EAH HOUSING

Lexington Gardens

1201 N. Detroit St., West Hollywood, CA 90046

Modern Living in West Hollywood
Accepting Applications Now!

Lexington Gardens offers 47 studio apartments in central West Hollywood, with construction set to be complete by winter 2025. The community includes 24 special needs homes supported by project-based vouchers, with 12 for individuals with developmental disabilities referred by the Frank D. Lanterman Regional Center and 12 for people experiencing homelessness, chronic homelessness, or mental illness referred by St. Joseph Center. All special needs homes follow Housing First principles. The application acceptance period will run from **September 1, 2025** to **September 30, 2025**, followed by a lottery on **October 7, 2025**.

APPLY ONLINE TODAY!

EAHHousing.org/Lexington-Gardens

Paper applications are available by calling (213) 460-5235 and can be submitted to 1201 N. Detroit St., West Hollywood, CA 90046.

CONTACT / Management Office

1201 N. Detroit St., West Hollywood, CA 90046
Phone: (213) 460-5235, **California Relay Service:** 711
Web: EAHHousing.org/Lexington-Gardens
Email: LXG-Management@EAHHousing.org

APARTMENT FEATURES

- Energy-efficient appliances
- Dishwasher
- Walk-in closet

COMMUNITY AMENITIES

- Community room
- Bicycle parking
- On-site laundry
- Computer Lab
- Rooftop decks

UTILITY INFORMATION

- Water, sewer, and garbage included in rent.

NEARBY SERVICES

- Bus line / 1 min.
- Restaurants / 1 min.
- Grocery store / 2 mins.

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UNIT TYPES & PROGRAMS

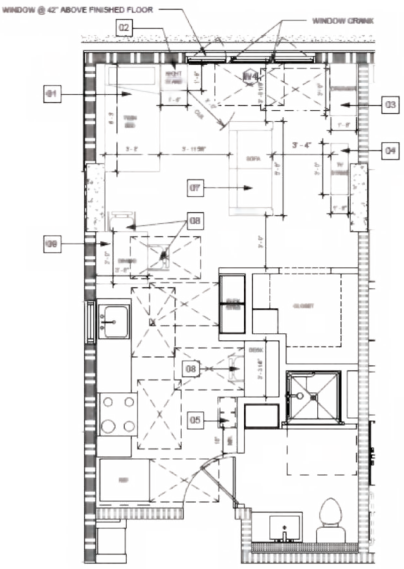
Project-Based Voucher (PBV) Units	Number of Units
Frank D. Laterman Regional Center referrals	12
St Joseph Center referrals	12

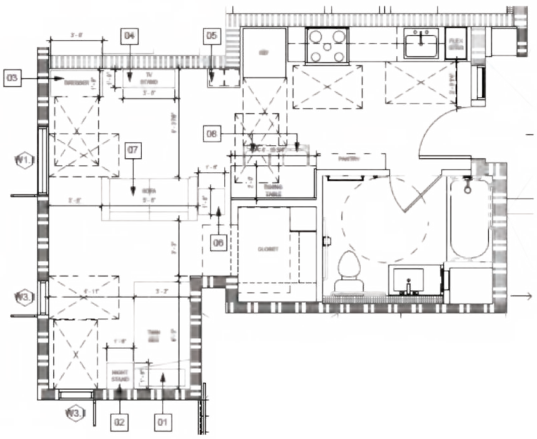
Information for Applicants with Physical or Sensory Disabilities

All forty-seven (47) rental units are fully accessible for residents with mobility impairments, including six (6) ADA units: four (4) mobility units and two (2) sensory units. Unit 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. In addition, all units are fully accessible or adaptable for residents with sensory impairments upon request. Sensory-accessible features include: doorbells with visual and audible signals and fire and carbon monoxide alarms with visual and audible alerts.

ADA Designation	Mobility	Sensory
Permanent Supportive Housing (PSH)	4	2

Sample Unit Plans. Different unit plans are available.





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MOVE-IN QUALIFICATIONS

Unit Type Area Medium Income (AMI)	Minimum Monthly Income	Maximum Income Limit	Occupancy	Rent	Security Deposit
Studio 30% AMI	N/A	$31,800	1	30% of Adjusted Income	$500
		$36,360	2		
		$40,890	3		
Studio 40% AMI	$2,106	$42,400	1	$1,053	$1,053
		$48,480	2		
		$54,520	3		
Studio 60% AMI	$3,242	$63,600	1	$1,621	$1,621
		$72,720	2		
		$81,780	3		

* Rents and Deposits are Subject to Change

FAIR HOUSING & 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. Lexington Gardens will take reasonable nondiscriminatory steps to maximize the utilization of such units by eligible individuals.

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.

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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. 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.