

CENTRAL AVE APARTMENTS NOW LEASING

Affordable Family Housing & Supportive Housing for Transition Age Youth

PROPERTY LOCATION

8923 S. Central Avenue, Los Angeles, CA 90002

STUDIO, 1- & 2-BEDROOM RENTAL APARTMENTS

28 Affordable Units, Leased by **Abode Communities**

Applications accepted in person, via mail, or online at accesshousingla.org. Visit or send rental application to Westmont Vista: 1755 W. Imperial Hwy. Los Angeles, CA 90047. Leasing office is open Monday – Friday from 9AM to 5PM.

30 Supportive Units, Leased by **LAHSA CES**

Contact **LAHSA** at **213-797-4568** or cesmatching@lahsa.org

APPLICATION PERIOD

June 5, 2026 - July 6, 2026. Each eligible applicant will be assigned a lottery number at time of submission. A virtual lottery will be held on July 20, 2026, and applications will be processed by lottery number. All eligible applicants will be included in the lottery.

PROPERTY AMENITIES

Bicycle Parking, Community Room, Courtyard, Coin-Operated Laundry, Onsite Property Management, and Resident Services

CONSTRUCTION COMPLETE

Anticipated Summer 2026



**Central Avenue Apartments
is owned and operated by**



A Place to Belong

Valesta Jones
Community Manager
(213) 225-2829
TTY/TDD: 711

centralave@abodecommunities.org



LEED

CENTRAL AVE APARTMENTS

ELIGIBILITY

Approximate Monthly Rent

Max Area Median Income	Income Limits by # of People in Household				
	1	2	3	4	5
20%	\$23,320	\$26,660	\$29,980	\$33,320	35,980
30%	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970
40%	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960

*Housing affordability determined by California Tax Credit Allocation Committee.
Rent and income limits are updated annually and subject to change.*

Accessible Units

Unit Size	Mobility	Hearing or Visual (H/V)	Included in Lottery
Studio	1	1	0
1BR	4	3	2 - Mobility 1 - H/V
2 BR	4	2	3 - Mobility 2 - H/V

Occupancy Standards

Unit Size	# HH Members
STUDIO	1
1 BR	1-3
2 BR	3-5
Unit Size	Sq Ft
STUDIO	425
1 BR	545
2 BR	689



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DOCUMENTATION



The following documentation will be required if invited to interview.



LEED

Valid Picture ID	Household members > 18 y/o
Birth Certificates	All minors < 18 y/o
Proof of Legal Residence	At least one household member
Social Security Card	All household members with legal status
Bank Account Statements	All household members, six months most recent, all accounts
Pensions & Annuities	All household members, three most recent, all accounts
Employment	All household members > 18 y/o; three most recent consecutive months' pay stubs OR equivalent proof of income and two most recent IRS tax returns. If self-employed, two years IRS tax returns, including Schedule C and list of clients
Students	Student household members, name and address of school, current class schedule
SSI or SSA/Disability	All household members, benefits letter dated within 120 days prior to move-in
Unemployment Insurance	All household members, most recent statement or benefits letter.
Financial Assistance	All household members, gifts or payments, including notarized letter from provider
GA/AFDC/TANF	All household members, original printout of benefits paid in last 12 months OR Notice of Action
Child Support & Alimony	All household members, DA notice, court order OR provider letter with two most recent checks
Other	All household members, documentation for regular pay as member of Armed Forces, severance payments, short sale documentation, settlements, lottery winnings, inheritances, death benefits, life insurance or any other source of income.

CENTRAL AVE APARTMENTS

FAIR HOUSING

EQUAL HOUSING OPPORTUNITY

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.

ACCESSIBLE UNITS AVAILABLE

Mobility- and communications-accessible rental apartments are available at this property. Please contact the property to make an accessibility request.

RIGHTS OF INDIVIDUALS WITH DISABILITIES

Individuals with a disability have the right to request and receive reasonable accommodation, including auxiliary aids and services, and communications in alternative formats. To make a request for an accessible unit, please contact the property management office.

PET POLICY

This property is a pet-inclusive community where household pets are welcome and not limited to service or emotional support animals. Households with pets are subject to community guidelines and registration. Service and assistance animals are accommodated in accordance with applicable laws.



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