

Grand View Apartments Marketing Flyer



Developer Name: Abode Communities

Property Management Company Name: Abode Communities

Property Name: Grand View Apartments

Property Address: 714 S GRAND VIEW ST LOS ANGELES CA 90057

Open for Marketing: 12/31/2025

Pre Application Open Date: 12/31/2025

Pre Application Close Date: 01/31/2026

Lottery Dates: 02/12/2026

Property Application Information

Property Management Contact Name: Grandview Manager

Property Management Contact Title: Property Manager

Property Management Contact Email: grandview@abodecommunities.org

Property Management Contact Phone Number: 213-225-2844

TTY/TDD: 711

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

Rental Application Link:

Methods of how applications will be provided and accepted:

1st Method of how applications will be provided and accepted: 1. Online: Apply or download an application at <https://abodecommunities.org/communities/grandview/> and drop it off at the temporary leasing office.

2nd Method of how applications will be provided and accepted: 2. Paper: Pick up a paper application at New Park Place Terrace Apartments, 2500 West 4th Street, Los Angeles, CA, 90057

3rd Method of how applications will be provided and accepted: 3. Los Angeles Housing Department's Affordable and Accessible Housing Registry:

<https://housing.lacity.gov/housing/general-information-achp>

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: Grandview Apartments transforms 36 existing naturally occurring affordable homes on underutilized land into a vibrant residential community featuring 100 new permanently affordable homes for families and people previously experiencing homelessness. Located in the MacArthur Park neighborhood of Los Angeles adjacent to a host of community amenities, the site also sits two blocks from LA Metro's Westlake/MacArthur Park station, offering residents connectivity to the Red and Purple rail lines. Resident families will enjoy a host of amenities including complimentary onsite services offered by Abode Communities. People previously experiencing homelessness will benefit from supportive services offered in partnership with St. Joseph Center. All services aim to improve livelihoods and promote long-term housing retention. Project financing includes 4% Low Income Housing Tax Credits; tax-exempt bonds; funding from State of California Housing and Community Development's Multifamily Housing, Transit-Oriented Development, Infill Infrastructure Grant, Affordable Housing and Sustainable Communities Programs; Los Angeles County General funds, and City of Los Angeles HHH funds. • Common area amenities include secured bicycle parking, landscaped courtyard, central laundry room, a large community room & lounge, access to two elevators for all 100 units, and office/administrative space for both property management and supportive services staff. Twenty-five (25) automobile parking spaces (two of which will be accessible) will be provided in a secured subterranean parking lot, while one hundred (100) long-term bicycle parking spaces will also be available in a secured room near the stairs on the ground level parking level, and an additional fourteen (14) short-term bicycle parking spaces will be available outside the building's main entrance. Unit amenities include energy efficient light fixtures, water efficient plumbing fixtures, central heating and cooling, ample storage space, stove and range, and a refrigerator. The thirty-four (34) one-bedroom and twenty (20) two-bedroom Special Needs units will be move-in ready and fully furnished (i.e. full-size bed, table, dresser, and additional seating). • The Grandview Apartments is located in the Westlake neighborhood of Los Angeles. The site will provide diverse and appropriately affordable housing options in close proximity to many valuable resident amenities including a park, library, elementary school, medical center, pharmacy, and grocery stores.

Property Features: Amenities Bike storage, community room, central courtyard, resident center, on-site resident & supportive services

Units Available: Now Leasing (53) one-bedroom apartments (28) two-bedroom apartments (19) three-bedroom apartments - (23) total accessible units - (54)

Permanent Supportive Housing Units - (45) General Affordable Units - (1) Manager's Unit

Accessible Features: Accessible Units Available Accessible units and/or units with accessible features are available at this property. To inquire about available accessible units and their features, please contact the property management office.

Parking Type: On Street

Parking Fee:

Income Limits: 1, 2, & 3-Bedroom Units Maximum Income Level Income Limits by # of People in Household (Subject to Change, Rent Determined by CTCAC)

	1	2	3	4	5	6	7	8
30%	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,430	\$60,000
40%	\$42,400	\$48,480	\$54,520	\$61,320	\$73,240	\$70,280	\$75,120	\$80,000
50%	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
60%	\$63,600	\$72,720						

\$81,780 \$90,900 \$98,160 \$105,420 \$112,680 \$120,000 70% \$74,200 \$84,840 \$95,410
\$106,050 \$114,520 \$122,990 \$131,460 \$140,000 80% \$84,800 \$96,960 \$109,040
\$121,200 \$130,880 \$140,560 \$150,240 \$160,000

Referral Agency:

Support Services: Supportive Services for special needs populations provided by St. Joseph's Center Resident Services provided by Abode Communities Beyond Homes

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: 99 Affordable Rental Apartments in Los Angeles, CA Application Period Open: December 31, 2025 Application Period Close: January 31, 2026 Virtual Lottery: February 12, 2026 UNIT INVENTORY BY BEDROOM SIZE, ACCESSIBILITY, POPULATION & AMI LEVEL NOTE: Homeless, Chronically Homeless, and SMI/SUD (Serious Mental Illness/Substance Use Disorder) units are matched through the Coordinated Entry System (CES). General Affordable units are assigned through the property lottery. 1-BEDROOM UNITS (51 total) Mobility (5 units) - Chronically Homeless 20% (CES): 3 units - Homeless 20% (CES): 1 unit - General Affordable 50% (Lottery): 1 unit Hearing/Vision (4 units) - Chronically Homeless 20% (CES): 1 unit - Homeless 20% (CES): 1 unit - General Affordable 30% (Lottery): 1 unit - General Affordable 50% (Lottery): 1 unit Standard (42 units) - Chronically Homeless 20% (CES): 23 units - Homeless 20% (CES): 3 units - SMI/SUD 20% (CES): 3 units - General Affordable 30% (Lottery): 4 units - General Affordable 40% (Lottery): 4 units - General Affordable 60% (Lottery): 2 units - General Affordable 80% (Lottery): 3 units 2-BEDROOM UNITS (29 total) Mobility (3 units) - Homeless 20% (CES): 1 unit - General Affordable 30% (Lottery): 1 unit - General Affordable EXEMPT (Lottery): 1 unit Hearing/Vision (1 unit) - Homeless 20% (CES): 1 unit Standard (25 units) - Homeless 20% (CES): 18 units - General Affordable 30% (Lottery): 1 unit - General Affordable 40% (Lottery): 2 units - General Affordable 50% (Lottery): 2 units - General Affordable 60% (Lottery): 2 units 3-BEDROOM UNITS (20 total) Mobility (2 units) - General Affordable 30% (Lottery): 1 unit - General Affordable 50% (Lottery): 1 unit Hearing/Vision (1 unit) - General Affordable 30% (Lottery): 1 unit Standard (17 units) - General Affordable 30% (Lottery): 5 units - General Affordable 40% (Lottery): 5 units - General Affordable 50% (Lottery): 6 units - General Affordable 70% (Lottery): 1 unit TOTAL BUILDING: 100 units - CES Units: 55

units - Lottery Units: 45 units

Description of how applicant can request a Reasonable Accommodation: 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, please contact the property management office.

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.

