

Avenue 34 Marketing Flyer

Developer Name: R CAP Avenue 34 Affordable, L.P
Property Management Company Name: Greystar Residential
Property Name: Avenue 34
Property Address: 131 W Avenue 34 Los Angeles CA 90031
Open for Marketing: 03/01/2025
Pre Application Open Date: 03/01/2025
Pre Application Close Date: 03/31/2025
Lottery Dates: 04/15/2025

Property Application Information

Property Management Contact Name: Shanique Drummond
Property Management Contact Title: Property Manager
Property Management Contact Email: avenue34compliance@greystar.com
Property Management Contact Phone Number: (323) 426-2776
TTY/TDD: 711
Property Website: <https://www.liveavenue34.com>
Rental Application Link:
Methods of how applications will be provided and accepted:
1st Method of how applications will be provided and accepted: Property Online Portal
2nd Method of how applications will be provided and accepted: Property Leasing Office
3rd Method of how applications will be provided and accepted:
4th Method of how applications will be provided and accepted:
Mailing Address for Application: 131 W. Avenue 34, Suite 105, Los Angeles 90031
Fax Number:

Property Information

Housing Type: Apartments
Year Built: 2024
Housing Program: No CES units
Shared Living Facility: No
Pre-Application fee:
Credit Screening Fee: 35.00
Property Description: Ave34 Apartments, a modern residential community in Los Angeles featuring 66 BMR units and (192) Workforce Income Household Rent Restricted (WIH RR) units will be initially rented at an amount not exceeding the current Schedule 1 Workforce Income (150% AMI) Rent levels, there are no income requirements for these units. Our spacious studios, one- and two-bedroom apartments boast high ceilings, contemporary finishes, and large windows for natural light. Residents enjoy a range of amenities, including a state-of-the-art fitness center, rooftop terrace with city views, sparkling swimming pool, and a community lounge. Conveniently located near local shops, restaurants, and public transportation, Ave34 Apartments offer

the perfect blend of comfort, style, and accessibility.

Property Features: Lobby, pool, dog run, lounges, roof terraces, fire pits, fitness center, bike parking, community room, package room, listening lounge, stage, EV parking, retail spaces

Units Available: 66 affordable units and 61 market rate accessible units

Accessible Features: No stairs within the units; Entry level appliances, Entry level shower, lower kitchen counter and cabinets, countertop microwave instead of over the stove, closet shelf configuration - some shelves are lower; side-by-side washer/dryer.

Parking Type: Garage

Parking Fee: 200.00

Income Limits:

Referral Agency:

Support Services:

Rental Policy Info:

Rental Special Notes: PLEASE NOTE: Only 66 out of the 468 units are designated as general affordable units, which includes 12 accessible units—8 designed for mobility and 4 with communication features. All units are available in studio, 1-bedroom, and 2-bedroom configurations. The affordable units are intended for households with incomes between 50% AMI, and applicants will be selected through a lottery process. Interested applicants may submit an application for the lottery waitlist to be considered for the 66 affordable units. In addition to the affordable units, the property also offers 61 market-rate accessible units that will not be part of the lottery.

Description of how applicant can request a Reasonable Accommodation: Applicant may specify any reasonable accommodation questions by notifying the staff during the application process as well as documenting this request on the application during the submission process.

Pre-Applications are available on 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.