

Now Leasing!

Rolland Curtis Gardens - 1077 W. 38th Street, Los Angeles, CA



140 New Affordable 1, 2, & 3-Bedroom Apartments

Accepting Rental Applications
July 10 - August 1

Amenities

- Resident Centers
- Landscaped Courtyard & Play Area
- Coin-Operated Laundry
- Property Management
- Bicycle Storage
- Community Health Clinic

Complimentary Resident Services

- Youth After-School/Summer Programming
- Adult Empowerment Workshops
- Community Activities
- Health & Wellness Activities
- Expansive Referral Network

For More Information

Hotline:

English (213) 225-2728
Spanish (213) 225-2732

Online:

abodecommunities.org

Abode Communities and T.R.U.S.T. South LA will host three community meetings to distribute rental applications, review the application process, and confirm eligibility requirements. Only 1-2 adults per household may attend.

Meetings will take place at:

St. John's Cathedral
514 West Adams Boulevard
Los Angeles, CA 90007

Tuesday, July 10, 2018 - 7:00 - 8:30 PM
Thursday, July 12, 2018 - 6:30 - 8:30 PM
Saturday, July 14, 2018 - 2:00 - 4:30 PM



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



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Sample Income & Eligibility Requirements

1-Bedroom Units						
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income			
			1 Resident	2 Residents	3 Residents	
13	60% AMI	\$545 - \$1,091	At or below \$40,740	At or below \$46,560	At or below \$52,380	

2-Bedroom Units						
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income			
			2 Residents	3 Residents	4 Residents	5 Residents
80	60% AMI	\$654 - 1,309	At or below \$46,560	At or below \$52,380	At or below \$58,140	At or below \$62,820

3-Bedroom Units						
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income			
			4 Residents	5 Residents	6 Residents	7 Residents
45	60% AMI	\$756 - 1,512	At or below \$58,140	At or below \$62,820	At or below \$67,500	At or below \$72,120

Notes:

2018 TCAC Rent and income limits are subject to change.

Invited to Interview? Please Bring the Following:

Valid Picture ID household members >= 18 years old

Birth Certificates all minors < 18 years old

Proof of Legal Residence at least one household member
Must have proof of legal residence in the U.S.

Social Security Cards all household members with legal status

Bank Account Statements all household members
Six (6) most recent bank statements (all accounts)

Pensions & Annuities all household members
Three (3) most recent statements (all accounts)

Employment household members >= 18 years old
Three (3) most recent consecutive months' pay stubs or equivalent proof of income and two (2) most recent years IRS tax returns

If self-employed, two (2) years IRS Tax Returns, including Schedule C and current list of clients

Student all household students
Name and address of school, current class schedule

SSI or SSA/Disability all household members
Benefit letter dated within 120 days prior to move-in

Unemployment Insurance all household members
Most recent statement or letter showing current benefit

Financial Assistance all household members
Gifts/payments from outside of household, including notarized letter from provider

GA/AFDC/TANF all household members
Original printout of benefits paid in last 12 months OR Notice of Action

Child Support & Alimony all household members
District Attorney notice OR court order OR provider letter
Two most recent checks

Other all household members
Documentation for regular pay as member of Armed Forces, severance payments, short sale documentation, settlements, lottery winnings, inheritances, death benefits, life insurance dividends, trust benefits, or other income sources not listed

