

# Washington Crossing

**Brand New Affordable 1-, 2- & 3-Bedroom Apartments in Los Angeles (Artist Preference)**

Pre-Applications Available Starting **September 1, 2023, through September 30, 2023.**

Occupancy expected to begin Fall 2023! In accordance with Washington Crossing requirements, artist preference will be available. Please refer to our website more details.

Mobility/Hearing/Sight impaired households will have priority for four (4) units designed for the mobility impaired and four (4) units designed for the hearing/sight impaired.

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, please contact our staff for a reasonable accommodation form.

For up-to-date information, call (310) 356-9194.

Telephone Device for the Deaf:  
(888) 877-5379 or California Relay Service (711) **JSCo BRE# 654405**



**4601 & 4606 Washington Blvd, Los Angeles, CA 90016**

**Apartment Amenities:**

- Fully equipped kitchen  
Dishwasher &  
Refrigerators Included

**Community Amenities:**

- Community room  
• Courtyard  
• On-Site Laundry Rooms  
• Computer Room  
• Limited parking available

To fill out an application, please visit:

**[www.WashingtonCrossingApts.com](http://www.WashingtonCrossingApts.com)**

To obtain an application packet in the mail or via email, please send an email to: Sandy Bowles, Regional Manager at [WashingtonCrossing@jsco.net](mailto:WashingtonCrossing@jsco.net). Applicants requesting an accessible unit can also show interest for an accessible unit via [www.accesshousingla.org](http://www.accesshousingla.org). If you are unable to participate in this process **DUE TO A DISABILITY**, you may call: (213) 787-2760 or email [WashingtonCrossing@jsco.net](mailto:WashingtonCrossing@jsco.net)

All applications received/postmarked by 11:59 PM PST September 30, 2023, will be entered into the lottery. One lottery will be held on October 17, 2023, for both properties.

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."



Unit Size	Units Available	Accessible Units Available	Household Size	Rent* 50% AMI	Rent* 60% AMI
1 Bedroom	2	1	1-3		\$1,303
2 Bedroom	1	None	2-5	\$1,369	
2 Bedroom	12	6	2-5		\$1,653
3 Bedroom	12	4	4-7		\$1,727

Maximum Gross Annual Income (effective 04/01/2023)		
Household Size	50% AMI*	60% AMI*
1		\$52,980
2	\$50,450	\$60,540
3	\$56,750	\$68,100
4	\$63,050	\$75,660
5	\$68,100	\$81,720
6		\$87,780
7		\$93,840
Minimum monthly income is 2 x rent. *Income and Rent Limits Subject to Change		

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.

\*Some of these units are designated for special needs households experiencing homelessness and referred through the Coordinated Entry System (CES). There is a total of twenty-eight (28) supportive housing units. For more information about CES, please call 2-1-1.



## EQUAL HOUSING OPPORTUNITY

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