

The Pointe on Vermont

Affordable housing for families

Available Units

Studios, and 1-bedroom

Area Median Income

30% and 60%

Apartment Features

- Energy-efficient appliances
- Window coverings

Community Amenities

- Community room
- Fitness center
- Landscaped courtyard
- Roof deck garden
- Computer lounge

Utilities & Pets

- Water and sewer included in rent
- Service and support animals only.



EAH HOUSING



NOW LEASING

Applications are open

Dec. 15, 2025 - Jan. 22, 2026.



The Pointe on Vermont

950 West 76th Street, Los Angeles, CA 90044

Phone: (323) 286-0910 or 711

Email: TP-Management@EAHHousing.org

Apply Today at:

EAHHousing.org/The-Pointe-on-Vermont

Paper Application Request

For a paper application call, Monique Muldrow at (323) 286-0910 and submitted at 950 West 76th Street, Los Angeles, CA 90044. You can also apply through the Affordable and Accessible Housing Registry at LAHousing.LACity.org.



CA Lic. 853495

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About The Pointe on Vermont

The Pointe on Vermont is a 50-unit community that includes 25 permanent supportive homes. Apartments are equipped with energy-efficient appliances, modern finishes, standard kitchen and bath features, and functional layouts intended for everyday use. The community was developed to provide stable housing options for individuals and families who qualify for its affordable and supportive housing programs.

On-site amenities include a community room, fitness center, laundry facilities, and a roof-deck garden. The ground floor also provides meeting space and designated program areas used for resident services, coordination meetings, and other support activities offered at the property.

Move-In Qualifications

Unit Type Area Medium Income (AMI)	Minimum Annual Income	Maximum Income Limit	Occupancy	Rent*	Security Deposit
Studio 30% AMI / CES	\$22,920	\$31,800	1	\$764	\$764
		\$36,360	2		
Studio 60% AMI	\$46,770	\$63,600	1	\$1,559	\$1,559
		\$72,720	2		
One-Bedroom 30% AMI / CES	\$24,390	\$31,800	1	\$813	\$813
		\$36,360	2		
		\$40,890	3		
One-Bedroom 60% AMI	\$49,950	\$63,600	1	\$1,665	\$1,665
		\$72,720	2		
		\$81,780	3		

* Rents and Deposits are Subject to Change

Unit Type & Designation

General Affordable Units

- Studios (60% AMI): 11 units
- One-Bedroom Apartments (60% AMI): 13 units

Permanent Supportive Housing (PSH) Units

- Studios (30% AMI): 11 units
- One-Bedroom Apartments (30% AMI): 14 units

Please note: PSH units at 30% AMI are available by referral only.

Information for Applicants with Physical or Sensory Disabilities

All fifty (50) rental units are fully accessible for residents with mobility impairments, including sixteen (9) ADA units: six (6) mobility units and three (3) sensory units. Mobility unit features include: wheelchair-accessible doorways in units and common areas of the property, wheelchair-accessible entry door viewers, ADA-compliant bathtubs, low counter tops, 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.

Sun Commons offers a selection of ADA-designated apartment homes to support accessibility needs:

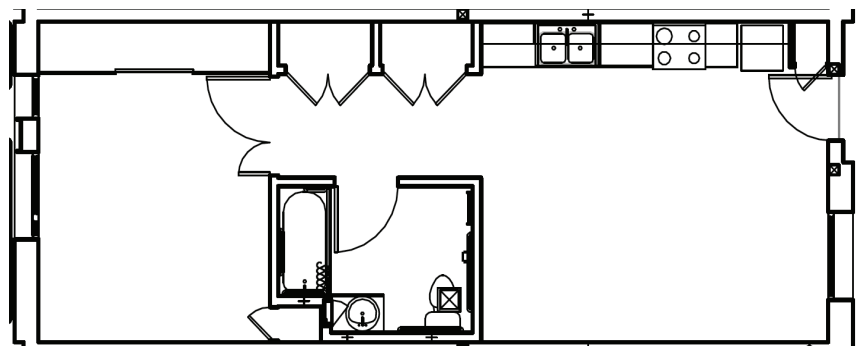
Permanent Supportive Housing (PSH):

- Mobility-accessible: 1 unit
- Sensory-accessible: 0 units

General Affordable Units:

- Mobility-accessible: 5 units
- Sensory-accessible: 1 unit

Availability of ADA-accessible units is subject to change and will be verified during the application process.



Fair Housing & Accessibility Information

Accessibility 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. The Pointe on Vermont 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.

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.

