

**NOW  
LEASING**



**LANTERN TERRACE**  
103 N Chapel Ave. Alhambra, CA 91801

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 - 9/18/2024

Lottery on 9/24/2024

### Leasing Office

403 S. Mission Drive,  
San Gabriel, California 91776

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

[LanternTerraceApts.com](http://LanternTerraceApts.com)

[LanternTerrace@Related.com](mailto:LanternTerrace@Related.com)

949-414-9631 TTY: 711

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.

Language assistance is available. Tenemos disponible asistencia de idiomas. 提供语言帮助



# Lantern Terrace Income/Eligibility Requirements

STUDIOS (SUPPORTIVE)*							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	MAX ANNUAL HOUSEHOLD INCOME				
			1 RESIDENT	2 RESIDENTS			
7	30% AMI	SEE NOTE**	\$29,130	\$33,270			
1-BEDROOM UNITS (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**	\$29,130	\$33,270	\$37,440		
2-BEDROOM UNITS (AFFORDABLE & SUPPORTIVE)*							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	MAX ANNUAL HOUSEHOLD INCOME				
			2 RES.	3 RES.	4 RES.	5 RES.	
1*	30% AMI	SEE NOTE**	\$33,270	\$37,440	\$41,610	\$44,940	
4	50% AMI	\$1,430	\$55,450	\$62,400	\$69,350	\$74,900	
6	60% AMI	\$1,744	\$66,540	\$74,880	\$83,220	\$89,880	
3-BEDROOM UNITS (AFFORDABLE)							
NUMBER OF UNITS	MAX INCOME LEVEL	ESTIMATED MONTHLY RENT	MAX ANNUAL HOUSEHOLD INCOME				
			3 RES.	4 RES.	5 RES.	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.  
 \*\* Households will pay approximately 30% of their adjusted income in rent. There is no minimum income required for supportive units.

**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 32 adaptable units.

**Applications processed by lottery.** Applications will be selected via lottery held on **September 24, 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 (3) 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 C and current list of clients

**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 showing 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  
 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 dividends, trust benefits, or other income sources not listed