



Third Thyme

1441 West Third Street, Los Angeles, California 90017

**Make Third Thyme Your New Home!
Applications Open August 15, 2025.**

**BRAND NEW
Affordable
Housing for
Adults (55+)**

Third Thyme is a 104-unit affordable apartment community in the Westlake North neighborhood of Los Angeles, providing quality homes for extremely low to low-income individuals 55 years of age and older. Fifty (50) units will be available through a public lottery for households earning 50%-60% of the area median income. Fifty-two (52) units will be leased by referral through the Los Angeles Homeless Service Authority's (LAHSA) Coordinated Entry System (CES) for individuals 55 years of age and older, who have experienced homelessness. Third Thyme includes two units for property management staff. **There is limited parking.**

Applications will open on **August 15, 2025**, and must be submitted by **September 14, 2025, at 11:59 p.m. PST**. A Zoom lottery will be held on **September 29, 2025, at 1:00 p.m. PST**. Construction completion is slated for mid-October 2025.

Third Thyme was developed by West Hollywood Community Housing Corporation (WHCHC) and is professionally managed by EAH Housing.

APARTMENT AMENITIES

- Air conditioning
- Dishwasher
- Garbage disposal
- Private balcony

COMMUNITY AMENITIES

- Community room
- Computer lab
- Demonstration kitchen
- Community backyard
- Open-air courtyard

NEARBY SERVICES

- Bus Line / 1 min.
- Restaurants / 2 mins.
- Grocery Store / 4 mins.



CA Lic. 853495



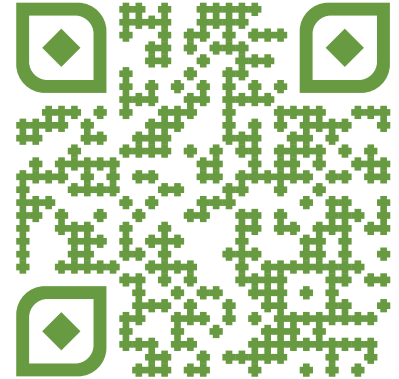
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APPLY ONLINE TODAY!

EAHHousing.org/Third-Thyme

To request a paper application, call **(213) 471-2053**, California Relay Service: 711. Applications open **August 15, 2025**, with a Zoom lottery on **September 29, at 1:00 p.m. PST**. Mailed applications must be post-marked by the deadline: **September 14, 2025**. Please mail written applications to 1255 Elden Ave., Los Angeles, CA 90006, Attn: EAH Housing / 2nd Floor Community Room.



How to Apply

There are multiple ways to submit your application for Third Thyme:

In Person:

1255 Elden Ave., Los Angeles, CA 90006
2nd Floor Community Room

Online:

Visit EAHHousing.org/Third-Thyme

LAHD Accessible Housing Registry:

Visit accesshousingla.org

By Phone:

Call (213) 471-2053
California Relay Service: Dial 711

By Mail:

EAH Housing - 2nd Floor Community Room
1255 Elden Ave., Los Angeles, CA 90006
Applications must be postmarked by the deadline: September 14, 2025

CONTACT / Permanent Management Office

1441 West Third Street, Los Angeles, California 90017

Phone: (213) 471-2053, California Relay Service: 711

Web: EAHHousing.org/Third-Thyme

Email: TTS-Management@EAHHousing.org



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Accessibility Information

Accessible units are available for occupancy by persons with mobility impairments or hearing, vision, or other sensory impairments. Individuals requiring accessible units may indicate their need on the application, via email, phone call or by mailing the request. Please mail written applications to 1255 Elden Ave., Los Angeles, CA 90006, Attn: EAH Housing / 2nd Floor Community Room. Third Thyme will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals. Third Thyme will be leased in conformance with Housing First principles. 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. Individuals with a disability have the right to ask for and receive reasonable accommodations and to request auxiliary aids.

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, you may contact our staff for a reasonable accommodation form. The use of the property's Reasonable Accommodation Form is not required. You may provide a letter or document from your third party profession certifying your disability and accommodation needs.

The LA County Housing Resource Center website (<http://housinglacounty.gov/>) is another resource for applicants/residents with mobility and/or audio or visual impairments.

Information for Applicants with Physical or Sensory Disabilities

All units are adaptable, designed to be easily modified to accommodate residents with mobility or sensory impairments upon request. Seventeen (17) of the rental units are fully accessible for residents with mobility impairments, and eleven (11) rental units are sensory-accessible units. Mobility-accessible features include wheelchair-accessible doorways in units and common areas of the property, wheelchair-accessible entry door viewers, ADA-compliant bathtubs, low countertops, and ADA-compliant appliances. Sensory-accessible features include doorbells with visual and audible signals, and fire and carbon monoxide alarms with visual and audible alerts.



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ADA Designations	Mobility	Sensory	Total
General Affordable	12 / One-Bedroom	7 / One-Bedroom	19
CES Referral / Permanent Supportive Housing (PSH)	5 / One-Bedroom	4 / One-Bedroom	9
Exempt Units / Staff	1 / Two-Bedroom	N/A	1
Total	18	11	29

MOVE-IN QUALIFICATIONS

Unit Type Area Medium Income (AMI)	Minimum Monthly Income	Maximum Income Limit	Occupancy	Rent	Security Deposit
One-Bedroom 50% AMI	\$2,754	\$53,000	1	\$1,377	\$1,377
		\$60,600	2		
		\$68,150	3		
One-Bedroom 60% AMI	\$3,322	\$63,600	1	\$1,661	\$1,661
		\$72,720	2		
		\$81,780	3		
One-Bedroom CES / 30% AMI	N/A	\$31,800	1	PBV	\$500
		\$36,360	2		
		\$40,890	3		

* Rents and Deposits are Subject to Change

If you are experiencing homelessness and want to apply for a supportive housing unit, please contact a Coordinated Entry System (CES) Access Point.

Pet Policy

You are responsible for the actions of the pet at all times. You agree to abide by the following rules:

Pets must be inoculated according to state and local laws and must be registered before entering the premises. You will need to update the registration annually. We may refuse to register the pet if the owner cannot comply with any of the provisions in this Agreement.



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You agree that the pet will not disturb the rights, comforts, or conveniences of neighbors or other residents, whether the pet is inside or outside your dwelling unit. The pet shall not be tied to any fixed object outside a dwelling unit, including but not limited to patios, walkways, stairs, stairwells, or any other part of the development. Pets shall not be allowed to roam freely outside a dwelling unit. Your pet must be fed and watered inside the dwelling unit, and pet food or water may not be left outside at any time. Your pet must be on a leash and under your control (leash in hand) when outside the dwelling unit. When passing by another resident, your pet should not be able to move more than one foot away from you. Unless we have designated a specific area in a dwelling unit or on the grounds for the discharge of pet urine and feces, no pet shall be allowed to relieve themselves anywhere on the development, including but not limited to dwelling units, walkways, stairs, podium areas, stairwells, or other places.

Cat discharge is permitted inside a dwelling unit but shall be done in commercial-type litter boxes with "kitty litter" type mix. If pet discharge occurs anywhere on the development property, you shall be responsible for immediately removing the waste (washing area if necessary) and repairing any damage. In addition to the foregoing provisions hereof, you shall comply with all applicable local ordinances regarding pet discharge.

Owner/Developer Bio

West Hollywood Community Housing Corporation (WHCHC) is a 501(c)(3) non-profit community housing development organization. WHCHC has been building homes and providing services that move community members from insecurity to stability since 1986. WHCHC currently houses over 1,270 residents in 785 units in 22 affordable apartment communities in three cities. For more information, please visit, www.whchc.org.

Professionally Managed Bio

EAH Housing is a nonprofit corporation that aims to expand the range of opportunities for all by developing, managing, and promoting quality affordable housing and thriving communities. Established in 1968, EAH Housing has become one of the largest and most respected nonprofit housing development and management organizations in the Western United States. It has over 750 employees and plays a leadership role in local, regional, and national housing advocacy efforts.



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