

now leasing

Adams Terrace, Los Angeles



affordable housing for seniors 55+

Locations

4314 & 4347 Adams Boulevard
Los Angeles, CA 90018

84 Apartments

(43 Units Leased via Coordinated Entry System)

Amenities

Bicycle Parking
Community Gardens
Landscaped Courtyards
Resident Service Centers
Onsite Laundry
Onsite Property Management

Complimentary Resident Services

Skills-Building Workshops
Social Events
Community Activities
Health & Wellness Activities
Expansive Referral Network

Accepting
Rental Applications
June 10 - July 15, 2022

Lottery on July 18, 2022

Leasing Office
Morgan Place

7301 Crenshaw Boulevard
Los Angeles, CA 90043

For More Information
English (213) 225-2728
Spanish (213) 225-2732
TTY/TDD Call 711

abodecommunities.org
info@abodecommunities.org

This housing is offered without regard to race, color, religion, sex, gender, gender identity 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.



adams terrace income/eligibility requirements



Studios (Affordable)				
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income	
			1 Resident	2 Residents
18	50% AMI	\$387 - \$1,008	\$41,400	\$47,300

1-Bedroom Units (Affordable)					
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income		
			1 Resident	2 Residents	3 Residents
23	50% AMI	\$405 - \$1,070	\$41,400	\$47,300	\$53,200

Studios (Supportive)*				
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income	
			1 Resident	2 Residents
20	20% AMI	See Note**	\$16,560	\$18,920

1-Bedroom Units (Supportive)*					
Number of Units	Max Income Level	Estimated Monthly Rent	Max Annual Household Income		
			1 Resident	2 Residents	3 Residents
23	20% AMI	See Note**	\$16,560	\$18,920	\$21,280

* Supportive units are designated for "Homeless" or "Chronically Homeless" as defined by the Housing Authority of the City of Los Angeles. Units leased via Coordinated Entry System.

** Households will pay approximately 30% of their adjusted income in rent as determined by Housing Authority of the City of Los Angeles. There is no minimum income required for supportive units.

Accessibility. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids. To request an accessible unit, please refer to the rental application. Sample accessibility features include fixtures, appliances, flooring, central ac/heat, roll-in shower, grab bars, lowered kitchen cabinets, wheelchair access, specialized life/safety alarms, etc.

Applications processed by lottery. Applications will be selected via lottery held on July 18, 2022. For more information, please visit abodecommunities.org/nowleasing.

be prepared for your interview

Valid Picture ID household members \geq 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 \geq 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

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