Do you make less than $133,280* annually?

You may qualify for affordable housing.

Apply via Los Angeles Housing Department (LAHD) Website:
access.housing.lacity.gov/listings

Apply Today!

Occupancy expected to begin Spring 2027!



Rent Restrictions*

Household	30% AMI	50% AMI	60% AMI	80% AMI
1 person	$34,980	$58,300	$69,960	$93,280
2 people	$39,990	$66,650	$79,980	$106,640
3 people	$44,970	$74,950	$89,940	$119,920
4 people	$49,980	$83,300	$99,960	$133,280

Applicants must have income at or below 30%, 50%, 60%, or 80% for Los Angeles County based on their household size.

*Income and Rent Limits Subject to Change

HAVEN

8911 Ramsgate Avenue, Los Angeles, CA

Now Accepting Applications!

Applications available for 53 one-bedroom and 23 two-bedroom apartments. No parking available, street parking only. This building is 100% non-smoking.

Lottery:

All applications received from November 16, 2026, to December 16, 2026, will be entered into a random lottery to determine placement on the waitlist. All applications received by 11:59 PM PST December 16, 2026, lottery will take place December 30, 2026, at 11:00 am. Applications received after the deadline will be placed on the waitlist in the order they are received.

Accessibility Priority:

Mobility/Hearing/Sight impaired households will have priority for 13 units designed for the mobility impaired and 9 units designed for the hearing/sight impaired.

Reasonable Accommodation:

If you need a reasonable accommodation or modification to participate in this process, you may call: (213) 787-2700 or email Ramsgate@jsco.net. Telephone Device for hearing assistance: (888) 877-5379 or California Relay Service (711)

Income Requirements

Unit size		30% AMI	50% AMI	60% AMI	80% AMI
1 Bedroom / 1 Bathroom	Gross Monthly Rent	$889	$1,513	$1,826	$2,451
	1.5 Times Gross Monthly Rent	$1,333.50	$2,269.50	$2,739	$3,676.50
2 Bedroom / 1 Bathroom	Gross Monthly Rent	$1,062	$1,811	$2,186	$2,936
	1.5 Times Gross Monthly Rent	$1,593	$2,717	$3,279	$4,404

Applicants must have a gross monthly income that is at least 1.5 times the monthly rent.

*Subject to change

access.housing.lacity.gov/listings | (747) 277-1185

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.
John Stewart Company DRE #00654505

HAVEN

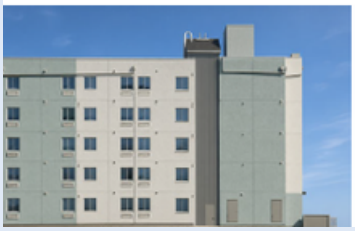
8911 Ramsgate Avenue, Los Angeles, CA

How To Apply











Application Packet:
To obtain an application packet in the mail or via email, please send an email to: Bertha Herrera, Regional Manager at Ramsgate@jsco.net or you may call: (747) 277-1185. Applicants requesting an accessible unit can also show interest in an accessible unit via access.housing.lacity.gov.

Reasonable Accommodation:
If you need a reasonable accommodation or modification to participate in this process, you may call: (213) 787-2700 or email Ramsgate@jsco.net.

TDD/Relay Services:
Telephone Device for hearing assistance: (888) 877-5379 or California Relay Service (711).

Unit	AMI	Total Units	Net Rent	Min. Income
1 bed	30%	5	$889	$1,334
1 bed	50%	5	$1,513	$2,270
1 bed	60%	33	$1,826	$2,739
1 bed	80%	10	$2,451	$3,677
2 bed	30%	3	$1,062	$1,593
2 bed	50%	3	$1,811	$2,717
2 bed	60%	11	$2,186	$3,279
2 bed	80%	6	$2,936	$4,404

One Bedroom and Two-Bedroom Units
New Construction
Energy-efficient Stainless-steel Refrigerator, Dishwasher & Microwave
Apartments range ~400 - 550 Sq. Feet

Building Amenities
On-site Laundry
Building Elevator
Double-stack Bike Rack
Pet Friendly
Non-Smoking

access.housing.lacity.gov/listings | (747) 277-1185

A person with a disability may request a reasonable accommodation (a reasonable change in policies), a reasonable structural modification, an accessible unit or the provision of auxiliary aids and services, in order to have equal access to a housing program. If you or anyone in your household has a disability, and because of that disability requires a specific accommodation, modification or auxiliary aids or services to fully use our housing services, please contact our staff for a reasonable accommodation form.

John Stewart Company DRE #00654505