

ADULTS 62+ Housing Opportunity in Los Angeles

LOW-INCOME ONE & TWO-BEDROOM APARTMENTS FOR ADULTS AGE 62+! Noble Senior Housing, an existing building located at 15100 Moorpark St., Sherman Oaks, CA 91403 will be accepting applications to add to an existing waiting list.

ELIGIBILITY TO APPLY

AGE: The head of household must be at least 62 years old at the time of application.

INCOME: Minimum annual income of \$26,667

Maximum annual income of \$48,550 for one person; \$55,450 for two people

The minimum income requirement does not apply to households with a Section 8 voucher. This is a Low-Income Housing Tax Credit Property. Current rents range from \$1,000 to \$1,560 per month.

**Application requests will be taken from
January 13, 2025, at 9:00 am through February 28, 2025, at 12:00 pm
OR until we receive 1,000 application requests, whichever comes first.**

We will not accept requests made prior to the start date and time. Applications will be sent out within one week of the request being made.

Request an application by calling (310) 281-2837 to receive an application by mail or by submitting a request through e-mail to nswl@mhfla.org. E-mail requests for applications **MUST** include the following information in the body of the e-mail to be considered: (1) the full name of the head of household applying, (2) complete mailing address and phone number, (3) preference for application to be sent by mail or through e-mail.

Applicants may also obtain a conventional waitlist application and/or request to be added to the accessible unit waitlist by submitting a request through the Housing Registry on accesshousingla.org. If a request is received while the waiting list is accepting conventional application requests, a conventional waiting list application will be emailed to the applicant(s) and must be returned by the deadline listed below to be considered for eligibility for the conventional waitlist. This property has 7 accessible units, and there is no limit to the number of applicants who can apply for these units.

APPLICATIONS WILL NOT BE AVAILABLE AT THE BUILDING SITE!

All conventional waiting list applications must be completely filled out, signed, and returned to Menorah Housing Foundation to be considered. If returning by mail, the application needs to be mailed to 10991 W. Pico Blvd., Los Angeles, CA 90064 and postmarked by 3/28/25. If returning by e-mail, ensure all pages are legibly scanned and send to nswl@mhfla.org by 3/28/25.

No more than one application per household will be provided or accepted. Incomplete applications and duplicate applications will be rejected. A virtual lottery will be held in the spring of 2025. Approximately 550 applications will be drawn and added to the existing waiting list.

This property has accessible units and/or units with accessible features; an interested person can contact our staff to inquire about particular features. Individuals with Disabilities have the right to ask for and receive reasonable accommodations, including the right to ask for auxiliary aids and services, and communications in alternative formats. A request can be made by contacting Dawn Beebe, Director of Operations, (310) 475-6083 extension 214 or email at dbeebe@mhfla.org. Persons with hearing or speech disabilities may dial 711 to reach the Telecommunications Relay Service to contact our office. If Limited English Proficiency (LEP) services are needed, please contact our staff.

Amenities include two elevators, ramp to front entrance, no steps to units, gated and covered parking lot (parking availability is not guaranteed), ADA stoves, refrigerators, grab bars, lowered peep holes, community room with kitchen, laundry room with a front-loading machine, and an on-site Resident Service Coordinator.

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.

