

Opportunity Zone



**3526 Arroyo Seco Ave.
Los Angeles, CA 90065**

**PARTNERSCRE
SVIDLER**

**78-Unit, 5-Story RTI Affordable Project on 11,139 SF Lot in Cypress Park
32,370 of Rentable SF - near Dodger Stadium & Mount Washington**



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3526 Arroyo Seco Ave.

Property Overview

PartnersCRE is proud to present for sale a **78-Unit Ready-to-Issue 100% Affordable Project** in Cypress Park, near **Dodger Stadium** and **Mount Washington**. The property is in an **Opportunity Zone**.

The Project consists of **78 One-Bedroom** units and includes around **32,325 SF** of rentable square footage. The mostly-stacked **5-story design** will streamline construction, with the **Type III** design helping to keep costs down.

The design includes an elevator, a bicycle room, trash chutes, fire sprinklers and a tenant-accessible roof, which will look over all neighboring properties in this low-rise neighborhood.

Around the corner from the **Heritage Square Blue (A) Line Metro Station**, your future Tenants will have less than a five minute walk to catch a train to Downtown's **Union Station**, with access to most of the City, or take the train north and stop in Highland Park, Pasadena, or continue east through the San Gabriel Valley!

This sought-after area will provide your tenants with anything they need — from Supermarkets to restaurants, to Home Depot, coffee shops, nightlife, easy access to **two separate bicycle paths** (Arroyo Seco and LA River), Dodger Stadium, Metro Lightrail, Highland Park, Frogtown, Chinatown and DTLA, among others. Walk Score calls this area **Very Walkable**, with Good Transit and Bikeable.

The **11,139 SF Lot** is zoned **RD2-1-CDO**, **Tier 3 TOC**, with currently-allowed **Section 8 rents up to \$2,289**.

This property is located about half a mile to the just-finished **Studio 34 Apartment Campus "A34"**, which should have an outsized impact on the neighborhood.

The current structures have been **Ellis'd** and will be delivered vacant.

Cypress Park

78-Unit RTI ED1 Project

\$1,995,000

~~\$2,450,000~~

5446-023-012

APN

RD2-1-CDO

Zoning

11,139 SF

Lot Area

32,370 SF

Rentable Area
Per LAHD Table of Rental Units

Opportunity Zone

5 Story Construction, Slab on Grade, No Parking

78 One-Bedroom Units

Property Ellis'd and Delivered Vacant

Low-Rise Neighborhood will Provide for Views to Almost Every Tenant

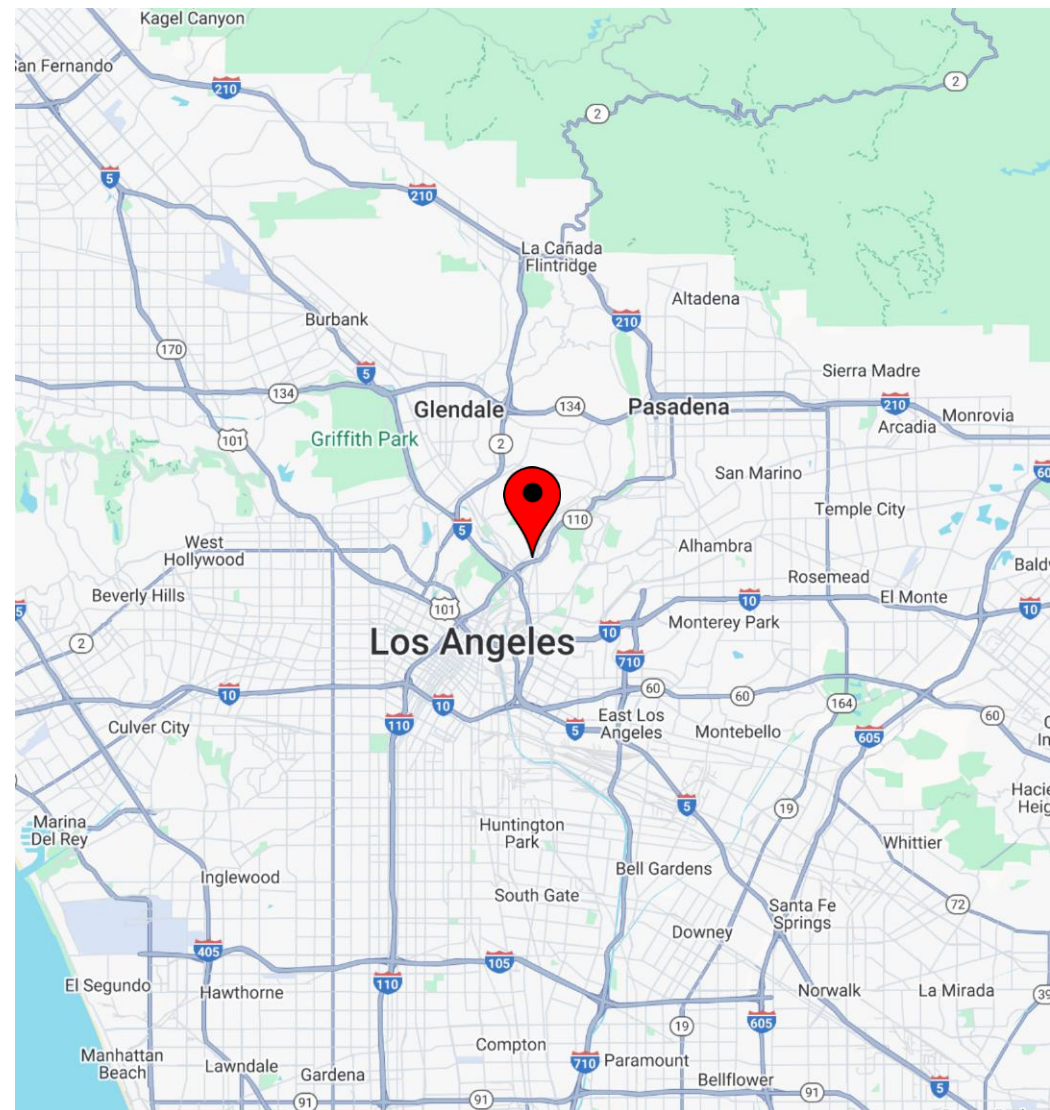
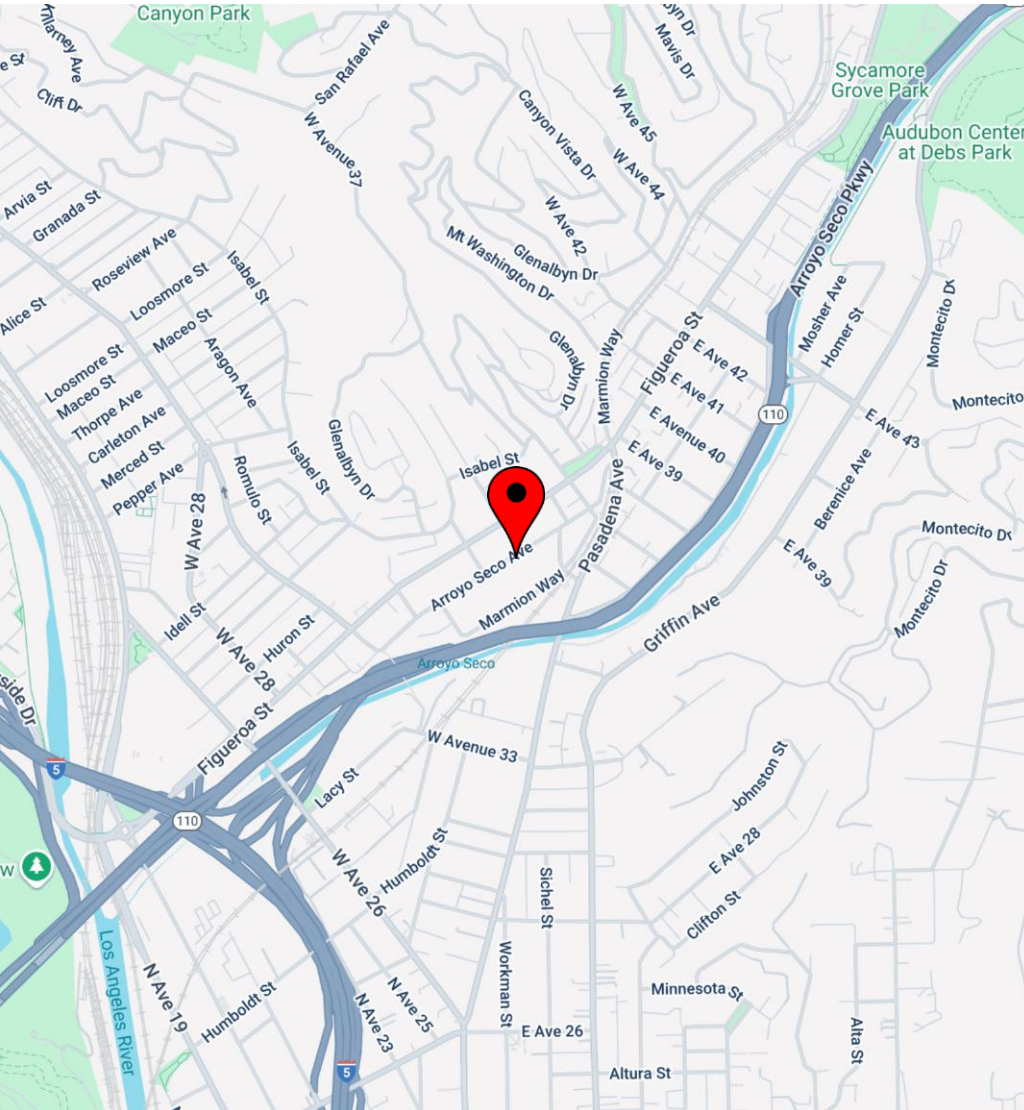
Steps from Metro **A Line Access at Heritage Square Station**

Minutes to Dodger Stadium, Frogtown, Chinatown, Highland Park, and DTLA

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

3526 Arroyo Seco Ave.

Maps



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3526 Arroyo Seco Ave.

Area Map



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3526 Arroyo Seco Ave.

Area Development

A34

Brand new construction bringing a massive change to the area!

Avenue 34 apartments in Lincoln Heights offers five panoramic acres to call home in the heart of Los Angeles, where modern living spaces join artistic inspiration, creating a pet-friendly community with style and substance.

- 468 Dwelling Units
- Subterranean Parking
- 16,395 SF of Commercial Space



<https://liveavenue34.com>

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3526 Arroyo Seco Ave.

Walk Score



Very Walkable

Most errands can be accomplished on foot.



Good Transit

Many nearby public transportation options.



Bikeable

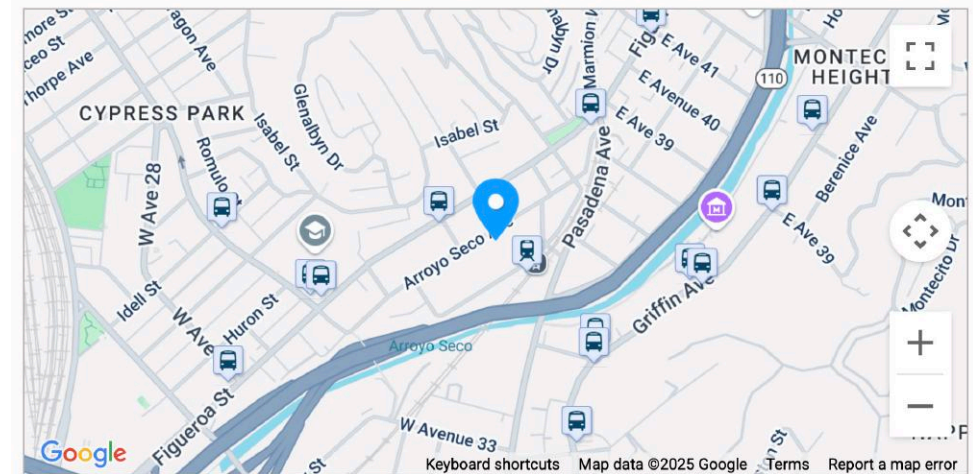
Some bike infrastructure.

About this Location

3526 Arroyo Seco Avenue has a Walk Score of 79 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

3526 Arroyo Seco Avenue is a one minute walk from the Metro L Line (Gold) at the Heritage Square / Arroyo Station stop.

This location is in the Greater Cypress Park neighborhood in Los Angeles. Nearby parks include Greaver Oak Park, Heritage Square and Lacy Street Park.



Rail lines:

| | | | |
|---------------------|--------|-----------------------|--------|
| Metro L Line (Gold) | 0.1 mi | Metro Gold Line (804) | 0.8 mi |
|---------------------|--------|-----------------------|--------|

Bus lines:

| | | | |
|----------------------|--------|----------------------|--------|
| 81 Metro Local Line | 0.1 mi | 182 Metro Local Line | 0.2 mi |
| 251 Metro Local Line | 0.3 mi | | |



<https://www.walkscore.com/score/3526-arroyo-seco-ave-los-angeles-ca-90065>

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3526 Arroyo Seco Ave.

Metro - Heritage Square Station



Just a 4-minute walk to **Heritage Square Station** on Metro's A Line, 3526 Arroyo Seco Ave. offers direct rail access to major destinations across Los Angeles.

Hop on the train for an easy ride to **Downtown LA**, **Union Station**, **Chinatown**, **South Park**, **USC**, **Exposition Park**, and even all the way to **Long Beach**.

Whether commuting, exploring, or heading to a game or museum, residents enjoy a car-free lifestyle with the city at their doorstep.

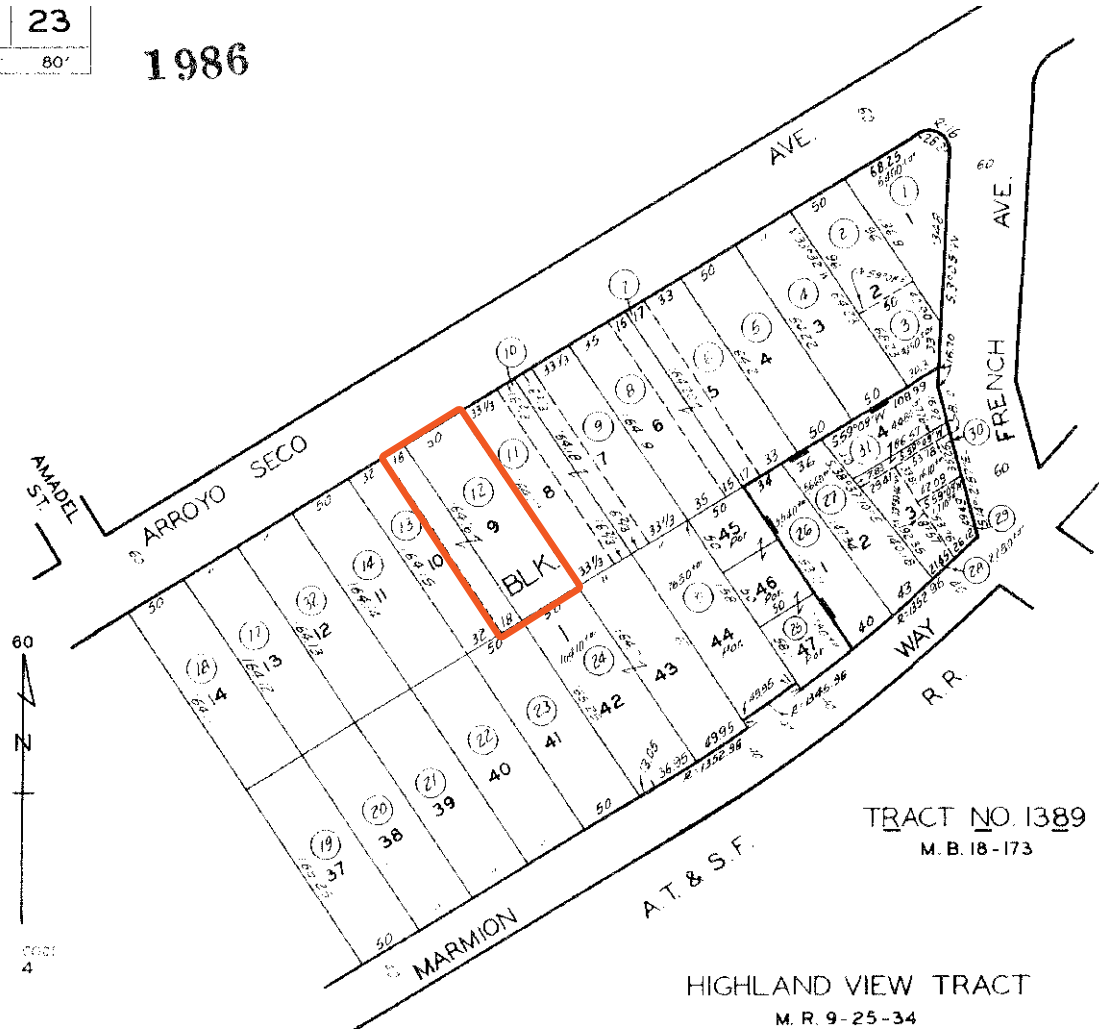
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3526 Arroyo Seco Ave.

Parcel Map

5446 | 23
SCALE 1" = 80'

1986



FOR PREV. ASSAULT SEE 3-8 & 42

ADDITIONAL MAP
COUNTY OF LOS ANGELES, CALIF.

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3526 Arroyo Seco Ave.

Housing Covenant

7/31/25, 2:27 PM

Batch 19610989 Confirmation

FOR REFERENCE ONLY: 20250518150

OFFICIAL BUSINESS
Exempt from Recording Fees Per
Government Code §§ 27383, 27388.1

Recorded at the request of and mail to:
Los Angeles Housing Department
Land Use Section
P.O. Box 532729
Los Angeles, California 90053-2729

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RENTAL COVENANT AGREEMENT RUNNING WITH THE LAND RE: LAND USE INCENTIVES

CITY OF LOS ANGELES
AGREEMENT NUMBER C-202403 OF CITY CONTRACTS

This Agreement is made this 22nd day of July, 2025, by and between the City of Los Angeles, a municipal corporation ("City") acting by and through the Los Angeles Housing Department ("Department" or "LAHD") and ARROYO SECO PARTNERS, LLC, a California limited liability company ("Owner").

RECITALS

WHEREAS, Owner is the record owner of that certain real property located at what will commonly be known as 3526 North Arroyo Seco Avenue (currently commonly known as 3526-3528 North Arroyo Seco Avenue), in the City of Los Angeles, County of Los Angeles, State of California (the "Property"), which address is also set forth in Section 1(a) and legal description is set forth in Exhibit "A" attached and incorporated by this reference; and

WHEREAS, the Property currently includes two (2) residential units subject to the Rent Stabilization Ordinance ("RSO") (the "Existing Project"); and

WHEREAS, Owner intends to develop, rehabilitate, or legalize one or more residential units on the Property calling for the demolition of the Existing Project and for the construction

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3526 North Arroyo Seco Avenue (DB) (AB 2345) (RED 1) (SUB)
Los Angeles, CA 90065 (CD 1) (RM)

Covenant HIMS No. 24-132175
RUD HIMS No. 24-132175

<https://gs.secure-erds.com/Batch/Confirmation/19610989>

2/2

1. FUNDAMENTAL PROVISIONS

- (a) Property Address: 3526 North Arroyo Seco Avenue
Los Angeles, CA 90065
- (b) City Planning Case No.: ADM-2024-6362-DB-CDO-VHCA-RED1
City Planning Referral Form No(s): Not applicable
- (c) Tentative Tract No.: Not applicable
- (d) Building Permit Application No.: 24010-10000-02632
- (e) Plan Check No.: B24LA11980
- (f) Total Number of Residential Unit(s) at the Project: 78
- (g) Total Number of Restricted Unit(s) at the Project: 77
- (h) Total Number of Senior Unit(s) at the Project: Not applicable
- (i) Allocation, Affordability Level, and Type of Restricted Unit(s) at the Project:

VERY LOW, LOW, and MODERATE INCOME HOUSEHOLDS

Schedules VI (HCD) and IX (CTCAC)

| Type (check one): <input type="checkbox"/> Floating or <input checked="" type="checkbox"/> Fixed | | | | | | |
|--|---|--|--------------------------------------|---------------------------------|--------------------------------------|--------------------------------|
| Bedroom Size | Total # of Residential Unit(s) at the Project | Total # of Restricted Unit(s) at the Project | # of Very Low Income Schedule VI-HCD | # of Low Income Schedule VI-HCD | # of Moderate Income Schedule VI-HCD | # Low Income Schedule IX-CTCAC |
| ONE* | 78 | 77 | 1 | 2 | 13 | 61 |
| TOTAL: | 78 | 77 | 1 | 2 | 13 | 61 |

* The manager's unit is Unit #508, an unrestricted one (1) bedroom unit. Owner understands and agrees that the Restricted Unit(s) shall NOT be used as manager's units.

(j) Owner's Contact Information:

(k) Owner's Representative:

Arroyo Seco Partners, LLC
12925 Riverside Dr., Suite 302
Sherman Oaks, CA 91423
Eddie J. Kohan and Martin Molnerney,
Managing Members
Phone: (818) 827-6243
Email: eddie@reservoiria.com,
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JDJ Consulting Group
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Sherman Oaks, CA 91423
Sami Kohanim
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Email: sami@jdi-consulting.com

Page 4 of 28

3526 North Arroyo Seco Avenue (DB) (AB 2345) (RED 1) (SUB)
Los Angeles, CA 90065 (CD 1) (RM)

Covenant HIMS No. 24-132175
RUD HIMS No. 24-132175

[Link to Complete Housing Covenant](#)

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3526 Arroyo Seco Ave.

LAHD - Table of Rental Units

Table of Rental Units



LAHD Staff:
(Internal Use)
Date: 8/13/2025
Project Address: 3526, 3528 Arroyo Seco Ave. Los Angeles, CA 90065

Louie M.
Digitally signed by Louie M.
Date: 2025.08.13 15:08:20
-0700

revised
5-16-2024

Square Footage Per Unit

Project Address: 3526, 3528 Arroyo Seco Ave. Los Angeles, CA 90065

| Unit Type (Bdrm) | Count | Total Sq. Ft. Market Unit | Avg. Sq. Ft. Market Unit | Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.* |
|------------------|-----------|---------------------------|--------------------------|--|
| Single | 0 | 0 | 0 | 0 |
| 1 | 78 | 451 | 451 | Restricted Unit(s) must be = or > 406 Sq. Ft. |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| Total: | 78 | | | Total Restricted Units: 77 |

| Record No. | Unit No. | Unit Type (Bdrm) | Unit Sq. Ft. | Affordability Level/ Manager's Unit | Schedule Type | Location of Unit in Building | In Building |
|------------|----------|------------------|--------------|-------------------------------------|---------------|------------------------------|-------------|
| 1 | X 101 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 2 | X 102 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 3 | X 103 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 4 | X 104 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 5 | X 105 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 6 | X 106 | 1 | 316.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 7 | X 107 | 1 | 451.00 | Low Income | HCD Sch. 6 | North West Corner | Y |
| 8 | X 108 | 1 | 371.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 9 | X 109 | 1 | 305.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 10 | X 110 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 11 | X 111 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 12 | X 112 | 1 | 451.00 | Very Low Income | HCD Sch. 6 | South side | Y |
| 13 | X 113 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 14 | X 114 | 1 | 305.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 15 | X 201 | 1 | 367.00 | Low Income | CTCAC Sch. 9 | North East Corner | Y |
| 16 | X 202 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 17 | X 203 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 18 | X 204 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 19 | X 205 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 20 | X 206 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 21 | X 207 | 1 | 312.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 22 | X 208 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 23 | X 209 | 1 | 371.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 24 | X 210 | 1 | 305.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 25 | X 211 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 26 | X 212 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 27 | X 213 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 28 | X 214 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 29 | X 215 | 1 | 420.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 30 | X 216 | 1 | 360.00 | Low Income | CTCAC Sch. 9 | South East Corner | Y |
| 31 | X 301 | 1 | 367.00 | Low Income | CTCAC Sch. 9 | North East Corner | Y |
| 32 | X 302 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 33 | X 303 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 34 | X 304 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 35 | X 305 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 36 | X 306 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 37 | X 307 | 1 | 316.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 38 | X 308 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 39 | X 309 | 1 | 361.00 | Low Income | CTCAC Sch. 9 | South West Corner | Y |
| 40 | X 310 | 1 | 305.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 41 | X 311 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |

| Record No. | Unit No. | Unit Type (Bdrm) | Unit Sq. Ft. | Affordability Level/ Manager's Unit | Schedule Type | Location of Unit in Building | In Building |
|------------|----------|------------------|--------------|-------------------------------------|---------------|------------------------------|-------------|
| 42 | X 312 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 43 | X 313 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 44 | X 314 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 45 | X 315 | 1 | 420.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 46 | X 316 | 1 | 358.00 | Low Income | CTCAC Sch. 9 | South East Corner | Y |
| 47 | X 401 | 1 | 367.00 | Low Income | CTCAC Sch. 9 | North East Corner | Y |
| 48 | X 402 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 49 | X 403 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 50 | X 404 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 51 | X 405 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 52 | X 406 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 53 | X 407 | 1 | 316.00 | Moderate Income | HCD Sch. 6 | North side | Y |
| 54 | X 408 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North West Corner | Y |
| 55 | X 409 | 1 | 368.00 | Low Income | CTCAC Sch. 9 | South West Corner | Y |
| 56 | X 410 | 1 | 305.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 57 | X 411 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 58 | X 412 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 59 | X 413 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 60 | X 414 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 61 | X 415 | 1 | 420.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 62 | X 416 | 1 | 358.00 | Low Income | CTCAC Sch. 9 | South East Corner | Y |
| 63 | X 501 | 1 | 367.00 | Low Income | CTCAC Sch. 9 | North East Corner | Y |
| 64 | X 502 | 1 | 451.00 | Low Income | HCD Sch. 6 | North side | Y |
| 65 | X 503 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 66 | X 504 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 67 | X 505 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 68 | X 506 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 69 | X 507 | 1 | 316.00 | Low Income | CTCAC Sch. 9 | North side | Y |
| 70 | X 508 | 1 | 451.00 | Manager's Unit | | North West Corner | Y |
| 71 | X 509 | 1 | 361.00 | Low Income | CTCAC Sch. 9 | South West Corner | Y |
| 72 | X 510 | 1 | 305.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 73 | X 511 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 74 | X 512 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 75 | X 513 | 1 | 451.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 76 | X 514 | 1 | 451.00 | Moderate Income | HCD Sch. 6 | South side | Y |
| 77 | X 515 | 1 | 420.00 | Low Income | CTCAC Sch. 9 | South side | Y |
| 78 | X 516 | 1 | 358.00 | Low Income | CTCAC Sch. 9 | South East Corner | Y |

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3526 Arroyo Seco Ave.

HACLA - SAFMR - Voucher Payment Standards



In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Additional factors that influence the Housing Assistance Payment to the owner include the family's size and income, utilities the family is responsible for, and the cost of comparable units in the area.

The Housing Authority of the City of Los Angeles (HACLA) has been designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Housing Authority and, in accordance with 24 CFR 982.503, is required to implement SAFMR-based payment standards no later than January 1, 2025.

SAFMRs are Fair Market Rents (FMRs) calculated at the ZIP code level, rather than for the entire metropolitan area. SAFMRs are intended to more accurately reflect the local market and provide families with access to low-poverty and high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for them.

<https://www.hacla.org/en/about-section-8/payment-standards>

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Effective August 1, 2025 for New Contracts

| Tier | ZIP Code | Bedroom Size | | | | | | | | | | |
|------|--|--------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|----------|
| | | Efficiency | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | 90013, 90077, 90038, 90039, 90240 , 90404, 90715 , 91006 , 91007 , 91010 , 91201, 91203 , 91204, 91205, 91311, 91316, 91345, 91384 , 91502 , 91607, 91724 , 91775 , 91790 | \$2,134 | \$2,398 | \$3,025 | \$3,839 | \$4,257 | \$4,895 | \$5,534 | \$6,172 | \$6,811 | \$7,449 | \$8,088 |
| 2 | 90027, 90034, 90056, 90066, 90405, 90504, 90505 , 90603 , 90808 , 91001 , 91106 , 91202 , 91206, 91324, 91344, 91351 , 91387 , 91504, 91601, 91711 , 91773 , 91792 | \$2,299 | \$2,585 | \$3,256 | \$4,136 | \$4,587 | \$5,274 | \$5,963 | \$6,650 | \$7,339 | \$8,026 | \$8,715 |
| 3 | 90010, 90014, 90035, 90045, 90046, 90048, 90068, 90211, 90230, 90232, 90245 , 90712, 90713 , 90732, 91101 , 91326, 91350 , 91355 , 91381 , 91390 , 91403, 91423, 91505, 91602, 91604, 91765 | \$2,497 | \$2,805 | \$3,531 | \$4,488 | \$4,972 | \$5,717 | \$6,463 | \$7,209 | \$7,955 | \$8,701 | \$9,446 |
| 4 | 90015, 90024, 90025, 90036, 90049, 90064, 90069, 90073, 90094, 90212, 90266 , 90272, 90291, 90292, 90293, 90401 , 90703 , 90746 , 91307, 91364, 91367, 91436 | \$2,849 | \$3,190 | \$4,026 | \$5,115 | \$5,676 | \$6,527 | \$7,378 | \$8,230 | \$9,081 | \$9,933 | \$10,784 |

| | | | | | | | | | | | |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| All Other Zip Codes | \$2,041 | \$2,289 | \$2,887 | \$3,668 | \$4,067 | \$4,677 | \$5,287 | \$5,898 | \$6,507 | \$7,118 | \$7,728 |
| Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by the Housing Authority. | | | | | | | | | | | |
| Effective 8/1/2025 for all new contracts | | | | | | | | | | | |
| All ZIP codes bolded/underlined are outside of the Los Angeles City limits and may only be used in the HUD-Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV) and Community Choice Demonstration programs | | | | | | | | | | | |

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/third party vendor regardless of the VPS.

There are no area exception rents at this time.

FAMILY SHARE REMINDER: At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

Updated: 7-3-2025

3526 Arroyo Seco Ave.

LAHD - Tenants with Housing Choice Voucher (Section 8)



LAHD OCCUPANCY MONITORING: *NEXT STEPS*

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by **submitting the required Application Package and required documents to LUcert@ufbahc.com**. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

Tenants with rental subsidies may reside in restricted units so long as the tenant's portion does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.

Rev. 9/13/2021

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3526 Arroyo Seco Ave.

Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

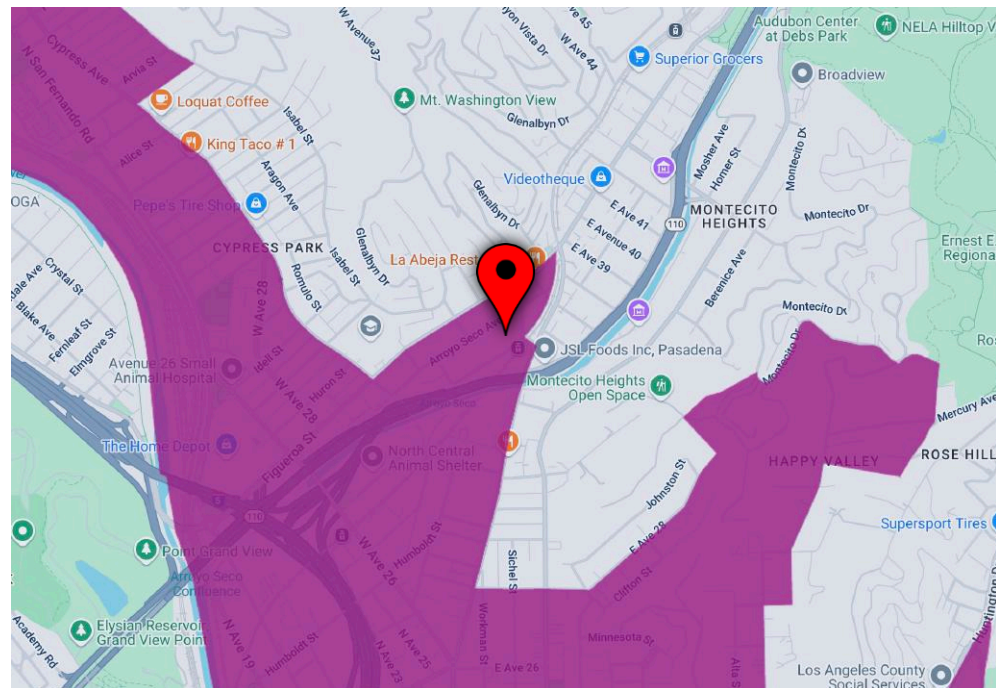
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

[Click Here to Search Map Below](#)



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Project Rent Roll

| FIRST FLOOR | | | | |
|----------------------|-----|---------|---------------------|-----------------|
| Unit # | Mix | Unit SF | Affordability Level | |
| 1 | 101 | 1 + 1 | 451 | Moderate Income |
| 2 | 102 | 1 + 1 | 451 | Low Income |
| 3 | 103 | 1 + 1 | 451 | Low Income |
| 4 | 104 | 1 + 1 | 451 | Low Income |
| 5 | 105 | 1 + 1 | 451 | Low Income |
| 6 | 106 | 1 + 1 | 316 | Low Income |
| 7 | 107 | 1 + 1 | 451 | Low Income |
| 8 | 108 | 1 + 1 | 371 | Low Income |
| 9 | 109 | 1 + 1 | 305 | Low Income |
| 10 | 110 | 1 + 1 | 451 | Low Income |
| 11 | 111 | 1 + 1 | 451 | Low Income |
| 12 | 112 | 1 + 1 | 451 | Very Low Income |
| 13 | 113 | 1 + 1 | 451 | Low Income |
| 14 | 114 | 1 + 1 | 305 | Low Income |
| First Floor Total SF | | 5,807 | | |



| SECOND FLOOR | | | | |
|-----------------------|-----|---------|---------------------|-----------------|
| Unit # | Mix | Unit SF | Affordability Level | |
| 15 | 201 | 1 + 1 | 367 | Low Income |
| 16 | 202 | 1 + 1 | 451 | Low Income |
| 17 | 203 | 1 + 1 | 451 | Low Income |
| 18 | 204 | 1 + 1 | 451 | Moderate Income |
| 19 | 205 | 1 + 1 | 451 | Low Income |
| 20 | 206 | 1 + 1 | 451 | Low Income |
| 21 | 207 | 1 + 1 | 312 | Moderate Income |
| 22 | 208 | 1 + 1 | 451 | Low Income |
| 23 | 209 | 1 + 1 | 371 | Low Income |
| 24 | 210 | 1 + 1 | 305 | Low Income |
| 25 | 211 | 1 + 1 | 451 | Moderate Income |
| 26 | 212 | 1 + 1 | 451 | Low Income |
| 27 | 213 | 1 + 1 | 451 | Low Income |
| 28 | 214 | 1 + 1 | 451 | Low Income |
| 29 | 215 | 1 + 1 | 420 | Moderate Income |
| 30 | 216 | 1 + 1 | 360 | Low Income |
| Second Floor Total SF | | 6,645 | | |



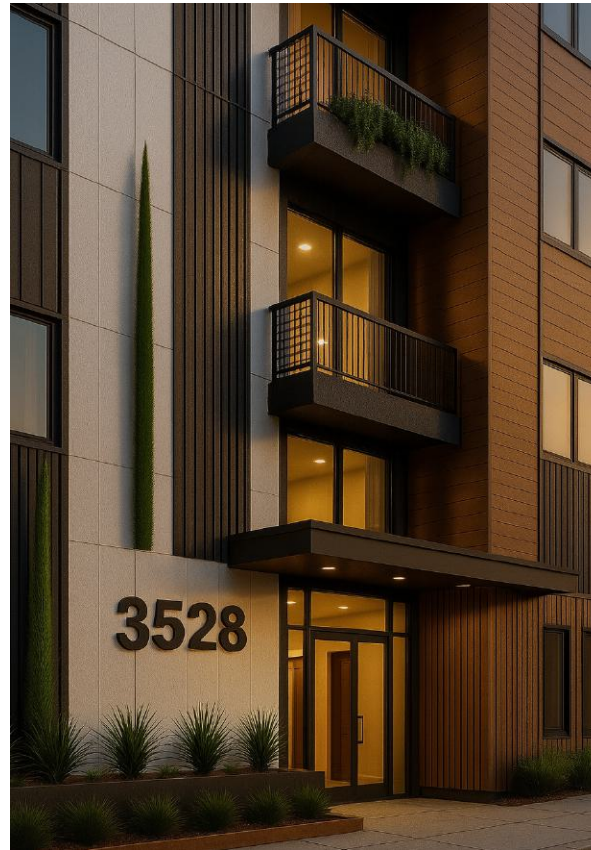
| THIRD FLOOR | | | | |
|----------------------|-----|---------|---------------------|-----------------|
| Unit # | Mix | Unit SF | Affordability Level | |
| 31 | 301 | 1 + 1 | 367 | Low Income |
| 32 | 302 | 1 + 1 | 451 | Low Income |
| 33 | 303 | 1 + 1 | 451 | Low Income |
| 34 | 304 | 1 + 1 | 451 | Low Income |
| 35 | 305 | 1 + 1 | 451 | Low Income |
| 36 | 306 | 1 + 1 | 451 | Moderate Income |
| 37 | 307 | 1 + 1 | 316 | Low Income |
| 38 | 308 | 1 + 1 | 451 | Low Income |
| 39 | 309 | 1 + 1 | 361 | Low Income |
| 40 | 310 | 1 + 1 | 305 | Moderate Income |
| 41 | 311 | 1 + 1 | 451 | Low Income |
| 42 | 312 | 1 + 1 | 451 | Low Income |
| 43 | 313 | 1 + 1 | 451 | Moderate Income |
| 44 | 314 | 1 + 1 | 451 | Low Income |
| 45 | 315 | 1 + 1 | 420 | Low Income |
| 46 | 316 | 1 + 1 | 358 | Low Income |
| Third Floor Total SF | | 6,637 | | |

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Project Rent Roll

| FOURTH FLOOR | | | | |
|-----------------------|--------|-------|---------|---------------------|
| | Unit # | Mix | Unit SF | Affordability Level |
| 47 | 401 | 1 + 1 | 367 | Low Income |
| 48 | 402 | 1 + 1 | 451 | Low Income |
| 49 | 403 | 1 + 1 | 451 | Moderate Income |
| 50 | 404 | 1 + 1 | 451 | Low Income |
| 51 | 405 | 1 + 1 | 451 | Low Income |
| 52 | 406 | 1 + 1 | 451 | Low Income |
| 53 | 407 | 1 + 1 | 316 | Moderate Income |
| 54 | 408 | 1 + 1 | 451 | Low Income |
| 55 | 409 | 1 + 1 | 368 | Low Income |
| 56 | 410 | 1 + 1 | 305 | Low Income |
| 57 | 411 | 1 + 1 | 451 | Low Income |
| 58 | 412 | 1 + 1 | 451 | Moderate Income |
| 59 | 413 | 1 + 1 | 451 | Low Income |
| 60 | 414 | 1 + 1 | 451 | Low Income |
| 61 | 415 | 1 + 1 | 420 | Low Income |
| 62 | 416 | 1 + 1 | 358 | Low Income |
| Fourth Floor Total SF | | | 6,644 | |



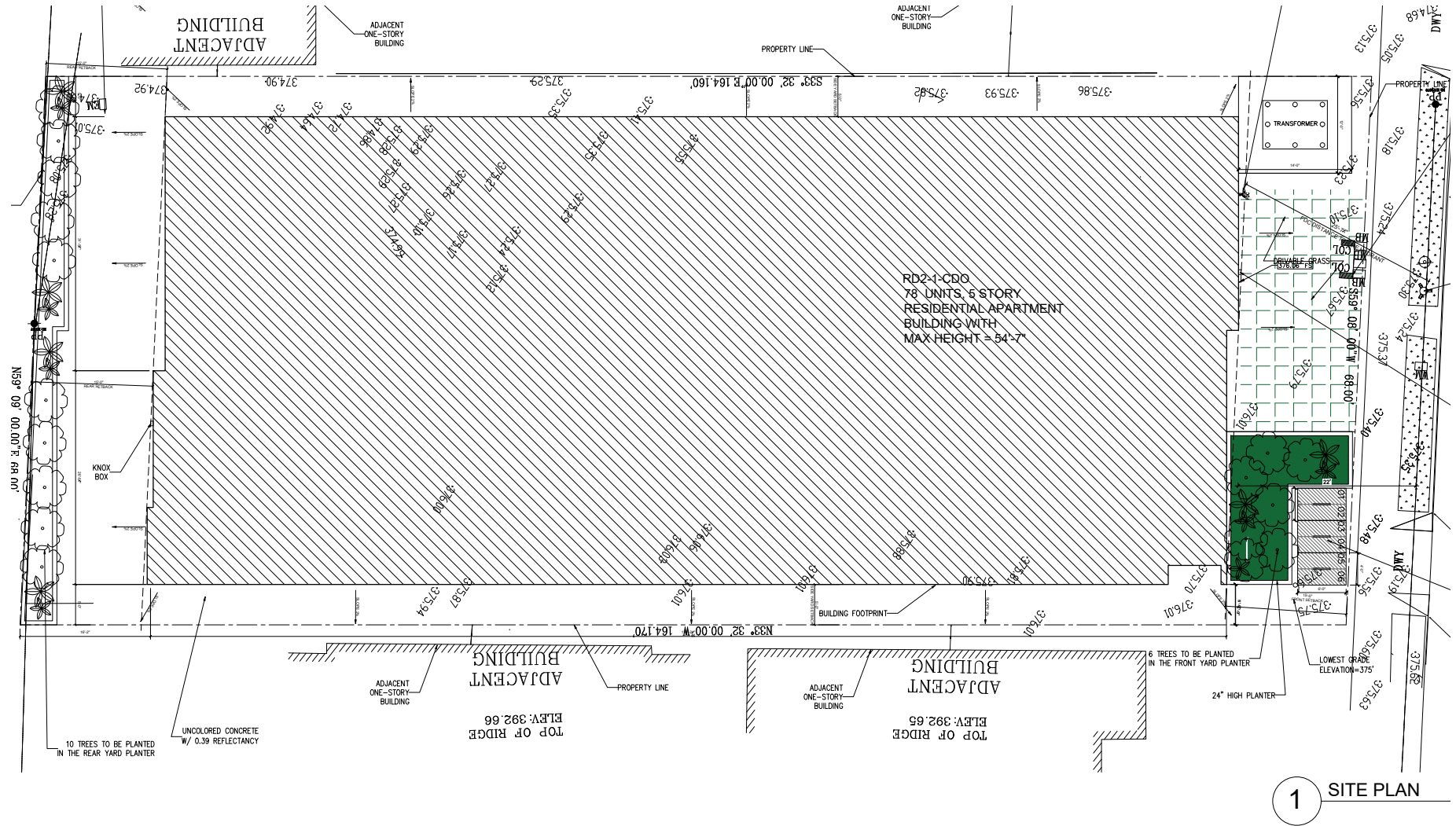
| FIFTH FLOOR | | | | |
|----------------------|--------|-------|---------|---------------------|
| | Unit # | Mix | Unit SF | Affordability Level |
| 63 | 501 | 1 + 1 | 367 | Low Income |
| 64 | 502 | 1 + 1 | 451 | Low Income |
| 65 | 503 | 1 + 1 | 451 | Low Income |
| 66 | 504 | 1 + 1 | 451 | Low Income |
| 67 | 505 | 1 + 1 | 451 | Low Income |
| 68 | 506 | 1 + 1 | 451 | Low Income |
| 69 | 507 | 1 + 1 | 316 | Low Income |
| 70 | 508 | 1 + 1 | 451 | Manager's Unit |
| 71 | 509 | 1 + 1 | 361 | Low Income |
| 72 | 510 | 1 + 1 | 305 | Low Income |
| 73 | 511 | 1 + 1 | 451 | Moderate Income |
| 74 | 512 | 1 + 1 | 451 | Low Income |
| 75 | 513 | 1 + 1 | 451 | Low Income |
| 76 | 514 | 1 + 1 | 451 | Moderate Income |
| 77 | 515 | 1 + 1 | 420 | Low Income |
| 78 | 516 | 1 + 1 | 358 | Low Income |
| Fifth Floor Total SF | | | 6,637 | |

| Floor | Total SF |
|----------------------------------|---------------|
| First Floor | 5,807 |
| Second Floor | 6,645 |
| Third Floor | 6,637 |
| Fourth Floor | 6,644 |
| Fifth Floor | 6,637 |
| Project Total Rentable SF | 32,370 |

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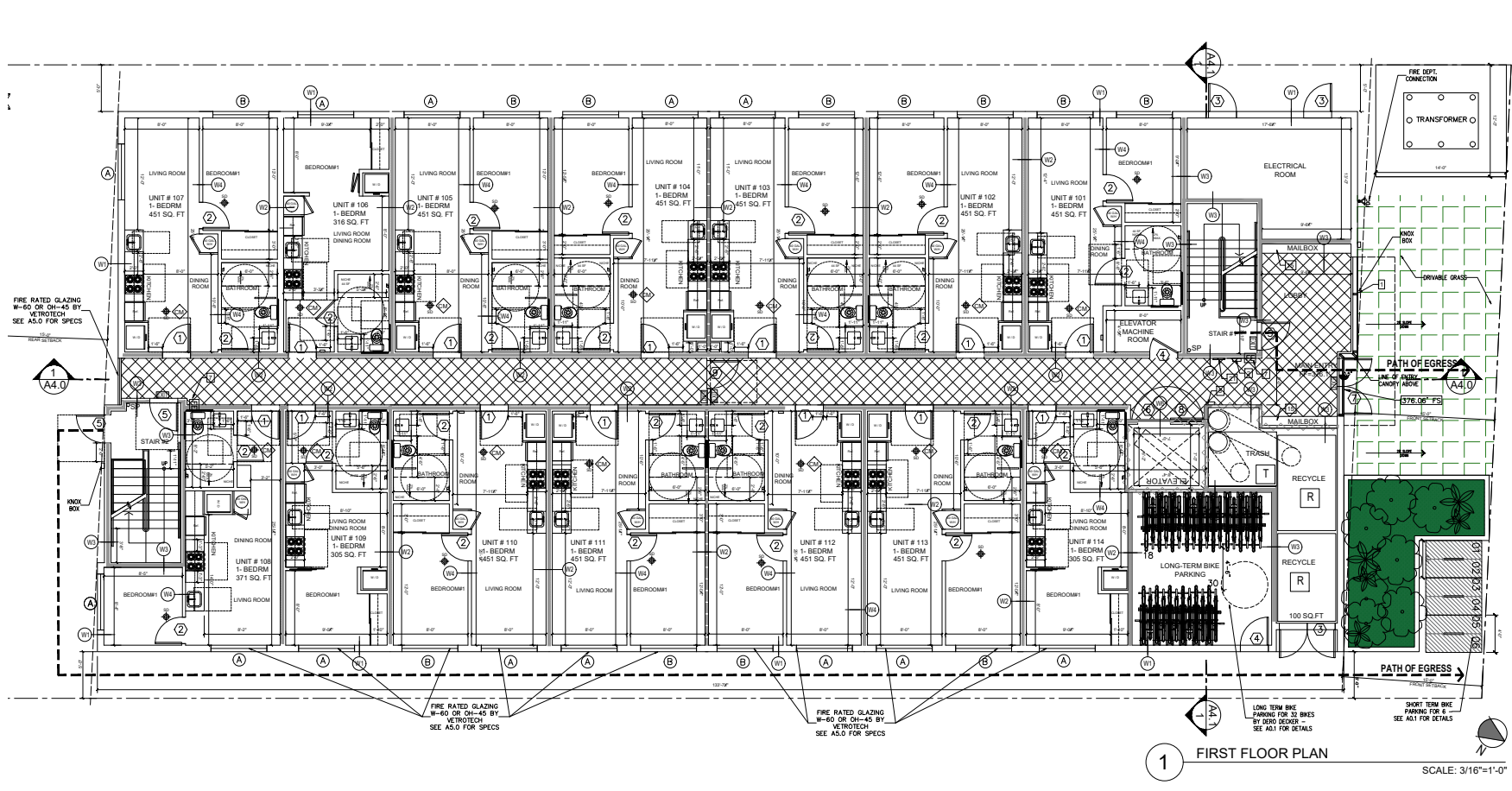
Plans - Site Plan



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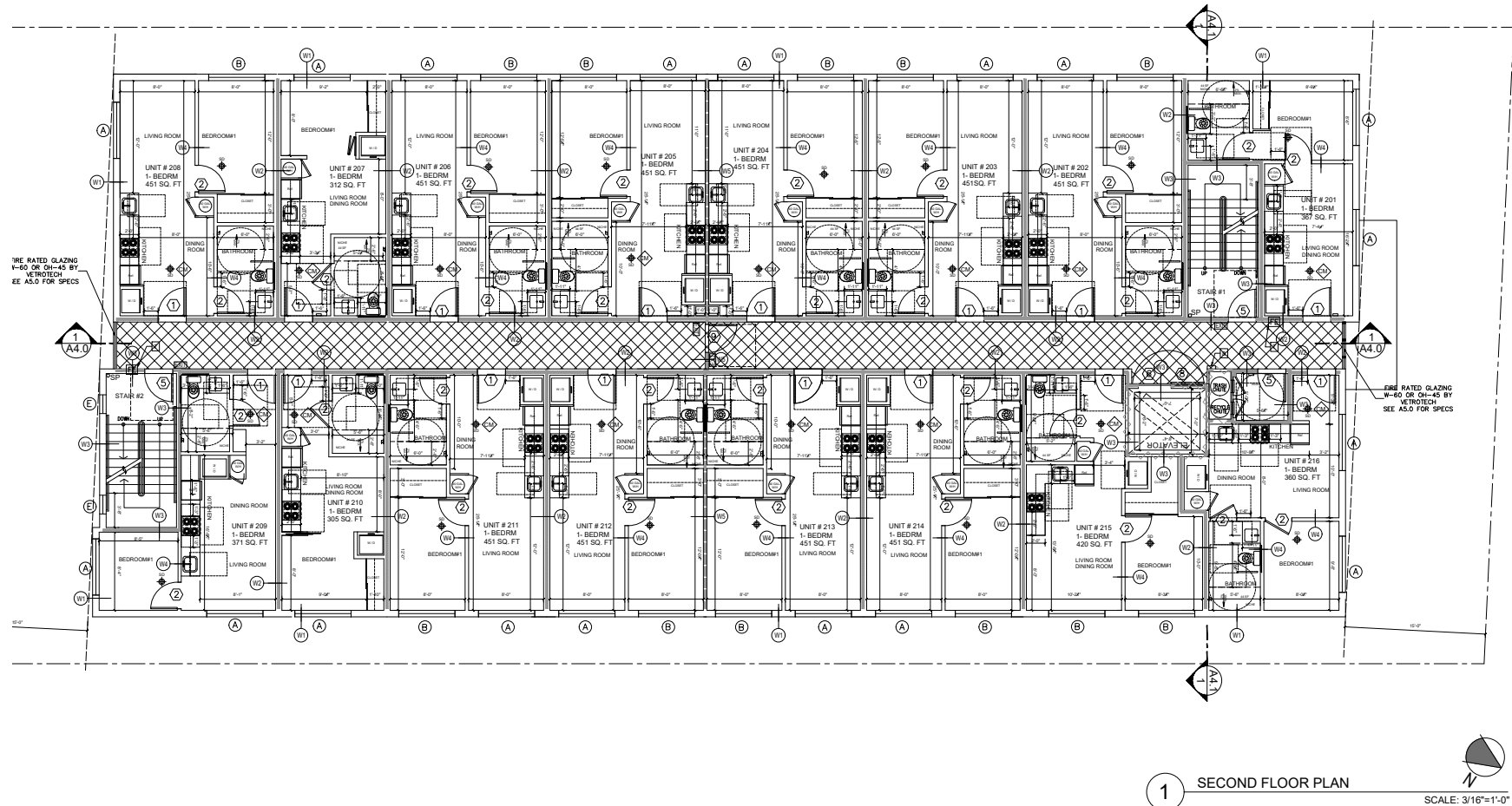
Plans - First Floor



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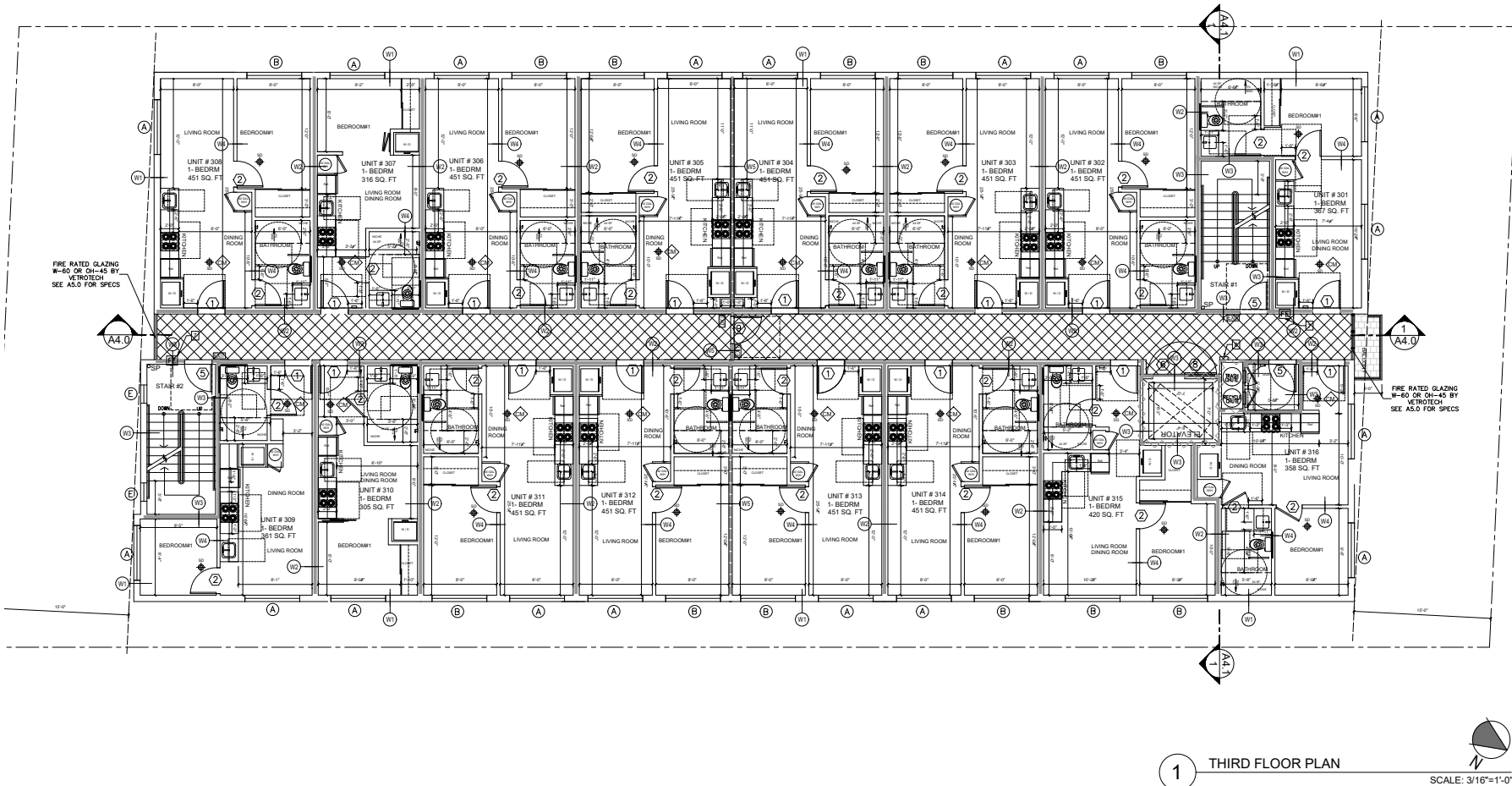
Plans - Second Floor



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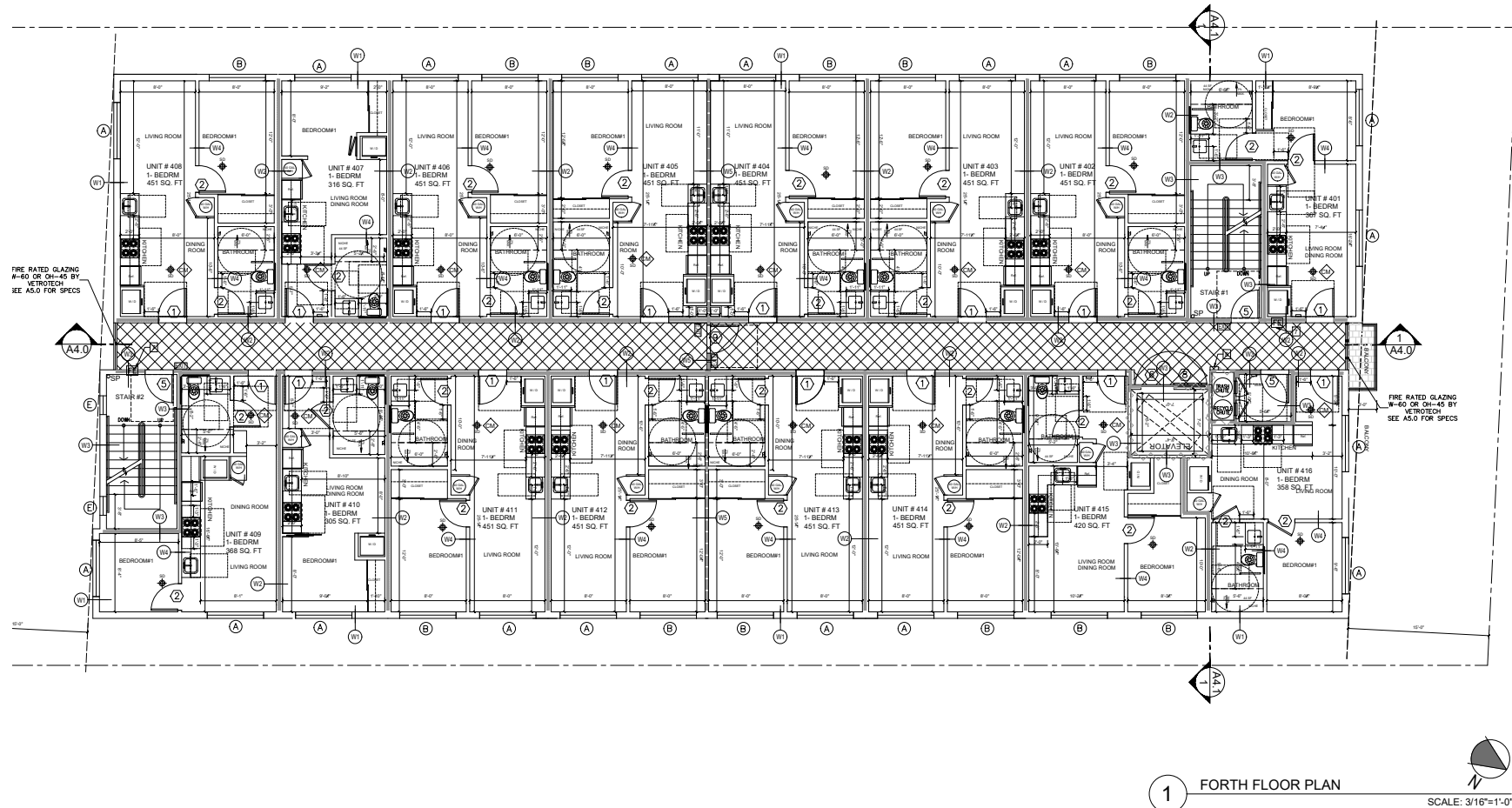
Plans - Third Floor



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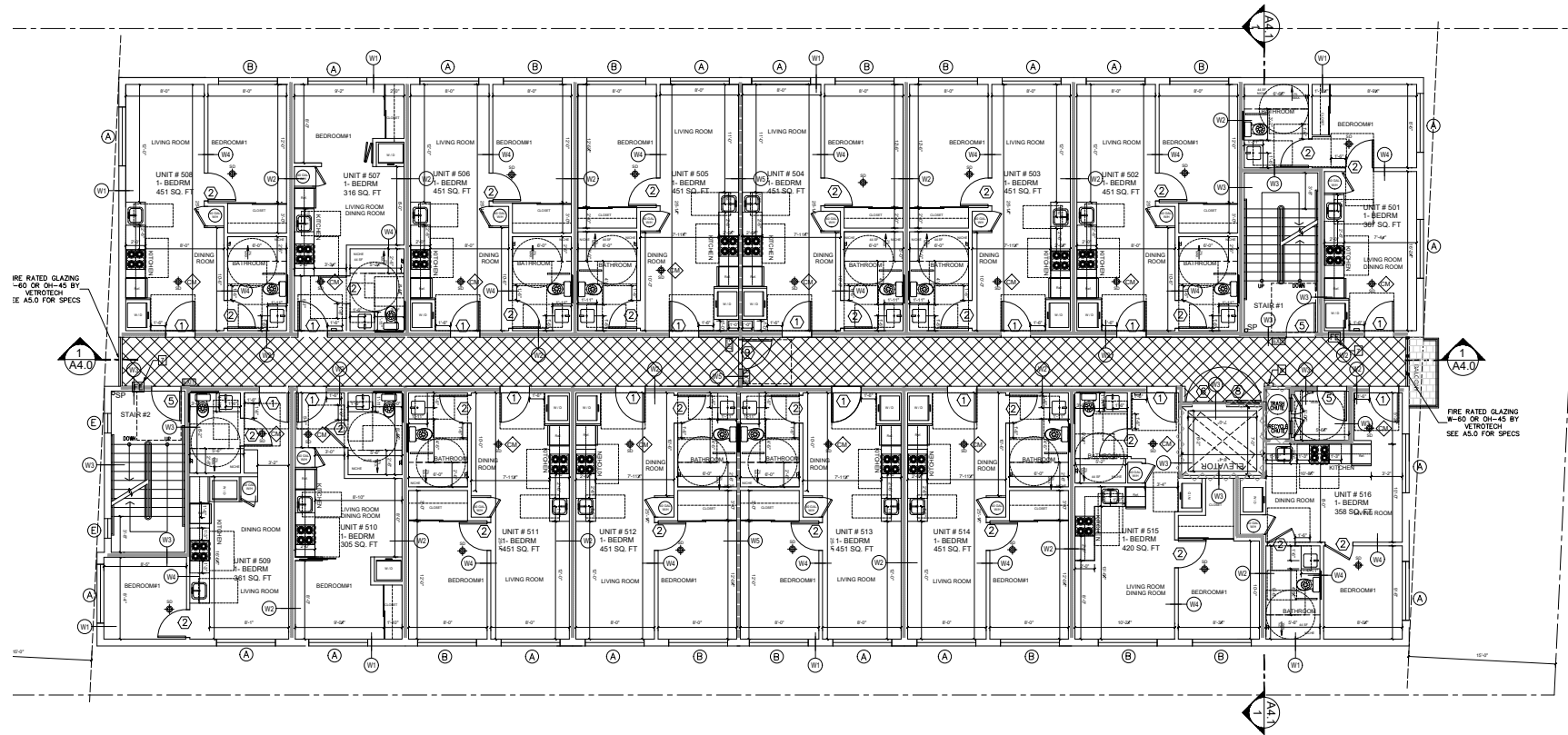
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Plans - Fourth Floor



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Plans - Fifth Floor



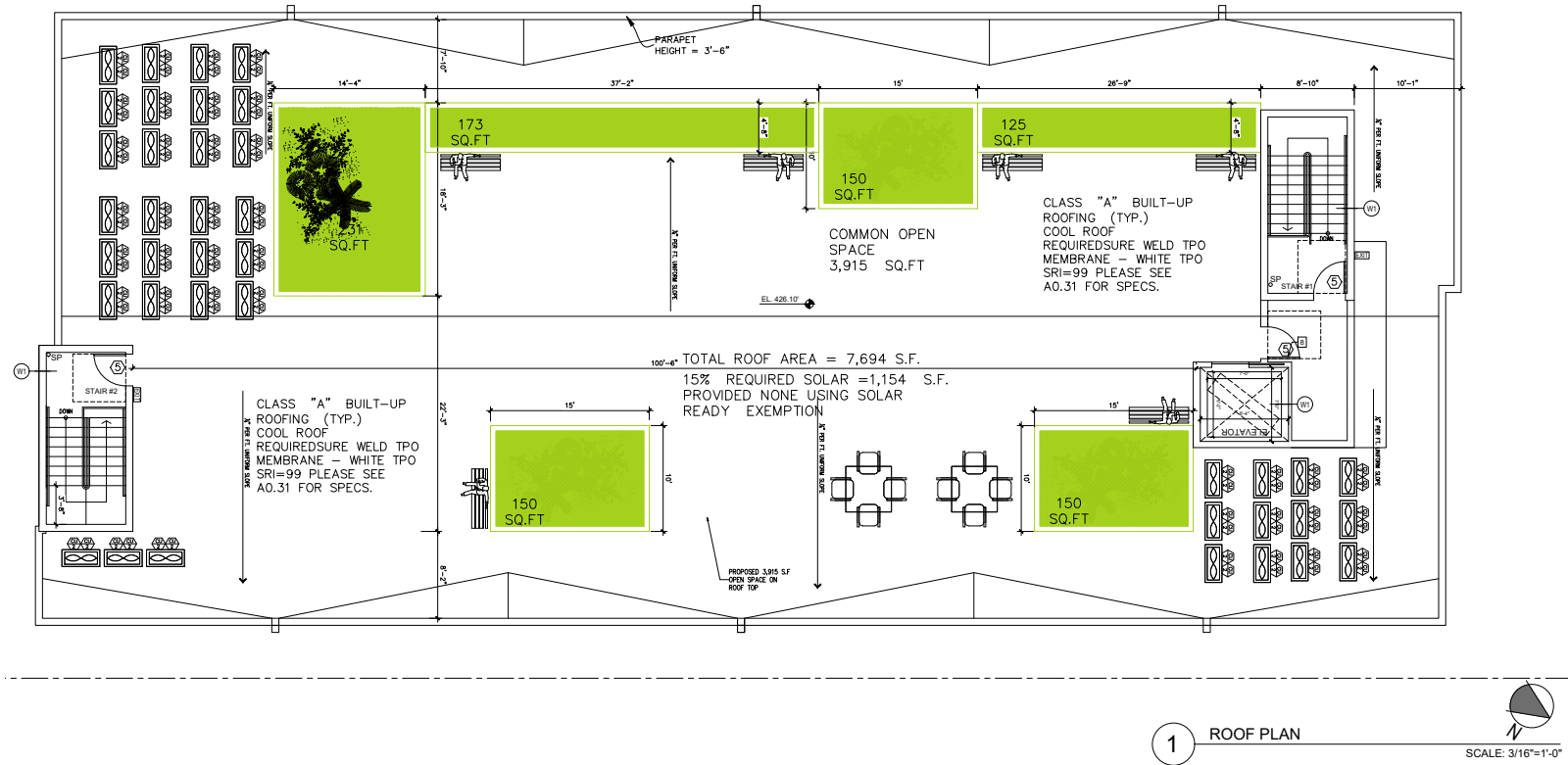
1 FIFTH FLOOR PLAN

SCALE: 3/16"=1'-0"

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Roof Plan



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Plans - Elevations - North & East



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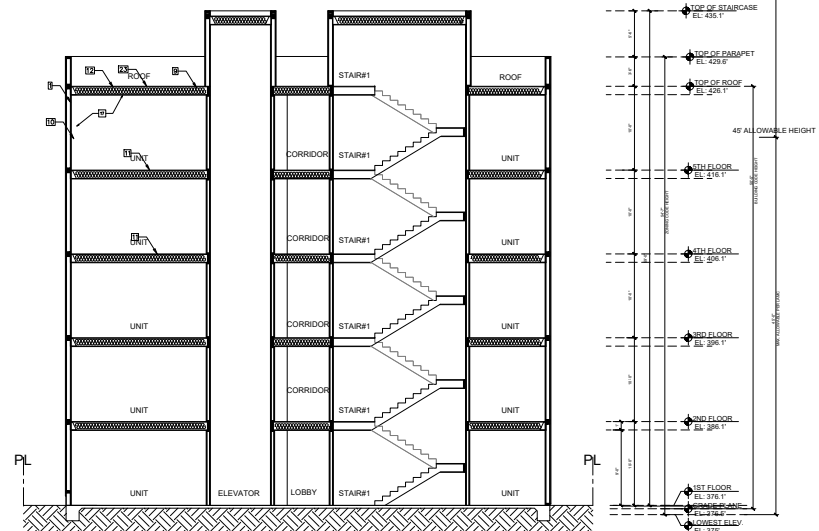
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Plans - Elevations - South & West



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Plans - Sections



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Heritage Square
Station











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