

44 Units • 15 Units Leased via Coordinated Entry System

Housing for Low Income Households

Amenities

Roof Deck/Terrace Covered Playground Community Room & Computer Nook Onsite Laundry Resident Service Center Onsite Property Management

Complimentary Resident Services

Skills-Building Workshops
Social Events
Community Activities
Health & Wellness Activities
Expansive Referral Network

Accepting Rental Applications

Dates: 9/7/2024 - 9/21/2024

Lottery on 9/30/2024

Leasing Office

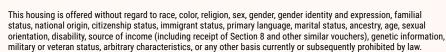
403 S. Mission Drive, San Gabriel, California 91776

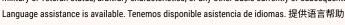
Office Hours: M - F, 10:00am - 4:00pm

LanternTerraceApts.com LanternTerrace@Related.com



949-414-9631 TTY: 711









Lantern Terrace Income/Eligibility Requirements

STUDIOS (SUPPORTIVE)*							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	1 RE	AL HOUSEHO	USEHOLD INCOME 2 RESIDENTS		
7	30% AMI	SEE NOTE**	\$2		\$33,270		
1-BEDROOM UNITS	S (SUPPORTIVE)*						
NUMBER OF Units	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	MAX ANNUAL HOUSEHOLD INCOME 1 RESIDENT 2 RESIDENTS 3 RESIDENTS				
14	30% AMI	SEE NOTE**			\$33,270) J	\$37,440
2-BEDROOM UNITS (AFFORDABLE & SUPPORTIVE)*							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	2 RES.	MAX ANNUAL HOUSEHOLD INCOM 3 RES. 4 RES.			5 RES.
1*	30% AMI	SEE NOTE**	\$33,270	\$37,44	0 \$4	1,610	\$44,940
4	50% AMI	\$1,430	\$55,450	\$62,40	\$62,400 \$69		\$74,900
6	60% AMI	\$1,744	\$66,540	\$74,88	0 \$8	3,220	\$89,880
3-BEDROOM UNITS (AFFORDABLE)							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	3 RES.	MAX ANNU. 4 RES.	AL HOUSEHO 5 RES.	LD INCOME 6 RES.	7 RES.
2	30% AMI	\$923	\$37,440	\$41,610	\$44,940	\$48,270	\$51,600
4	50% AMI	\$1,645	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000
5	60% AMI	\$2,005	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200

^{*} Supportive units are designated for formerly homeless individuals and/or Transition Age Youth. Formerly homeless units leased via Coordinated Entry System.

Accessibility: Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids. To request an accessible unit, please refer to the rental application. Sample accessibility features include fixtures, appliances, flooring, central ac/heat, roll-in shower, grab bars, lowered kitchen cabinets, wheelchair access, specialized life/safety alarms, etc. Project includes seven total mobility units, five communication units, and and 32 adaptable units.

Applications processed by lottery. Applications will be selected via lottery held on September 30, 2024.

Pet Policy: The Landlord shall comply with the Pet-Friendly Housing Ordinance Number 2020-0001 ("Pet-Friendly Ordinance") of Chapter 8.70 of the Los Angeles County Code.

How to prepare for your interview

VALID PICTURE ID • HOUSEHOLD MEMBERS >= 18 YEARS OLD

BIRTH CERTIFICATES • ALL MINORS < 18 YEARS OLD

PROOF OF LEGAL RESIDENCE • AT LEAST ONE HOUSEHOLD MEMBER

Must have proof of legal residence in the U.S. Required for all PBV

Supportive Housing units

SOCIAL SECURITY CARDS • ALL HOUSEHOLD MEMBERS AS APPLICABLE

BANK ACCOUNT STATEMENTS • ALL HOUSEHOLD MEMBERS Six (6) most recent bank statements (all accounts)

PENSIONS & ANNUITIES • ALL HOUSEHOLD MEMBERS
Three (2) most recent statements (all accounts)

EMPLOYMENT • HOUSEHOLD MEMBERS >= 18 YEARS OLD

Three (3) most recent consecutive months' pay stubs or equivalent proof of income and two (2) most recent years IRS tax returns

If self-employed, two (2) years IRS Tax Returns, including Schedule (

SSI OR SSA/DISABILITY • ALL HOUSEHOLD MEMBERS

Benefit letter dated within 120 days prior to move-in

UNEMPLOYMENT INCOME • ALL HOUSEHOLD MEMBERS

Most recent statement or letter snowing current benefit

FINANCIAL ASSISTANCE • ALL HOUSEHOLD MEMBERS

Gifts/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 OR court order OR provider letter

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 dividends, trust benefits, or other income sources not listed

^{**} Households will pay approximately 30% of their adjusted income in rent. There is no minimum income required for supportive units.