HVN Califa

DO YOU MAKE LESS THAN $116,620* ANNUALLY?
You may qualify for affordable housing

*Subject to change

Occupancy expected to begin Spring 2027!

Applications available for 46 one-bedroom and 29 two-bedroom apartments. No parking available, street parking only. This building is 100% non-smoking.

All applications received from November 9, 2026, to December 9, 2026, will be entered into a random lottery to determine placement on the waitlist. All applications received by 11:59 PM PST December 9, 2026, lottery will take place December 23, 2026, at 11:00 am. Applications received after the deadline will be placed on the waitlist in the order they are received.

Mobility/Hearing/Sight impaired households will have priority for 12 units designed for the mobility impaired and 8 units designed for the hearing/sight impaired.



11218 Califa Street
North Hollywood, CA 91601

access.housing.lacity.gov/listings (213) 964-7074

Rent Restrictions

Maximum AMI	1 Person	2 People	3 People	4 People
30% AMI	$34,980	$39,990	$44,970	$49,980
50% AMI	$58,300	$66,650	$74,950	$83,300
60% AMI	$69,960	$79,980	$89,940	$99,960
70% AMI	$81,620	$93,310	$104,940	$116,620

Applicants must have income at or below 30%, 50%, 60%, or 70% for Los Angeles County based on their household size.
*Income and Rent Limits Subject to Change

Income Requirements

Unit Size		30% AMI	50% AMI	60% AMI	70% AMI
1 Bedroom / 1 Bathroom	Gross Monthly Rent 1.5 Times Gross Monthly Rent	$889 $1,333.50	$1,513 $2,269.50	$1,826 $2,739	$2,138 $3,207
2 Bedroom / 1 Bathroom	Gross Monthly Rent 1.5 Times Gross Monthly Rent	$1,062 $1,593	$1,811 $2,717	$2,186 $3,279	$2,561 $3,841.50

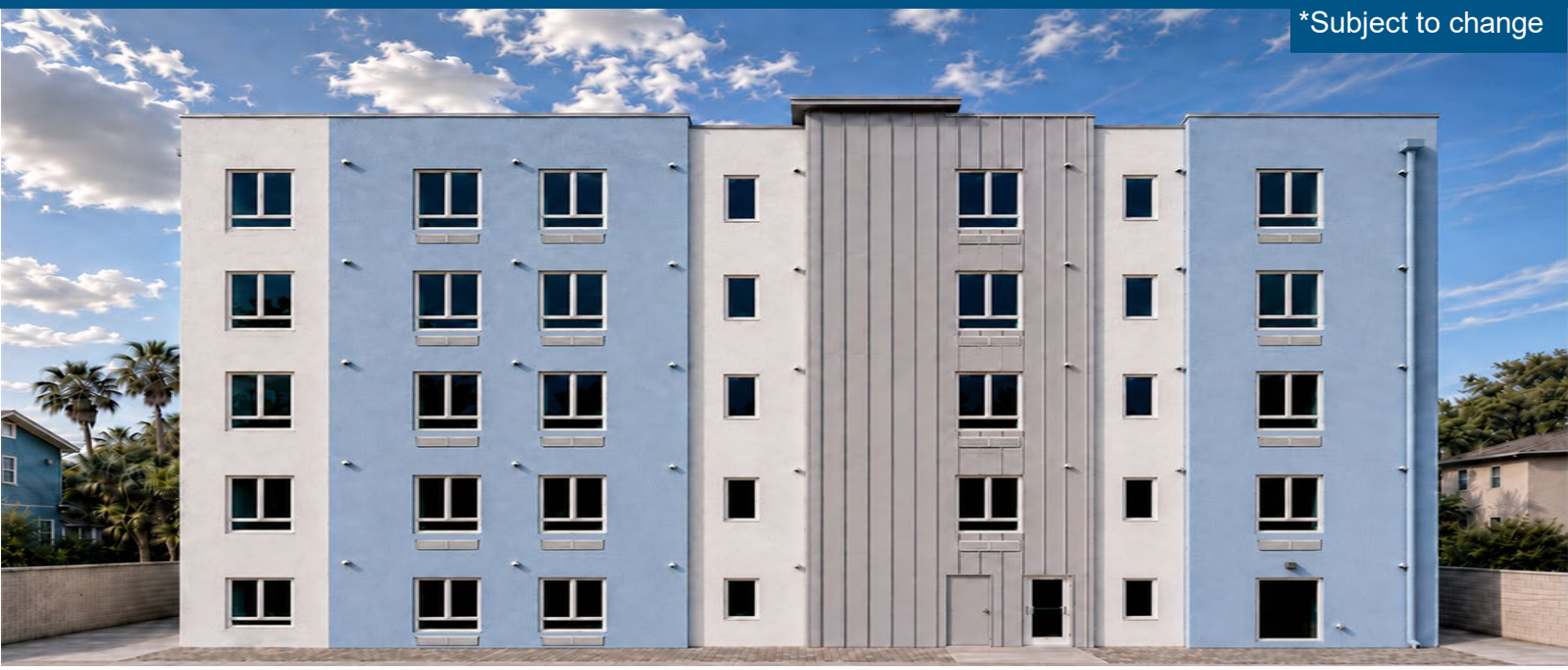
Applicants must have a gross monthly income that is at least 1.5 times the monthly rent.

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

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To obtain an application packet in the mail or via email, please send an email to: Bertha Herrera, Regional Manager at Califa@jsco.net or you may call: (213) 787–2760. Applicants requesting an accessible unit can also show interest in an accessible unit via access.housing.lacity.gov.

If you need a reasonable accommodation or modification to participate in this process, you may call: (213) 787-2760 or email Califa@jsco.net. Telephone Device for the Deaf: (888) 877-5379 or California Relay Service (711).









One Bedroom and Two-Bedroom Units
New Construction
Energy-efficient stainless-steel refrigerator, dishwasher, and microwave
Apartments range approximately 400 to 550 square feet

Building Amenities
On-site laundry
Building elevator
Double-stack bike rack
Pet Friendly
Non-Smoking

access.housing.lacity.gov/listings | (213) 964-7074

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