



Applicant Information Letter

July 25, 2026

Dear Applicant,

Thank you for your interest in Luma Point Apartments, located at 1400 Long Beach Blvd., Long Beach, CA 90813. We are now accepting applications. **Move-ins begin in August 2026.**

Luma Point Apartments offers 162 affordable apartment homes for families and individuals who meet the income eligibility and other qualifying criteria described below.

Apartment Features:

- 1-, 2- and 3-bedroom apartments
- Kitchens with solid surface countertops, full appliance package including electric range, dishwasher and refrigerator
- Luxury vinyl tile flooring

Community Amenities include:

• Community Room • Co-working Center • Laundry Facility • Courtyard featuring play areas • Parcel lockers	• Bike Room and Storage Room • Elevator • Pet Friendly • 100% Smoke Free • On-site Management Office
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Rents:

ONE BEDROOM / ONE BATH			TWO BEDROOM / ONE BATH			THREE BEDROOM / TWO BATH		
AMI%	#of units	Mo. Rent*	AMI%	#of units	Mo. Rent*	AMI%	#of units	Mo. Rent*
30%	16	\$862	30%	9	\$1,030	30%	8	\$1,187
60%	54	\$1,799	60%	28	\$2,154	60%	28	\$2,486
70%	8	\$2,111	70%	5	\$2,529	70%	5	\$2,919

****Rents and Income Limits subject to change without notice **City of Long Beach Local Preference***



2026 LIHTC Maximum Allowable Income Limits*			
Household Size	30% AMI	60% AMI	70% AMI
1 Person	\$34,980	\$69,960	\$81,620
2 Persons	\$39,990	\$79,980	\$93,310
3 Persons	\$44,970	\$89,940	\$104,930
4 Persons	\$49,980	\$99,960	\$116,620
5 Persons	\$53,970	\$107,940	\$125,930
6 Persons	\$57,960	\$115,920	\$135,240
7 Persons	\$61,950	\$123,900	\$144,550

Application Process

Please see attached Resident Selection Criteria for minimum requirements necessary to qualify for an apartment.

For those contacted to continue the application process, all adult household members must upload all the required documents in the website registration. All invited applicants will be required to complete a full rental application, pay the \$20 per adult household member application fee (check or money order only, no cash) and present documentation supporting any preference assignment, all applicable sources of income and/or assets (i.e. paycheck stubs, social security benefit letters, retirement benefits, bank statements, etc.)

Upon final approval, applicants will be contacted to schedule an appointment to come to the leasing office to select an apartment, complete a Holding Deposit Agreement and schedule a move-in date/lease-signing appointment. A move-in letter will be prepared and provided indicating the date and time of the move-in appointment and the amount of rent and security deposit due at the move-in appointment. Applicants will be given 7 days to accept the apartment from the date of offer.

Due to the large volume of inquiries, it will be difficult to respond to individual questions. Please visit our website at www.lumapointapts.com or leave us a message at **833.302.8940**. Please do not leave multiple messages. Calls will be returned as soon as possible.

On behalf of the entire WSH Management team, we thank you for your interest and appreciate your patience. We look forward to assisting you with your housing needs.

Sincerely,



Liana Lopez
Regional Property Manager