

NOW LEASING!



Grandview Apartments

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 **Est. completion April 2026**

Property Address

714 S. Grand View Street
Los Angeles, CA 90057

Now Leasing

(54) Permanent Supportive Housing Units
- via Coordinated Entry System
(45) General Affordable Units
- via Property Lottery

Amenities

Bike storage, community room, central courtyard, resident center, on-site resident & supportive services

Property Management

Abode Communities
(213) 225-2844
grandview@abodecommunities.org
TTY/TDD: 711

How to Apply

1. **Online:** Via the Los Angeles Housing Department's Affordable and Accessible Housing Registry (AAHR):
<https://lahousing.lacity.org/AAHR/>
2. **In Person** or Download:
Pick up a paper application at New Park Place Terrace Apartments, 2500 West 4th Street, Los Angeles, CA 90057
OR
Download an application at:
<https://abodecommunities.org/communities/grandview/> and drop it off at the temporary leasing office.



INCOME & ELIGIBILITY

Grandview Apartments (cont'd)

| 1, 2, & 3-Bedroom Units | | | | | | | | |
|-------------------------|--|----------|----------|-----------|-----------|-----------|-----------|-----------|
| Area Median Income | 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 |

| Income Requirements | | | | Occupancy Standards | | |
|---------------------|--------------------|--------------|----------------------------|---------------------|---------------------|------------|
| Unit Size | Area Median Income | Maximum Rent | HH Minimum Income Required | Unit Size | # Household Members | Unit SF |
| 1BD | 30% | \$852 | \$14,454 | 1 BR | 1-3 | 486 |
| 1BD | 40% | \$1,136 | \$19,566 | 2 BR | 2-5 | 788 |
| 1BD | 50% | \$1,420 | \$24,678 | 3 BR | 3-7 | 968 - 1004 |
| 1BD | 60% | \$1,704 | \$29,790 | | | |
| 1BD | 70% | \$1,988 | \$34,902 | | | |
| 1BD | 80% | \$2,272 | \$40,014 | | | |
| 2BD | 20% | \$681 | \$11,142 | | | |
| 2BD | 30% | \$1,022 | \$17,280 | | | |
| 2BD | 40% | \$1,363 | \$23,418 | | | |
| 2BD | 50% | \$1,703 | \$29,538 | | | |
| 2BD | 60% | \$2,044 | \$35,676 | | | |
| 2BD | 70% | \$2,385 | \$41,814 | | | |
| 2BD | 80% | \$2,385 | \$49,068 | | | |
| 3BD | 20% | \$787 | \$12,834 | | | |
| 3BD | 30% | \$1,181 | \$19,926 | | | |
| 3BD | 40% | \$1,575 | \$27,018 | | | |
| 3BD | 50% | \$1,969 | \$34,110 | | | |
| 3BD | 60% | \$2,363 | \$41,202 | | | |
| 3BD | 70% | \$2,757 | \$48,294 | | | |

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.

Accessible Units Available

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



AVAILABLE UNITS

Grandview Apartments (cont'd)

Accessible Unit Options

Mobility-Accessible Units

Designed for residents with mobility needs and may include features such as wider doorways, lower countertops, accessible bathroom fixtures, roll-in showers, and additional maneuvering space.

Hearing & Vision-Accessible Units

Designed for residents with hearing or vision needs and may include visual fire alarms, flashing doorbells, tactile or Braille signage, and enhanced communication alerts.

Pet-Inclusive Community

Grandview Apartments is a pet-inclusive community. Pets are welcome and are not limited to service animals or emotional support animals. Service and support animals are also welcome in accordance with applicable laws.

| Income Level | | 20% | 20% | 20% | 30% | 40% | 50% | 60% | 70% | Total |
|---------------|----------------|----------------------|-----------|----------|--------------------|--------------------|--------------------|--------------------|--------------------|-----------|
| | | Chronically Homeless | Homeless | SMI/SUD | General Affordable | |
| 1-BR | Mobility | 3 | 2 | - | - | - | 1 | - | - | 6 |
| 1-BR | Hearing/Vision | 1 | 1 | - | 1 | - | 1 | - | - | 4 |
| 1-BR | Standard | 23 | 1 | 3 | 4 | 5 | 2 | 2 | 3 | 43 |
| 2-BR | Mobility | - | 1 | - | 1 | - | - | - | - | 2 |
| 2-BR | Hearing/Vision | - | 1 | - | - | - | - | - | - | 1 |
| 2-BR | Standard | - | 18 | - | 1 | 2 | 1 | 2 | - | 24 |
| 3-BR | Mobility | - | - | - | 1 | - | 1 | - | - | 2 |
| 3-BR | Hearing/Vision | - | - | - | 1 | - | - | - | - | 1 |
| 3-BR | Standard | - | - | - | 2 | 4 | 9 | - | 1 | 16 |
| TOTALS | | 27 | 24 | 3 | 11 | 11 | 15 | 4 | 4 | 99 |

Legend:

- SMI/SUD = Serious Mental Illness/Substance Use Disorder

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.



REQUIRED DOCUMENTS

Grandview Apartments (cont'd)

Documentation Required for Interview

| | |
|--------------------------|---|
| Valid Picture ID | All household members >18 years old |
| Birth Certificates | All minors <18 years old |
| 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 most recent bank statements, all accounts |
| Pensions & Annuities | Three most recent statements, all accounts |
| Employment | All household members >18 years old; 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 current list of clients |
| Students | All household students; name and address of school, current class schedule |
| SSI or SSA/Disability | All household members, benefit letter dated within 120 days prior to move-in |
| Unemployment Insurance | All household members, most recent statement or letter showing benefits |
| Financial Assistance | All household members, gifts or payments from outside of household, 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, District Attorney 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 other sources of income |

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.

