

# Umeya Apartments Marketing Flyer

Developer Name: LTSC Community Development Corporation  
Property Management Company Name: Levine Management Group  
Property Name: Umeya Apartments  
Property Address: 425 S TOWNE AVE LOS ANGELES CA 90013  
Open for Marketing: 01/01/2025  
Pre Application Open Date: 01/01/2025  
Pre Application Close Date: 01/31/2025  
Lottery Dates: 02/14/2025

## **Property Application Information**

Property Management Contact Name: Diana Austing  
Property Management Contact Title: On-Site Manager, Property Manager  
Property Management Contact Email: [umeya@levinegroups.com](mailto:umeya@levinegroups.com)  
Property Management Contact Phone Number: 424-239-6329  
TTY/TDD: 711  
Property Website:  
Rental Application Link: <https://www.accesshousingla.org/>  
Methods of how applications will be provided and accepted:  
1st Method of how applications will be provided and accepted: Online via [accesshousingla.org](https://www.accesshousingla.org/)  
2nd Method of how applications will be provided and accepted: [umeya@levinegroups.com](mailto:umeya@levinegroups.com)  
3rd Method of how applications will be provided and accepted:  
4th Method of how applications will be provided and accepted:  
Mailing Address for Application: TBD  
Fax Number:

## **Property Information**

Housing Type: Apartments  
Year Built: 2024  
Housing Program: Combination of CES and Non-CES units  
Shared Living Facility: No  
Pre-Application fee: 0.00  
Credit Screening Fee: 35.00  
Property Description: The project will be comprised of 175 units, of which 85 will be regular general affordable units selected via lottery. The lottery will be conducted for the 85 general affordable units, and the open interest period will be from: January-1, 2025 to January-31, 2025. The lottery will be held Feb- 14, 2025, and all selected applicants will be contacted at that time to schedule an appointment with Management.  
Property Features: 7 story mixed-use building with 175 units and on-site amenities such as laundry rooms, playground, courtyard, and community rooms.

Units Available: 175 units available: 88 units available through CES. Pre-application and lottery available for 85 units inclusive of studios, 1BR and 2BR.

Accessible Features: - MOBILITY UNITS 11 UNITS - COMMUNICATION UNITS 13  
UNITS TOTAL 24 ACCESSIBLE GENERAL AFFORDABLE UNITS

Parking Type: Garage

Parking Fee: 0.00

Income Limits: 50-60% AMI For general affordable units

Referral Agency:

Support Services: On-site supportive services provided by LTSC Community Development Corporation and Downtown Women's Center.

Rental Policy Info: Rent Restrictions apply.

Rental Special Notes: For General Affordable Units, applicants cannot exceed 60% AMI.

85 will be regular general affordable assigned by lottery, and 88 will be referral-base, and 2 manager units HUD Published Income Limits for 2024 Household Size 50% AMI 60% AMI 1 Person \$48,550 \$29,150 2 Person \$55,450 \$33,300 3 Person \$62,400 \$37,450 4 Person \$69,350 \$41,600 5 Person \$74,900 \$44,950

Description of how applicant can request a Reasonable Accommodation: Please email [Umeya@levinegroups.com](mailto:Umeya@levinegroups.com)

Pre-Applications are available on [accesshousingla.org](https://accesshousingla.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.