



# Miramar Gold

1434 W. Miramar Street, Los Angeles, CA 90026

**Application Opens April 23, 2025  
Apply Now!**

**BRAND NEW  
Affordable  
Housing for  
Individuals &  
Families**

Miramar Gold is a 94-unit affordable apartment community in Los Angeles' Westlake North neighborhood, offering quality homes for extremely low to low-income individuals and families. Forty-six (46) units will be available through a public lottery for households earning 50%-60% of the area median income, and forty-seven (47) units will be leased by referral through the Los Angeles Homeless Service Authority's (LAHSA) Coordinated Entry System (CES) for households formerly experiencing homelessness earning up to 20% of the area median income, of which fourteen units are reserved for Transitional Age Youth (TAY). Miramar Gold will also include one unit for the property manager. **There is no residential parking at Miramar Gold.**

**The application opens April 23, 2025, with a Zoom lottery on June 9, at 1 p.m. PST. The application acceptance cut-off date is May 22, 2025, at 11:59 p.m.** Construction completion is set for June 16, 2025.

Miramar Gold was developed by West Hollywood Community Housing Corporation (WHCHC) and is professionally managed by EAH Housing.

#### APARTMENT AMENITIES

- Air conditioning
- Ceiling fans
- Garbage disposal
- Private balcony
- Dishwasher

#### COMMUNITY AMENITIES

- Community room
- Laundry room
- Computer lab
- Rooftop patio
- Kid's recreation room
- Gym

#### NEARBY SERVICES

- Bus Line / 1 min.
- Restaurants / 2 mins.
- Grocery Store / 4 mins.



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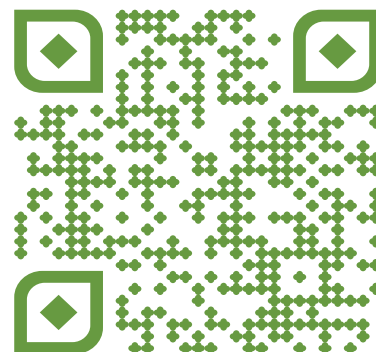
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## APPLY ONLINE TODAY!

[EAHHousing.org/Miramar-Gold](https://EAHHousing.org/Miramar-Gold)

To request a paper application, call **(213) 296-2963**, California Relay Service: 711. Applications open April 23, 2025, with a Zoom lottery on June 9, at 1 p.m. PST. Mailed applications must be post-marked by the deadline: **May 22, 2025**. Please mail written applications to 1255 Elden Ave., C/O EAH Housing Second Floor, Los Angeles, CA, 90006.



### CONTACT

**Phone:** (213) 296-2963, **California Relay Service:** 711

**Web:** [EAHHousing.org/apartments/Miramar-Gold](https://EAHHousing.org/apartments/Miramar-Gold)

**Email:** [MIG-management@EAHHousing.org](mailto:MIG-management@EAHHousing.org)

### Accessibility Information

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. Please mail written applications to 1255 Elden Avenue, C/O EAH Housing Second Floor, Los Angeles, CA 90006. Miramar Gold will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals.

Miramar Gold will be leased in conformance with Housing First principles. 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.



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## MOVE-IN QUALIFICATIONS

| Unit Type Area<br>Medium Income<br>(AMI) | Minimum<br>Monthly<br>Income | Maximum<br>Income<br>Limit | Occupancy | Rent    | Security<br>Deposit |
|--|------------------------------|----------------------------|-----------|---------|---------------------|
| One-Bedroom<br>50% AMI                   | \$3,428                      | \$53,000                   | 1         | \$1,371 | \$1,371             |
|  |                              | \$60,600                   | 2         |         |                     |
|  |                              | \$68,150                   | 3         |         |                     |
| Two-Bedroom<br>50% AMI                   | \$4,103                      | \$60,600                   | 2         | \$1,641 | \$1,641             |
|  |                              | \$68,150                   | 3         |         |                     |
|  |                              | \$75,750                   | 4         |         |                     |
|  |                              | \$81,800                   | 5         |         |                     |
| Three-Bedroom<br>50% AMI                 | \$4,738                      | \$68,150                   | 3         | \$1,969 | \$1,969             |
|  |                              | \$75,750                   | 4         |         |                     |
|  |                              | \$81,800                   | 5         |         |                     |
|  |                              | \$87,850                   | 6         |         |                     |
| One-Bedroom<br>60% AMI                   | \$4,138                      | \$63,600                   | 1         | \$1,704 | \$1,704             |
|  |                              | \$72,720                   | 2         |         |                     |
|  |                              | \$81,780                   | 3         |         |                     |
| Two-Bedroom<br>60% AMI                   | \$4,955                      | \$72,720                   | 2         | \$2,045 | \$2,045             |
|  |                              | \$81,780                   | 3         |         |                     |
|  |                              | \$90,900                   | 4         |         |                     |
|  |                              | \$98,160                   | 5         |         |                     |
| Three-Bedroom<br>60% AMI                 | \$5,723                      | \$81,780                   | 3         | \$2,363 | \$2,363             |
|  |                              | \$90,900                   | 4         |         |                     |
|  |                              | \$98,160                   | 5         |         |                     |
|  |                              | \$105,420                  | 6         |         |                     |
| One-Bedroom<br><b>CES/20% AMI</b>        | N/A                          | \$21,200                   | 1         | PBV     | \$500               |
|  |                              | \$24,240                   | 2         |         |                     |

\* Rents and Deposits are Subject to Change





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| Unit Type Area<br>Medium Income<br>(AMI) | Minimum<br>Monthly<br>Income | Maximum<br>Income<br>Limit | Occupancy | Rent | Security<br>Deposit |
|--|------------------------------|----------------------------|-----------|------|---------------------|
| Two-Bedroom<br>CES/20% AMI               | N/A                          | \$24,240                   | 2         | PBV  | \$500               |
|  |                              | \$27,260                   | 3         |      |                     |
|  |                              | \$30,300                   | 4         |      |                     |
|  |                              | \$32,720                   | 5         |      |                     |
| Three-Bedroom<br>CES/20% AMI             | N/A                          | \$27,620                   | 3         | PBV  | \$500               |
|  |                              | \$30,300                   | 4         |      |                     |
|  |                              | \$32,720                   | 5         |      |                     |
|  |                              | \$35,140                   | 6         |      |                     |

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If you are experiencing homelessness and want to apply for a supportive housing unit, please contact a Coordinated Entry System (CES) Access Point.

### Information for Applicants with Physical or Sensory Disabilities

All ninety-three (93) rental units are fully accessible for residents with mobility impairments, including (25) ADA units: fifteen (15) mobility units and ten (10) sensory units. Unit features include: Wheelchair-accessible doorways in units and common areas of the property, wheelchair-accessible entry door viewers, ADA-compliant bathtubs, low counter tops, and ADA-compliant appliances. In addition, all units are fully accessible or adaptable for residents with sensory impairments upon request. Sensory-accessible features include: door bells with visual and audible signals and fire and carbon monoxide alarms with visual and audible alerts.

| ADA Designation                    | Mobility | Sensory |
|------------------------------------|----------|---------|
| General Affordable                 | 8        | 5       |
| Permanent Supportive Housing (PSH) | 7        | 5       |





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## Pet Policy

**You are responsible for the actions of the pet at all times. You agree to abide by the following rules:**

Pets will be inoculated in accordance with state and local law. You will register the pet before bringing him/her onto the premises. You will update the registration annually. We may refuse to register the pet if the pet owner will be unable to comply with any of the provisions in this Agreement. You agree that the pet will not disturb the rights, comforts or conveniences of neighbors or other residents. This applies whether the pet is inside or outside of your dwelling unit. The pet shall not be tied to any fixed object outside a dwelling unit, including—without limitation—patio area, walkways, stairs, stairwells, or any other part of the development. The pets shall not be allowed to run free outside a dwelling unit. Your pet must be fed and watered inside the dwelling unit, and pet food or water may not be left outside the dwelling unit at any time. Your pet shall be kept on a leash and under your control (leash in hand) when allowed outside a dwelling unit. When passing by another resident your pet should not be able to move more than one (1) foot away from your person. Unless we have designated a particular area in a dwelling unit or on the grounds for the discharge of pet urine and feces, no pet shall be allowed to discharge anywhere on the development, including--without limitation--dwelling units, walkways, stairs, podium areas, stairwells, or other places, and all pets must be taken off the development property for such purpose. Cat discharge is permitted inside a dwelling unit, but it shall be done in commercial-type litter boxes with “kitty litter” type mix. If pet discharge occurs anywhere on the development property, you shall be responsible for the immediate removal of the waste, (washing area if necessary) and repairing any damage. In addition to the foregoing provisions hereof, you shall comply with all applicable local ordinances regarding pet discharge.

## Owner/Developer Bio

West Hollywood Community Housing Corporation (WHCHC) is a 501(c)(3) non-profit community housing development organization. WHCHC has been building homes and providing services that move community members from insecurity to stability since 1986. WHCHC currently houses over 1,270 residents in 785 units in 22 affordable apartment communities in three cities. For more information, please visit, [www.whchc.org](http://www.whchc.org).

## Professionally Managed Bio

EAH Housing is a nonprofit corporation that aims to expand the range of opportunities for all by developing, managing, and promoting quality affordable housing and thriving communities. Established in 1968, EAH Housing has become one of the largest and most respected nonprofit housing development and management organizations in the Western United States. It has over 750 employees and plays a leadership role in local, regional, and national housing advocacy efforts.



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