

# ACCEPTING APPLICATIONS BEGINNING JUNE 15, 2025



Affordable Housing Community,  
62 and Older

Located in Torrance, CA



[www.tsahousing.com](http://www.tsahousing.com)



[colemancourt@tsaproperties.com](mailto:colemancourt@tsaproperties.com)



Office: (310) 212-5898

TTY: (800) 855-7100

## HOW TO APPLY

**Applications Available Beginning June 15, 2025**

### **Download and Print:**

<https://www.tsahousing.com/property/colemancourt>

### **Pick Up On-Site:**

1421 Cravens Ave., Torrance, CA 90501

### **Email Completed Application:**

[colemancourt@tsaproperties.com](mailto:colemancourt@tsaproperties.com)

### **Mail Completed Application:**

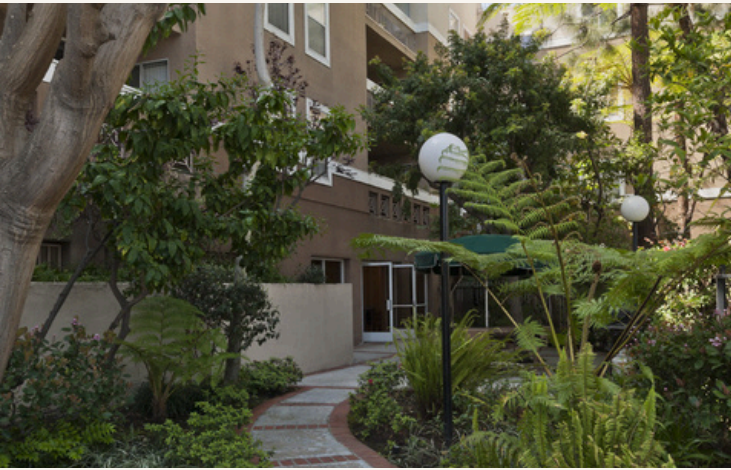
Coleman Court, c/o Manager's Office  
1421 Cravens Ave., Torrance, CA 90501

All qualified applications submitted will be added to the existing waiting list in chronological order, by date and time received. Please note that the City of Torrance must be notified of all vacancies and have the opportunity to refer eligible Section 8 applicants. These applicants will have priority. If there are no applicants from the City of Torrance, management will use the waiting list to fill the vacant unit(s).



# Coleman Court

1421 Cravens Ave., Torrance, CA 90501



## ABOUT THE PROPERTY

Coleman Court is a 79-unit, affordable housing community for people 62 and over. Located in the "Old Towne" area of the city of Torrance, CA, Coleman Court is centrally located to shopping, restaurants, and a senior community center.

Each unit has a private patio, heating and air conditioning units, a range, and a refrigerator. The property features a spacious community room with a full kitchen, a pool table, laundry facility, outdoor barbecue areas, and a garden. Regularly scheduled activities include coffee socials, bingo, monthly birthday parties and more.

## PROPERTY AMENITIES

- On-Site Laundry Facility
- Private Patios in Each Unit
- Community Room
- Pool Table
- Resident Garden
- Outdoor Barbecue Area
- On-Site Management
- Near Shops and Dining

## RENT/ INCOME RESTRICTION

Coleman Court is a 79-unit, affordable housing community in the "Old Towne" area of the city of Torrance, CA for people 62 and over. To qualify, applicants must have a gross monthly income that is at least twice the monthly rent. Voucher holders do not need to meet the minimum gross monthly income requirement. **\*Rent subject to change.**

Please note that the City of Torrance must be notified of all vacancies and have the opportunity to refer eligible Section 8 applicants. These applicants will have priority. If there are no applicants from the City of Torrance, management will use the waiting list to fill the vacant unit(s).

Unit Size	Occupancy	Rent/Month	Min. Gross Monthly Income
1 BD	Min. 1 / Max. 2	up to \$1,482	\$2,964

## INCOME LIMITS

Applicants must have incomes below the 120% area median income (AMI) for Los Angeles County for their household size. See the chart below. **\*Income limits subject to change. Some units may have lower income restrictions.**

1 Person	2 People
\$89,550	\$102,300

## PARKING

Parking is limited and not guaranteed.

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.

This property has accessible and adaptable units for people with disabilities. People with disabilities may ask for, and receive reasonable accommodations, modifications, and auxiliary aids, including in the application process. Please contact [colemancourt@tsaproperties.com](mailto:colemancourt@tsaproperties.com) to make this request.

This property is a 100% non-smoking community

