



City of Commerce
2535 Commerce Way
Commerce, CA 90040

CITY OF COMMERCE

SENIOR RENT SUBSIDY PROGRAM

ACKNOWLEDGEMENTS

City Council

Oralia Rebollo, Mayor
Ivan Altamirano, Mayor Pro Tem
Hugo Argumedo, Councilmember
Leonard Mendoza, Councilmember
John Soria, Councilmember

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City Administrator

Community Services

DRAFT

SENIOR RENT SUBSIDY PROGRAM

FOR SENIOR CITIZENS LIVING
IN THE CITY OF COMMERCE



City of Commerce

2535 Commerce Way
Commerce, CA 90040
Phone: (323) 722-4805

SENIOR RENT SUBSIDY PROGRAM

PROGRAM SUMMARY

The City of Commerce has re-established the Senior Rent Subsidy Program to

financially assist elderly low income individuals with their monthly rent.



Many people who live on social security benefits or on fixed incomes are paying a large portion of their income towards rent, therefore unable to adequately afford the necessities of life.

The Program's goal is to provide elderly individuals the opportunity to spend their lives in comfortable, clean and affordable housing. In order to assist those with the greatest housing needs, the following guidelines have been approved by the Commerce City Council.

ELIGIBILITY

- Low or Very Low Income Households consisting of persons 57 years or older.
- Individuals required to provide health care and assistance to a senior or physically disabled person within the household are also allowed to live on the premises.
- Applicants must demonstrate proof of residency for at least three years in the City of Commerce.
- Household income cannot exceed Low Income limits set by the Federal Department of Housing and Urban Development (Please view the **2009** Income Guidelines and Fair Market Rents Chart below). Households cannot receive assistance from Section 8 or any other state or federal housing assistance programs.

2009 Income Guidelines & Fair Market Rents				
Percentage of Median Income	1 Person	2 Persons	3 Persons	4 Persons
Ext. Low (30% AMI)	15950	19050	21400	23800
Very Low (50% AMI)	27750	31700	35700	39650
Low (80% AMI)	44400	50750	57100	63450
Median (100% AMI)	54500	49700	55900	62100
Mod. (120% AMI)	65400	59600	67050	74500
Fair Market Rents	0 BR	1 BR	2 BR	3 BR
Los Angeles County	904	1090	1361	1828

LANDLORD PARTICIPATION

Landlords must agree to participate in the program and agree to the following conditions:

- Agree to a yearly inspection of the unit to insure it is in a safe, decent, and sanitary condition.
- Agree to maintain rents at or below the Section 8 rental limits for Los Angeles County (Please view the 2009 Income Guidelines and Fair Market Rents Chart).

DWELLING UNIT TYPE

- Applicants must occupy rental units with all bedrooms occupied by qualified individuals.
Example: One senior living in a 3 bedroom apartment does not qualify under the program. Two seniors and a caregiver living in a 3 bedroom apartment does qualify.

MONTHLY SUBSIDY

- The maximum monthly subsidy for a qualified household is **\$200**. Payments will be made directly to the landlord by the Commission. Applicants are expected to pay a minimum of **25%** of their income towards rent.
- The Commission has approved funding providing subsidies to 25 eligible households. A waiting list will be maintained if more than 25 applications are received by staff.

CONTACT INFORMATION

For more information or to obtain an application contact Moyra Garcia at the City of Commerce - Community Services at (323) 722-4805.