



NOW LEASING BRAND NEW APARTMENTS – APPLY FOR NEW AFFORDABLE HOUSING! APPLICATIONS ARE ACCEPTED FROM 7/23/2024 – 8/22/2024

PROPERTY ADDRESS: 8505 S Vermont Ave, Los Angeles, CA 90044
TEMPORARY LEASING ADDRESS: 8510 1/2 Western Ave Los Angeles, CA 90047
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Luminus@Evermont is part of the new mixed-use development that will offer affordable homes to families and seniors, retail stores, a transit plaza, and a Metro training facility. This property is co-developed by BRIDGE Housing and Coalition for Responsible Community Development (CRCDC). Luminus@Evermont will offer 58 new apartments affordable to families earning between 40% - 80% of the area median income (AMI). Pets are allowed in this community. A \$300 Pet Deposit and an executed Pet Agreement will be required. Income and restrictions apply.

Applications for these 58 apartments will be available starting July 23rd at <https://tinyurl.com/luminusevermont> and must be submitted by August 22nd, 2024. (Postmarked dates will not be considered.) Applications may also be picked up and dropped off at the temporary leasing office at 8510 Western Ave, Los Angeles, CA 90047. Apply online, drop-off or mail. All applications will be randomly ordered and placed into a lottery on September 5th, 2024.

APARTMENT AMENITIES

- Refrigerator & dishwasher (EnergyStar)
- Central A/C

COMMUNITY AMENITIES

- Community room with kitchen and Wi-Fi
- On-site laundry room
- Community garden
- Courtyard
- Parking
- Bike parking
- On-site management

Please review the following tables for rent and income limits (subject to change):



Unit Size	# of Units	Unit AMI	Rent	Min. Income	Maximum Income by Household Size				
					1	2	3	4	5
1 BR	7	50%	\$1,138	\$27,312	\$44,150	\$50,450	\$56,750		
	4	60%	\$1,375	\$33,000	\$52,980	\$60,540	\$68,100		
	2	80%	\$1,375	\$33,000	\$70,640	\$80,720	\$90,800		
					2	3	4	5	
2 BR	12	50%	\$1,363	\$32,712	\$50,450	\$56,750	\$63,050	\$68,100	
	5	60%	\$1,647	\$39,528	\$60,540	\$68,100	\$75,660	\$81,720	
	6	80%	\$1,647	\$39,528	\$80,720	\$90,800	\$100,880	\$108,960	
					3	4	5	6	7
3 BR	3	40%	\$1,242	\$29,808	\$45,400	\$50,440	\$54,480	\$58,520	\$62,560
	14	50%	\$1,570	\$37,680	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200
	2	60%	\$1,898	\$45,552	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840
	3	80%	\$1,898	\$45,552	\$90,800	\$100,880	\$108,960	\$117,040	\$125,120

Of the 58 affordable apartments, 9 units are built-out for mobility accessibility, and 3 units are built-out for hearing accessibility. Individuals with a disability have the right to request and receive reasonable accommodations, including the right to ask for auxiliary aids and services, and communications in alternative formats. Please contact our staff for a reasonable accommodation form. TDD Telephone Device for the Deaf only (888) 877-5379 or California Relay Service (711).

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.



Modified Unit Information

ADA mobility built out units have the following modifications:

(2) 1BR @ 50% AMI, (3) 2BR @ 50% AMI, (1) 3BR @ 40% AMI, (3) 3BR @ 50% AMI

Bathroom

- Accessible bathtub with seat and controls with clearance for wheelchair
- Bathtub surround with grab bars
- Accessible bathroom sink and faucet
- Lavatory cabinets with 34" high countertop/sink rim
- Wheelchair accessible lavatory cabinet
- Accessible medicine cabinet/towelbar
- Grab bars at toilet
- 34" clear door openings

Kitchen

- Accessible appliances with space for wheelchair
- Accessible switch for circulating hood (stove)
- Kitchen electrical outlets and controls in proper reach range
- Kitchen cabinets with 34" high countertop/sink rim and 30" wide work surface
- Wheelchair accessible cabinets
- 50% accessible storage

Living room/Bedroom

- Closet rod and shelf at ADA height (one rod/shelf at 33", one rod/shelf at 63")
- Entry door and door hardware for ADA units includes lockset with levers, closer and peepholes (one peephole at 43" max., one at 57")
- 34" clear door openings

Hearing accessible units have the following modifications:

(1) 1BR @ 50% AMI, (2) 3BR @ 50% AMI

- Fire alarm has Strobes & Speaker (Audio and Visual Alarm)
- Doorbell with visual notification

All other units are adaptable.