

Application Acceptance 03/13/2024—04/12/2024

Affordable Housing

The Azalea

4507 S. Main Street



Potential Permanent Supportive Housing (PSH) residents are referred from the Coordinated Entry System (CES) for Los Angeles.

Potential residents for the General Affordable units are selected via lottery system.

Lottery Date (General Affordable Units): 04/29/2024

Anticipated Occupancy Start: 5/2024

The Azalea is a brand new 61 unit affordable housing development consisting of thirty-one (31) supportive housing apartments for formerly homeless households and families. Through NPLH funds, twenty-three (23) of the thirty-one (31) units are designated for chronic homeless with mental illness verified through the Department of Mental Health (DMH). Rental subsidy from the City of Los Angeles Housing Authority (HACLA) will be provided for the 31 supportive housing apartments. One unit is for on-site property management staff. Two units are set-aside for displaced tenants due to the sale of the property. The remaining twenty-seven (27) apartments are designated for individuals and families with income below 30% or 60% of the Area Median Income (AMI). Accessible units available for individuals who need accessibility features.

Community Features (all accessible):

- Community rooms (two)
- Community garden
- Landscaped courtyard
- On-Site laundry room
- Play area and bicycle parking
- Fitness center
- Multiple roof decks

Accessible Unit Features

- Lowered kitchen cabinets that are wheelchair accessible as are the bathroom sinks
- Front controls on stove/cook top
- Bath and toilet grab bars
- Talking smoke/carbon monoxide alarms w/flashing light
- Stove, refrigerator
- 31 furnished supportive housing units

Methods for Obtaining and Accepting Applications:

- Applications accepted online or by mail.
- 27 non-PSH units are filled via lottery.
- Accepting Applications 03/13/2024 –04/12/2024 available online at: Eahhousing.org/apartments/the-azalea, the ACHP Registry at accesshousingla.org and Housing.LACounty.gov.

- By mail. Only applications postmarked by 04/12/2024 will be accepted for the lottery. To obtain an application packet in the **mail**, please call, email **or** submit a letter or postcard indicating your name, address and telephone number to:

The Azalea
4507 S. Main Street, Los Angeles, CA 90037
Attention: Kelly Hanson, Regional Manager
Office: (323) 499-4183 Hours: 8 AM—5PM
AZ-Management@eahhousing.org
TDD: (800) 735-2929 or CA Relay Service: 711

Resident Services:

- Case management with personal services plan
- Life skills workshops, money management
- Employment assessment and job preparation
- Social and recreational activities



HI Lic. RB-16985 | CA Lic. 853495



The Azalea

2023 Income and Rent Limits (rent and income limits subject to change) for potential applicants referred through the Coordinated Entry System (CES) and general affordable (GA) units.

Unit Size AMI	# of Units	Square Feet	Maximum Income Limit	Minimum Income Limit (N/A for CES)	Rent Maximum (Gross)	Occupancy
Studio 30%	10	405sf— 456sf	\$26,490—\$30,270	N/A	Subsidized	1-2 persons
1 Bedroom 30%	19	540sf- 713sf	\$26,490—\$30,270	N/A	Subsidized	1-2 persons
2 Bedroom 30%	2	920sf- 956sf	\$34,050—\$37,830	N/A	Subsidized	4-5 persons

2023 Income and Rent Limits (rent and income limits subject to change) for potential applicants for the general affordable (GA) units.

Unit Size AMI	# of Units	Square Feet	Maximum Income Limit	Minimum Income Limit (2X Rent)	Rent Maximum (Gross)	Occupancy
1 Bedroom 30%	2	540sf— 713 sf	\$26,490—\$34,050 Formerly Displaced	\$17,016 Preference	\$709	1-3 persons
Studio 60%	10	405sf— 456sf	\$52,980—\$60,540	\$31,776	\$1324	1-2 persons
1 Bedroom 60%	13	540sf- 713sf	\$52,980—\$68,100	\$34,056	\$1419	1-3 persons
2 Bedroom 60%	4	920sf- 956sf	\$60,540—\$81,720	\$40,848	\$1702	2-5 persons

Accessible Units (AUs) types and Area Median Income (AMI) levels for Coordinated Entry System (CES) and general affordable (GA) designated units.

Accessible Feature Type	Studio	1 Bd	2 Bd	Total
Mobility	2 CES @30% AMI 1 CES @60% AMI	3 CES @ 30% AMI 1 GA @ 30% AMI 2 GA @ 60% AMI	1 GA @ 60% AMI	10
Communication	2 CES @ 30% AMI	1 CES @ 30% AMI 1 CES @ 60% AMI 2 GA @ 60% AMI	1 GA @ 60% AMI	7
Total	5	10	2	17

The Azalea

Accessible units are available for occupancy by persons with mobility impairments or hearing, vision, or other sensory impairments. Individuals requiring accessible units may indicate their need on the application, via email, phone call or by mailing the request. The Azalea will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals.

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. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, you may contact our staff for a reasonable accommodation form. The use of the property's Reasonable Accommodation Form is not required. You may provide a letter or document from your third party profession certifying your disability and accommodation needs.