

# LUCENA ON COURT



**Now Leasing!!**  
**Brand New**  
**Affordable Apartments**  
**in Los Angeles**

**Accessible Units**  
**available for rent for**  
**Mobility/Hearing/Vision**  
**impaired households**



Lucena on Court  
Email: [lucena@wshmgmt.com](mailto:lucena@wshmgmt.com)  
Telephone 323.402.9432    TTY/TDD 711



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## Brand New Affordable 1-, 2- & 3-Bedroom Apartments in Los Angeles

Pre-Qualifying Applications for Accessible Units Available!

Occupancy expected to begin Late December 2023! Pre-qualifying Applications available for Mobility/Hearing/Vision impaired households will have priority for the following units:

Unit size	Units avail.	Rent*	Accessibility Type
1BR	4	\$672	Mobility
1BR	3	\$1,145	Hearing/Vision
1BR	1	\$1,382	Hearing/Vision
2BR	2	\$1,291	Mobility
2BR	1	\$1,291	Hearing/Vision
3BR	1	\$1,430	Mobility
3BR	1	\$1,580	Mobility
3BR	1	\$1,728	Hearing/Vision

Individuals with a disability have the right to ask for and receive reasonable accommodations, reasonable modifications, or to request auxiliary aids in order to have equal access to a housing program. Requests may be made verbally or in writing by filling out a form. Please contact our staff for a reasonable accommodation form.

Applicants requesting an **accessible unit** can also show interest for an accessible unit via [AccessHousingLA.Org](http://AccessHousingLA.Org)



1919 W. Court Street, Los Angeles, CA 90026

### Apartment Amenities:

- Kitchens with Stove, Oven & Refrigerator
- Central heat & A/C
- Cable & High Speed Internet Ready

### Community Amenities:

- Community room
- Courtyard
- Fitness Center
- On-Site Laundry Rooms
- Computer Room

Income & other restrictions apply. Affordable rents are restricted in accordance with Low Income Tax Credit Program and other Regulatory Agreements. Income and Asset Verification Required.

**To request a Pre-qualifying application packet, please visit:** [www.lucenaoncourt.com](http://www.lucenaoncourt.com) or call 323.402.9432

Applications can be sent via US mail or email, and can be submitted in person or mailed to 808. N. Spring St. Los Angeles, CA 90012 or emailed to [lucena@wshmgmt.com](mailto:lucena@wshmgmt.com). **Contact: Joseph Angulo, Regional Property Manager**

Application period from: **February 15, 2024 to March 1, 2024.**

All applications received by 11:59 PM PST March 1, 2024 will be entered into the lottery. Lottery for accessible units only will be held on **Friday, March 15, 2024.**

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. Reasonable Accommodations/Modifications can be made verbally or by filling out a form.

**\*Rents & Income Limits Subject to Change without notice**



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Pre-Qualifying Applications for **Accessible Units** Now Available!

**APPLICANTS ARE REQUIRED TO MEET INCOME RESTRICTIONS AS FOLLOWS:**

<b>2023 LIHTC MAXIMUM ALLOWABLE ANNUAL INCOME LIMITS*</b>			
*(subject to change without notice)			
<b>Household Size</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>
1 Person	\$26,490	\$44,150	\$52,980
2 Person	\$30,270	\$50,450	\$60,540
3 Person	\$34,050	\$56,750	\$68,100
4 Person	\$37,830	\$63,050	\$75,660
5 Person	\$40,860	\$68,100	\$81,720
6 Person	\$43,890	\$73,150	\$87,780
7 Person	\$46,920	\$78,200	\$93,840

**\*\*REQUIRED MINIMUM INCOME OF 2 ½ TIMES THE RENT. MINIMUM MONTHLY INCOME REQUIREMENTS DO NOT APPLY TO SECTION 8 HOUSING VOUCHER HOLDERS.**

There is no minimum income requirement for applicants with a Section 8 Voucher. Rent and income limits are subject to change without notice. Occupancy standards may vary depending on subsidy or other program guidelines.

Income and other restrictions apply. Affordable rents are restricted in accordance with the Low-Income Housing Tax Credit (LIHTC) program and other Regulatory Agreements.

**Accessible unit features may include:** Roll in Shower Stalls w/seat, Grab Bars, Toilet with Grab Bars, Lowered Kitchen Cabinets and Wheelchair accessible Kitchen and Bathroom sinks and Talking Smoke/Carbon Monoxide Alarms with Flashing Light.

**Lucena on Court is currently under construction NO VISITORS allowed at the property location at this time.**

**Fees**

- **No fee for Pre-Qualifying Application submittal**
- Application Fee: \$20\*Cost per applicant household member age 18+
- Security Deposit: 1 Month Rent

Professionally Managed by:  
DRE#01292479



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