

# Heritage Gardens

Brand New Affordable Senior Housing!

One bedroom and  
Single unit apartments  
**Coming Soon!!**



**941 East Pacific Coast Highway**

Long Beach, CA 90802

**Leasing office:**

1120 Atlantic Ave.  
Long Beach, CA 90813

**562-517-7306**

TTY: 800-877-5379 or 711

[HeritageGardens@mercyhousing.org](mailto:HeritageGardens@mercyhousing.org)

**Rental applications also available at:  
[longbeachsenior.org](http://longbeachsenior.org)**



Reasonable accommodations will be made  
available for persons who make a request.



**Rental applications will be available  
September 7, 2023 - October 6, 2023**

*(Rental applications must be postmark by 10/6/23)*

Rental applications are accepted  
via in person, mail, and email.

**Lottery will take place at 10:00 a.m. on  
October 11, 2023**

**at 1120 Atlantic Ave, Long Beach, CA**  
*Limited space capacity*

This Beautiful new community features on-site Resident Services and case management, Large open space courtyard, an indoor lounge and community space and laundry room facilities on each floor.

Apartments are available that include features for persons with disabilities, mobility, hearing and vision impairments. Individuals with disabilities that wish to request one of these units may submit a request by emailing **[504adacoordinator@mercyhousing.org](mailto:504adacoordinator@mercyhousing.org)**

or by faxing the request to

**877-245-7121**



## 33 units of affordable housing for seniors, age 55 and over.

Applicants for the 33 units will be selected through a lottery process.

### INCOME QUALIFICATIONS

With incomes ranging from 30%, 40% and 80% AMI.

Unit Size	# of Units	AMI Level	Est. Monthly Rent*	Occupancy Limits
1BR	23	40%	\$933	1-3 People
1BR	1	30%	\$696	1-3 People
1BR	9	80%	\$1,879	1-3 People

### Maximum Gross Annual Income Limits by Household Size

(Minimum income requirement\*\* is 2x rent.)

HOUSEHOLD SIZE	40%	30%	80%
1 PERSONS	\$35,320	\$26,490	\$70,640
2 PERSONS	\$40,360	\$30,270	\$80,720
3 PERSONS	\$45,400	\$34,050	\$90,800

\*Rents and income limits are subject to change; rents include water and garbage; tenants are responsible for all other utilities including electricity, phone, and cable

\*\*No minimum income requirement for applicants with Section 8 voucher

### ACCESSIBLE UNITS AVAILABLE

This housing is offered without regard to race, color, religion, sex, gender, gender identity and expression, familial status, national origin, citizenship status, immigration status, primary language, marital status, ancestry, age, sexual orientation, disability, source of income, 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 accommodation and to request auxiliary aids.