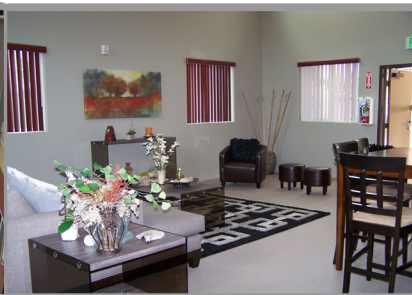


MIRAGE TOWN HOMES

5221 S. Western Avenue, Los Angeles, CA 90062

NOW ACCEPTING APPLICATIONS
For families that need affordable housing
Applications download + print or pick up / submit at location



Mirage Town Homes is a 21 unit affordable tax credit townhouse style apartments, located in Los Angeles, California.

The property features 3 bedroom and 4 bedroom units.

Minimum of one parking space in underground parking garage with remote control access.



www.latownhomes.org



mirage@latownhomes.org



323-298-4520

RENT / INCOME LIMITS: Applicants must have income limits at or below 60% AMI to qualify. Must be below the income limits for the household size. See the current CTCAC limits chart below:

Conventional waiting list opens: 07/27/2026 and closes on 08/27/2026

Rent/Income Restrictions

	30%	40%	45%	60%
3 Bedroom	\$1,299	\$1,732	\$1,949	\$2,598
4 Bedroom	\$1,449	\$1,932	\$2,173	\$2,898

Income Restrictions

	People 4	5	6	7	8
60%	\$99,960	107,940	115,920	123,900	132,000
40%	\$66,640	71,960	77,280	82,600	88,000
30%	\$49,980	53,970	57,960	61,950	66,000

This housing is offered without regard to race, color, religion, sex, gender, identity and or expression/orientation, familial status, national origin, citizenship status, immigrant status, primary language, marital status, ancestry, age, disability, source of income, genetic information, military or veteran status, arbitrary characteristics, or any other basis currently 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 call 323.298.4520 or contact www.latownhomes.org to make this request.



This Property is a 100% non-smoking community



QUALIFICATION CRITERIA FOR M-PROPERTIES

Eligibility Requirement (all Adults):

- **Afavorable credit history** with minimum credit score of 650
- **No late payments**
- **NO negative/derogatory accounts**
- **Verifiable household Income** that is at least 2.5 times the monthly rent.
- **Favorable Rental History** must be verifiable from unbiased sources.
- **Good Housing Keeping Habits** must be verifiable from unbiased sources.
- **No prior evictions or collection records**
- **Background check**- we run complete background check.
- **We require Renter's Insurance**

Required Documents:

Valid ID:

All applicants and occupants must provide Copy of Social Security card; Copy of Current/Valid Picture I.D., (Issued by State or Federal Government -Driver's license, Green Card, Passports, Birth certificate etc.)

Proof of Income:

Three months documentation from all sources of Income/cashflow.

Proof of Assets:

Six months statements of banks accounts and any other assets accounts as well as real properties.

Detail list of required documentation available at building office.

Application Fees: Non-Refundable application fee (Money order or cashier's check) in the amount of \$50.00 for the purpose of obtaining tenant screening report for each adult in household.

Application is available at property office and for download at latownhomes.org.

Incomplete application or missing required documentation will not be considered for tenancy.

we bring prosperity to our communities

WE FOLLOW ALL FEDERAL & STATE FAIR HOUSING LAWS

