

The Carlton Marketing Flyer

Developer Name: Abode Communities

Property Management Company Name: Abode COmmunities

Property Name: The Carlton

Property Address: 5407 S WESTERN AVE LOS ANGELES CA 90062

Open for Marketing: 08/13/2025

Pre Application Open Date: 08/13/2025

Pre Application Close Date: 09/12/2025

Lottery Dates: 09/29/2025

Property Application Information

Property Management Contact Name: Willkens Gutierrez

Property Management Contact Title: Leasing Agent,Regional or Compliance Manager

Property Management Contact Email: wgutierrez@abodecommunities.org

Property Management Contact Phone Number: 213-629-2702

TTY/TDD: 711

Property Website: <https://abodecommunities.org/>

Rental Application Link:

Methods of how applications will be provided and accepted:

1st Method of how applications will be provided and accepted: Online

2nd Method of how applications will be provided and accepted: E-mail

3rd Method of how applications will be provided and accepted: In-Person

4th Method of how applications will be provided and accepted:

Mailing Address for Application:

Fax Number:

Property Information

Housing Type: Apartments

Year Built: 2025

Housing Program: Combination of CES and Non-CES units

Shared Living Facility: No

Pre-Application fee:

Credit Screening Fee:

Property Description: Bringing Equitable Housing Opportunities to South Los Angeles

Replacing underutilized, vacant land at the highly traveled corner of 54th & Western,

The Carlton aims to bring long term housing stability to families and Transition Age

Youth. The residential structure is designed to complement the neighborhood at-large

while offering a wide range of studio, one-, and two-bedroom apartments. At the ground

level, lush landscaping enhances the pedestrian experience along Western Avenue

Address 5407 S. Western Avenue, Los Angeles Amenities Secure bicycle parking

Central courtyard with playground Community Room Laundry Onsite property

management Resident/Supportive services

Property Features: Secure bicycle parking Central courtyard with playground
Community Room Laundry Onsite property management Resident/Supportive services
Units Available: 59

Accessible Features: Communication and Mobility units

Parking Type: On Street

Parking Fee:

Income Limits: 1-person household (\$24,850 - \$41,400) 4-person household (\$35,450 - \$53,200)

Referral Agency:

Support Services:

Rental Policy Info: This Project will screen applicants and support residents to maintain their tenancy using Housing First principles, in compliance with SB1380. As such, the following practices will apply: Applicants will be considered for tenancy regardless of their current sobriety or past use of substances, completion of treatment, or participation in services. Participation in services or program compliance is not a condition of application approval. The use of alcohol or drugs in and of itself, without other lease violations, is not a reason for denial of tenancy or eviction once housed. Applicants will not be rejected on the basis of poor credit or financial history, poor or lack of rental history, criminal convictions unrelated to tenancy, housekeeping ability, or behaviors that indicate a lack of "housing readiness." Once housed, residents are able to work with Case Managers and Service Coordinators who are trained in and actively employ evidence-based practices for client engagement, including, but not limited to, motivational interviewing and client-centered counseling. Services are informed by a harm-reduction philosophy that recognizes drug and alcohol use and addiction as a part of tenants' lives, where tenants are engaged in nonjudgmental communication regarding drug and alcohol use, and where tenants are offered education regarding how to avoid risky behaviors and engage in safer practices, as well as connected to evidence-based treatment if the tenant so chooses.

Rental Special Notes: 59 Affordable Family Homes in Los Angeles, CA Application Period for General Affordable Units Open: August 13, 2025 Application Period for General Affordable Units Close: September 12, 2025 Lottery for General Affordable Units: September 29, 2025 (virtually) 29 General Affordable Units - (See Income & Eligibility Next Page) - Applications processed via Lottery 30 Units for Transitional Aged Youth (TAY) - Application processed via Coordinated Entry System (CES) Income limits for General Affordable Units (based on household size): 30 % Area Median Income - (\$31,800 - \$60,000) 40 % Area Median Income - (\$42,400 - \$80,000) 50 % Area Median Income - (\$53,000 - \$100,000)

Description of how applicant can request a Reasonable Accommodation: If applicant has a physical or mental disability, and as a result of this disability there are reasonable accommodations that should be considered in his/her application, applicant should attach a note to his/her application describing the reasonable accommodation(s) he/she is requesting and why they should be considered in the application. Applicant may be asked to fill out a Reasonable Accommodation Request form upon receipt of application and further information may be required from a certified medical provider to verify need for reasonable accommodations. If, as a result of a disability, an applicant needs changes in the way the Project team communicates with applicant, the Project team will work together to accommodate requests. Changes may include, for example, requests for notices and application in large print, or to have application materials sent to those

with mobility impairments.

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.