

NOW LEASING!



The Carlton

59 Affordable Family Homes in Los Angeles, CA

Application Period for General Affordable Units Open: August 13, 2025

Application Period for General Affordable Units Close: September 12, 2025

Lottery for General Affordable Units: September 29, 2025 (virtually)

Property Address

5407 S. Western Avenue
Los Angeles, CA 90062

Hours of Operation

Monday – Friday
9AM – 5PM

Now Leasing (Studios, 1 BR, & 2BR)

29 General Affordable Units

- (See Income & Eligibility Next Page)
- Applications processed via Lottery

30 Units for Transitional Aged Youth (TAY)

- Application processed via Coordinated Entry System (CES)

Amenities

Bicycle Parking, Community Rooms, Courtyards,
On-site Laundry, and Resident Services

How to Apply

Applications can be picked up and dropped off at the property address. If no units are available, applicants may be added to the waitlist or explore other housing options at accessshousingla.org. TAY unit applications are managed exclusively through LA County's Coordinated Entry System (CES).

Property Management

Abode Communities

(213) 225-2732

thecarlton@abodecommunities.org

TTY/TDD: 711

INCOME & ELIGIBILITY

The Carlton (continued)

Studio, 1, & 2-Bedroom Units								
Maximum Income Level	Income Limits by # of People in Household (Subject to Change, Rent Determined by CTCAC or LAHD)							
	1	2	3	4	5	6	7	8
30%	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,430	\$60,000
40%	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
50%	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000

Occupancy Standards		
Unit Size	# HH Members	Unit SF
Studio	1-2	423
1 BR	1-3	555
2 BR	3 – 5	770

Equal Housing Opportunity

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.

Accessible Units Available

Accessible units and/or units with accessible features are available at this property. To inquire about available accessible units and their features, please contact the property management office.

Rights of Individuals with Disabilities

Individuals with a disability have the right to request and receive reasonable accommodation, including auxiliary aids and services, and communications in alternative formats. To make a request, please contact the property management office.



REQUIRED DOCUMENTS

The Carlton (continued)

Documentation Required for Interview	
Valid Picture ID	All household members >18 years old
Birth Certificates	All minors <18 years old
Proof of Legal Residence	At least one household member
Social Security Card	All household members with legal status
Bank Account Statements	All household members, six most recent bank statements, all accounts
Pensions & Annuities	Three most recent statements, all accounts
Employment	All household members >18 years old; three most recent consecutive months' pay stubs OR equivalent proof of income and two most recent IRS tax returns; if self-employed, two years IRS tax returns, including Schedule C and current list of clients
Students	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 benefits
Financial Assistance	All household members, gifts or 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, court order, OR provider letter with 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, or other sources of income

