an applicant household.
- 2. Bankruptcy (regardless of discharge) within the last two (2) years may be grounds for denial of the application or may require additional deposit.
- 3. Rental housing debt, evictions, or collections within the last 3 years will result in automatic denial of the applicant.

The criminal background screening criteria for the PSH designated units will be consistent with HACoLA’s current standards.

Criminal Criteria for General Affordable Units

- 1. Convictions do not result in automatic denial of application; consideration will be given to the nature, date and circumstances of conviction.
- 2. Serious felony offenses within the lookback period MAY be grounds for rejection if such offenses involve physical violence to persons or property, domestic violence, sexual abuse, the manufacture or sale of narcotics, possession of an illegal weapon, breaking and entering, burglary, or arson.
- 3. At the request of an applicant, a reasonable accommodation request will be considered. In addition, with the approval of the applicant, the referring case manager will be given an opportunity to appeal any application denial based on information obtained from criminal record checks. However, all applicants will have to demonstrate that they meet program requirements.



GRIEVANCE/APPEAL PROCESS

Failure to meet one or more of the foregoing screening criteria may be grounds for denial, however, each application is considered as a whole, and the above factors are considered as part of a weighted formula. Should the applicants fail to meet the screening criteria, they will receive a notice in writing indicating that they have the right to appeal the decision. This notice must indicate that the applicant has 14 days to dispute the decision.

An appeal meeting with the Property Supervisor, or the Compliance staff will be held within 10 business days of receipt of the applicant's request.

Within five days of the appeal meeting, the property will advise the applicant in writing of the final decision regarding eligibility.

Apartments will not be held for those applicants in the appeal process.

AVAILABILITY OF RESIDENT SELECTION PLAN

The Resident Selection Plan shall be posted in a conspicuous and public area at the site. Changes to the Plan will be sent via U.S. mail to all persons on the active waiting list. When the waiting list opens, the Resident Selection Plan will be distributed with applications and are available by request from management.

ANNUAL RECERTIFICATION REQUIREMENTS

Residents must recertify annually. Proposed changes of household composition and student status must be reported to Management immediately.

UNIT INSPECTION REQUIREMENT

Before signing the lease, Imagine Village II, LP, and the resident must jointly inspect the unit. The resident has five days to report any additional deficiencies to Imagine Village II, LP to be noted on the move-in inspection form.

Annual unit inspections are performed by Imagine Village II, LP. Agencies providing funding have the right to inspect the unit to ensure the property is physically well maintained and that the residents are provided with decent, safe, and sanitary housing.

Residents will receive prior written notification for all unit inspections.

When a resident moves out, a final inspection will be completed. Residents are encouraged to attend the move-out inspection. However, if the resident does not wish to participate in the final inspection, Imagine Village II, LP management may conduct the inspection alone.



PETS

Imagine Village II, LP complies with the Pet Ownership in Publicly Financed Housing Developments Ordinance, LAMC Section 51.20, et seq., as amended from time to time. Pets shall be allowed on the premises in accordance with City ordinance(s). Please notify Management if you wish to have a pet in your rental unit.

SERVICE or ASSISTANCE animals are not considered pets and are not required to comply with the provisions of the Animal Policy. Service or Assistance animals are those animals specifically required to assist individuals with documented disabilities. Please notify Management if you require a Service or Assistance animal.

EQUAL HOUSING OPPORTUNITY

Imagine Village II, LP. does not discriminate on the basis of disability status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.



Imagine Village II, LP Violence, Dating Violence, Sexual Assault, or Stalking Emergency Transfers

Imagine Village II, LP is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking.

In accordance with the Violence Against Women Act (VAWA), Imagine Village II, LP allows residents who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.¹ The ability of Imagine Village II, LP to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether Imagine Village II, LP has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban

Development (HUD). The California Tax Credit Allocation Committee (CTCAC) requires compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if:

1. The tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit.
2. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify Imagine Village II, LP's management office and submit a written request for a transfer to **Imagine Village II, LP, 6329 N. Clybourne Ave., Los Angeles, CA 91606** and include documentation of the occurrence of domestic violence, dating violence, sexual assault or stalking if tenant has not previously provided such documentation of the occurrence. Imagine



Village II, LP will provide reasonable accommodations to this policy for individuals with disabilities.

The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under Imagine Village II, LP' program; or
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Acceptable documentation of the occurrence of domestic violence, dating violence, sexual assault or stalking must be provided if tenant has not provided such documentation. Acceptable documentation includes any one of the following forms of verification:

1. A complete HUD-approved certification Form 5-382.
2. A document:
 - a. Signed by the resident and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, "professional") from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse.
 - b. That specifies, under penalty of perjury, that the professional believes in the occurrence of the

incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection and remedies under this subpart, and that the incident meets the applicable definition of domestic violence, dating violence, sexual assault, or stalking under 24 C.F.R. § 5.2003.

3. A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency; or
4. At the discretion of Imagine Village II, LP, a statement, or other evidence provided by the resident.

If Imagine Village II, LP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), Imagine Village II, LP has the right to request that you provide third-party documentation within thirty (30) calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, Imagine Village II, LP does not have to provide you with the protections in this notice.

Confidentiality

Imagine Village II, LP will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives Imagine Village II, LP written permission to release the information on a time limited basis, or disclosure of the



information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act for All Tenants for more information about Imagine Village II, LP' responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Internal Emergency Transfer Timing and Availability

Internal emergency transfers refer to an emergency relocation of a resident to another unit where the resident would not be categorized as a new applicant. The resident may reside in the new unit without having to undergo an application process. Internal emergency transfers generally are only available within the community in which the tenant is residing.

Imagine Village II, LP cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. Imagine Village II, LP will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. Transfers for these reasons will take priority over all other transfer requests including those made to accommodate a disability and to address over- or under- utilization of a unit.

If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. Imagine Village II, LP may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

External Emergency Transfers

External emergency transfers refer to an emergency relocation of a resident to another unit where the tenant would be categorized as a new applicant. The tenant must undergo an application process in order to reside in the new unit.

While EAH Housing may manage other communities within the area, each are (1) owned by different entities which are the actual housing providers at those communities for whom EAH Housing is acting as agent, (2) has its own wait lists and (3) is subject to its own regulatory agreements. As such, except in rare circumstances where the Owner also owns another community, EAH Housing must process transfers to other communities, even those managed by Imagine Village II, LP, as external transfers. In most circumstances, Imagine Village II, LP is unable to give priority for such external transfers even if Imagine Village II, LP manages the property or EAH Housing manages the property for the other Owner. As such, external transfers generally will require the transferring tenant to go on any pending waitlist in the same position as any other new applicant at the other property.



Additional Assistance

If Imagine Village II, LP has no safe and available units for which a tenant who needs an emergency is eligible, Imagine Village II, LP will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.

At the tenant's request, Imagine Village II, LP will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE or visit the online hotline at <https://ohl.rainn.org/online>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking

Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

EAH HOUSING A NONPROFIT HOUSING CORPORATION

Expanding the range of opportunities for all by developing, managing, and promoting quality affordable housing and diverse communities since 1968.

Imagine Village II, LP is an equal opportunity housing provider.

