

Evermont Marketing Flyer

Developer Name: BRIDGE Housing & Coalition for Responsible Community Development (CRCD)
Property Management Company Name: BRIDGE Property Management Company
Property Name: Evermont
Property Address: 8505 S EVERMONT PL LOS ANGELES CA 90044
Open for Marketing: 07/23/2024
Pre Application Open Date: 07/23/2024
Pre Application Close Date: 08/22/2024
Lottery Dates: 09/05/2024

Property Application Information

Property Management Contact Name: Leasing Agent
Property Management Contact Title: Leasing Agent
Property Management Contact Email: evermont.leasing@bridgehousing.com
Property Management Contact Phone Number: 323-805-0667
TTY/TDD: 711
Property Website:
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: Paper (drop off or mail)
3rd Method of how applications will be provided and accepted:
4th Method of how applications will be provided and accepted:
Mailing Address for Application:
Fax Number:

Property Information

Housing Type: Apartments
Year Built: 2024
Housing Program: Combination of CES and Non-CES units
Shared Living Facility: No
Pre-Application fee: 0.00
Credit Screening Fee: 25.00
Property Description: Luminus@Evermont is a new mixed-use development, offering 118 affordable homes for families, retail stores, a transit plaza, and a Metro training facility.
Property Features: Amenities include: a community room with kitchen, on-site laundry room, a parking lot, bike parking, a courtyard, a community garden, and on-site professional management. Rents include water and garbage; tenants are responsible for all other utilities including electricity, phone, and cable.
Units Available: Luminus@Evermont will offer 58 new apartments affordable to families

earning between 40% - 80% of the area median income (AMI). 9 of these units are built-out for mobility accessibility, and 3 units are built-out for hearing accessibility. The remaining 58 units will be reserved for referrals.

Accessible Features: 9 of these units are built-out for mobility accessibility, and 3 units are built-out for hearing accessibility. Hearing Units have the following modifications: •

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

Parking Type:

Parking Fee:

Income Limits:

Referral Agency:

Support Services:

Rental Policy Info:

Rental Special Notes: The lottery will be held 2 weeks after the close of the application period. The lottery will only be held for the 58 General Affordable units at Luminus.

These 58 units will consist of the following unit types - 7 1BR50% AMI, 4 1BR60% AMI, 2 1BR80% AMI, 12 2BR 50% AMI, 5 2BR60% AMI, 6 2BR 80% AMI, 3 3BR40% AMI, 14 3BR50% AMI, 2 3BR60% AMI, 3 3BR80% AMI

Description of how applicant can request a Reasonable Accommodation: 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 alternative formats. Please contact our staff for a reasonable accommodation form.

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.