

**116 N. Lorena St. Los Angeles, CA 90063**



**ACCEPTING  
LOTTERY**

**APPLICATIONS  
10/1/24 - 10/31/24**

## **PROJECT DESCRIPTION**

Lorena Plaza is a mixed-use development that will provide 7,500 sq.ft. of ground floor retail space, along with 49 units of affordable housing with a unit mix of 3 studio units, 18 one-bedroom units, 20 two-bedroom units, and 8 three-bedroom units. 32 units are reserved for households that have experienced homelessness and the remaining 16 units will be reserved for low-income families. One unit will be reserved for the on-site property manager. Up to 50% of the apartments will have a veterans preference.

## **AMENITIES**

### **Apartment Features**

- ADA units
- Cable hook-ups
- Central air and heat
- Dual-pane windows
- Energy Star® appliances
- Garbage disposals
- Refrigerator
- Stove
- Dishwasher (select units)

### **Community Amenities**

- Community room
- Courtyard
- On-site parking
- On-site laundry amenities
- Community garden
- Community playground
- Community barbecue grill



## INCOME REQUIREMENTS

Income Limits	Household Size (Persons)							
	1	2	3	4	5	6	7	8
<b>30% AMI</b>	\$ 29,130	\$ 33,270	\$ 37,440	\$ 41,610	\$ 44,940	\$ 48,270	\$ 51,600	\$ 54,930
<b>50% AMI</b>	\$ 48,550	\$ 55,450	\$ 62,400	\$ 69,350	\$ 74,900	\$ 80,450	\$ 86,000	\$ 91,550

## UNIT AVAILABILITY

Unit Type	Units	AMI	Target Population	Application Method
Studio	3	30%	Special Needs	CES Referral
One-Bedroom	18	30%	Special Needs, *Veteran Preference	CES Referral
Two-Bedroom	11	30%	Special Needs	CES Referral
Two-Bedroom	9	50%	General Affordable, *Veteran Preference	Inquiry Form - Lottery
Three-Bedroom	1	30%	General Affordable, *Veteran Preference	Inquiry Form - Lottery
Three-Bedroom	6	50%	General Affordable, *Veteran Preference	Inquiry Form - Lottery
Three-Bedroom	1		Manager Unit	<i>Not Applicable</i>
<b>TOTAL</b>	49			

### LEASE UP AGENT

323-238-6007 (INQUIRIES)

TTY 711

[lorenaplazaleasing@acof.org](mailto:lorenaplazaleasing@acof.org)



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# How to apply for General Affordable Units

Applications Available: October 1, 2024

Application Deadline: October 31, 2024

Complete inquiry form at with QR code:



Or go to <https://www.acof.org/pipeline-projects-2/lorena-plaza/>. This form will place you on our interest list of which a lottery will be held on November 15, 2024. The lottery will dictate the order your application will be processed in. Once your name is selected, management will setup an intake interview with you. If you do not respond within 7 days of initial contact, management will proceed with the next household and your name will be removed from the lottery list. You can apply in-person at 116 N. Lorena Street or via the QR code above.

You may also apply at at <https://lahousing.lacity.org/>. If you apply at the LA City website, ACOF website and/or in-person within the 30-day window, your name will be included in the lottery for general affordable units.

If you have any questions, please call us at 323-238-6007.



To inquire about accessible unit features, please call us at (323) 238-6007 for more information. There is 1-studio with mobility features, 1-studio with sensory features; 3-1 bedroom units with mobility features, 2-1 bedroom units with sensory features; 3-2 bedroom units with mobility features, 2-2 bedroom units with sensory features; and 2-3 bedroom units with mobility features and 1-3 bedroom unit with sensory features.

For the Permanent Supportive Housing (PSH) units that require CES referral, please contact the Los Angeles Homeless Services Authority at (213) 225-6581.

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.

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. The use of a Reasonable Accommodation Form is not required. You may provide a letter or document from your third-party professional certifying your disability and accommodation needs.

