

# 4507 Main St. a.k.a The Azalea Marketing Flyer

Developer Name: EAH Housing  
Property Management Company Name: EAH Housing  
Property Name: 4507 Main St. a.k.a The Azalea  
Property Address: 4505 S MAIN ST LOS ANGELES CA 90037  
Open for Marketing: 03/13/2024  
Pre Application Open Date: 03/04/2024  
Pre Application Close Date: 04/03/2024  
Lottery Dates: 04/29/2024

## **Property Application Information**

Property Management Contact Name: Kelly Hanson  
Property Management Contact Title: On-Site Manager, Property Manager  
Property Management Contact Email: [kelly.hanson@eahhousing.org](mailto:kelly.hanson@eahhousing.org)  
Property Management Contact Phone Number: 323-499-4183  
TTY/TDD: 711  
Property Website: <https://www.eahhousing.org/azalea/>  
Rental Application Link: <https://eahhousing.org/apartments/the-azalea>  
Methods of how applications will be provided and accepted:  
1st Method of how applications will be provided and accepted: Online at <https://Eahhousing.org/apartments/the-azalea>  
2nd Method of how applications will be provided and accepted: Mail at 4507 S. Main Street, Los Angeles, CA 90037  
3rd Method of how applications will be provided and accepted: In person at 4507 S. Main Street, Los Angeles, CA 90037  
4th Method of how applications will be provided and accepted:  
Mailing Address for Application: 4507 S. Main Street, Los Angeles, CA 90037  
Fax Number:

## **Property Information**

Housing Type: Apartments  
Year Built: 2023  
Housing Program: Combination of CES and Non-CES units  
Shared Living Facility: No  
Pre-Application fee:  
Credit Screening Fee:  
Property Description: 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. A 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 homeless 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.

Property Features: Community rooms (two), community garden, landscaped courtyard, on-site laundry room, play area and bicycle parking, fitness center, multiple roof decks  
Units Available: 27

Accessible 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.

Parking Type: Garage

Parking Fee:

Income Limits: 30% - 60% AMI

Referral Agency: Department of Mental Health

Support Services: Case management with personal services plan, life skills workshops, money management, employment assessment, and job preparation, social and recreational activities

Rental Policy Info:

Rental Special Notes: 2023 Income and Rent Limits (rent and income limits subject to change) for potential applicants for the general affordable (GA) units. Studio 60% AMI 10 units; 1 Bdrm. 30%-60% AMI 13 units; 2 Bdrm. 60% AMI 4 units.

Description of how applicant can request a Reasonable Accommodation: 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.

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.