

Tier 4 SAFMR



Reduced to \$1,950,000

1411 & 1415 W. 11th St. Los Angeles, CA 90015

Multi-Family or Mixed-Use Dev. Opportunity just west of DTLA
12,678 SF C1-1 Street-to-Street Flat Lot
CHIP, ED1 and State DB Eligible

**PARTNERSCRE
SVIDLER | PETITO**



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1411 & 1415 W. 11th St.

Property Overview

PartnersCRE is pleased to present a **multifamily or mixed-use development opportunity** at **1411 & 1415 W 11th Street** in the dynamic **Pico Union** neighborhood of Los Angeles. These **two contiguous parcels** total approximately **12,678 square feet** of flat land, with combined dimensions of **100 by 126 feet** on **street-to-street lots**. Both parcels are improved with **income-producing apartment buildings** and offer **significant redevelopment and value-add potential**.

Development Paths and Incentives:

- **TOC Tier 2 / MIIP / CHIP:** Qualifies for Transit Oriented Communities Tier 2, the Mixed Income Incentive Program (MIIP) Opportunity Corridor, and the Citywide Housing Incentive Program (CHIP). These programs allow more units, higher FAR, greater height, and major reductions or elimination of parking requirements for projects with affordable housing.
- **State Density Bonus Law (AB 2345, AB 1287):** By setting aside at least 10% of units for very low-income tenants (or 20% for low-income), developers can stack state and city bonuses for more density and additional incentives. 100% affordable projects can potentially achieve unlimited density and no parking requirements.
- **Executive Directive 1 (ED1):** 100% affordable housing projects are eligible for expedited, fast-track city approvals.

Strategically located near major transportation routes and city amenities, the site is ideal for efficient development and construction. Its central location ensures high demand for new housing and supports long-term investment returns.

Flat Street-to-Street Lot

\$1,950,000
\$2,350,000

\$154/SF
Price Per SF of Land

12,678 SF
Land SF

C1-1
Zoning

5137-012-008
APN 1

5137-012-009
APN 2

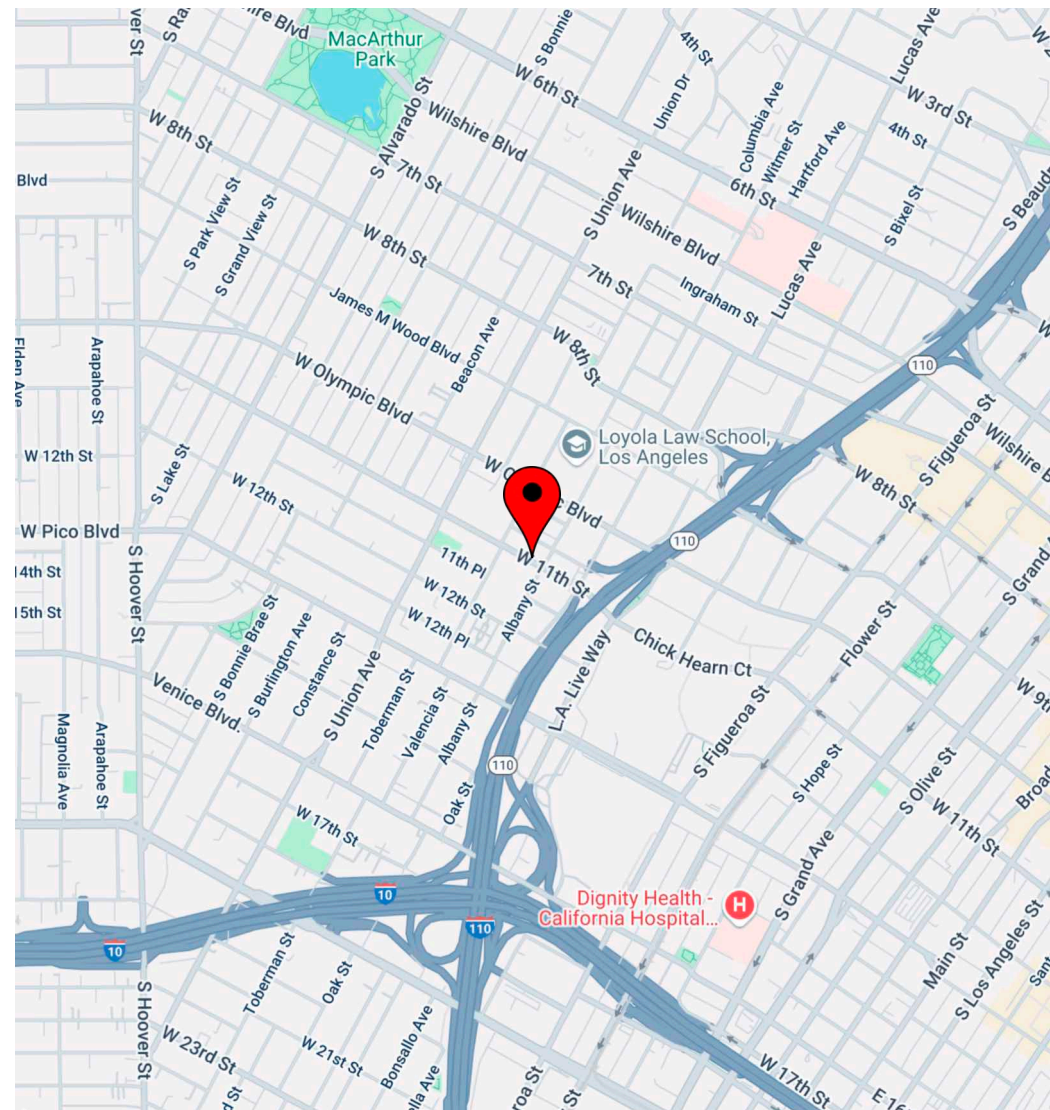
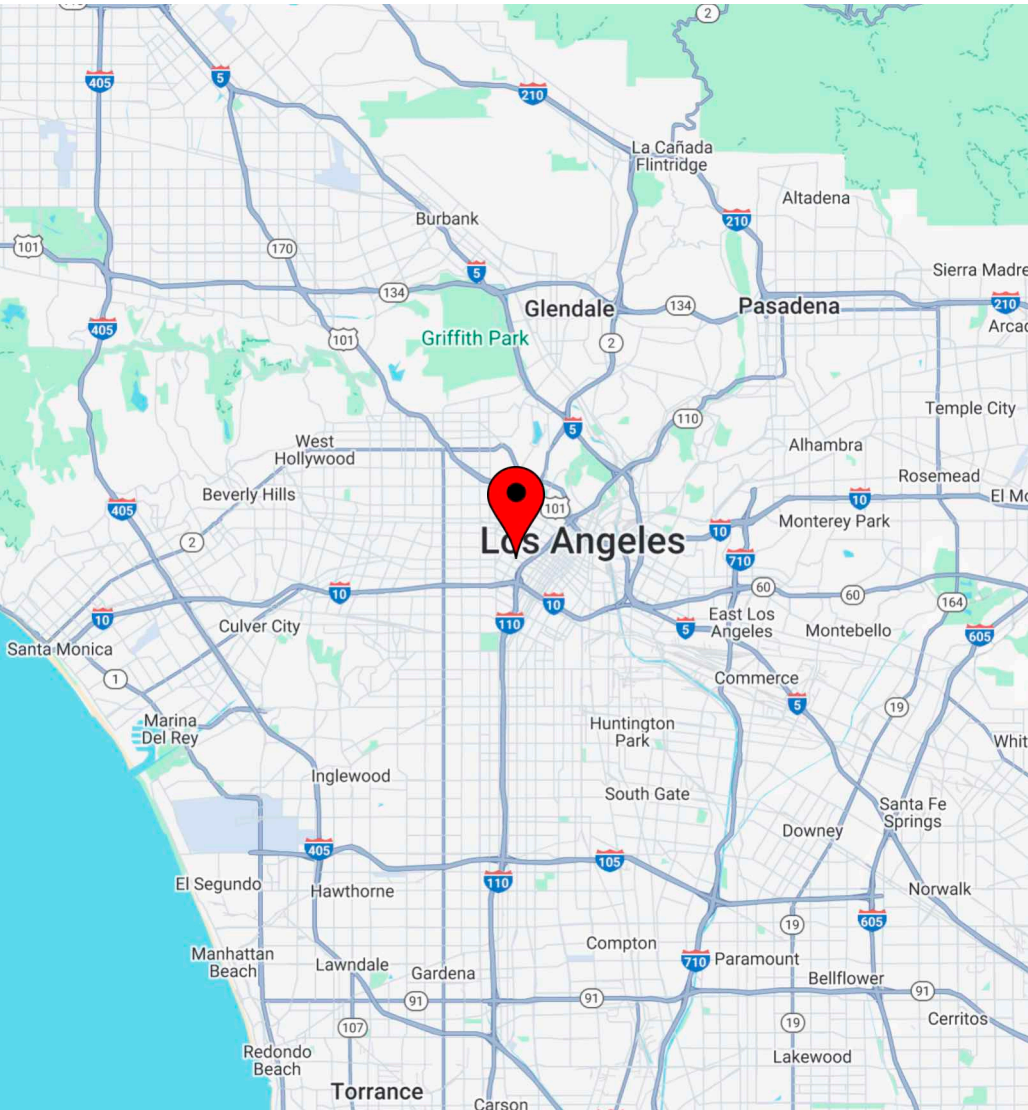
0.5 Miles to Crypto.com Arena & LA Live

- Immediate rental income from existing multi-unit buildings
- Substantial redevelopment and value-add potential
- C1-1 zoning allows multifamily, mixed-use, or commercial projects
- Prime connectivity along a High-Quality Transit Corridor
- Flat terrain for cost-effective construction
- ED1 / MIIP / CHIP / Tier 2 TOC incentive options
- Zero parking requirements for qualifying projects

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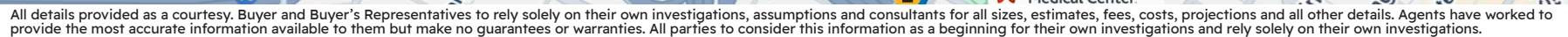
1411 & 1415 W 11th St.

Maps



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Area Map



1411 & 1415 W. 11th St.

Location Highlights

Fashion District

Just blocks away, the LA Fashion District is a major hub for wholesale clothing, textiles, and design, attracting buyers, designers, and entrepreneurs.

Crypto.com Arena & LA Live

Approximately 1 mile northwest, this premier entertainment complex hosts NBA games, concerts, and major events, drawing millions of visitors annually.



"Exterior of Crypto.com Arena in 2023 with permanent signage." by Troutfarm27, from English Wikipedia, licensed under [CC BY-SA 4.0](#)



"Los Angeles Convention Center" by Cbl62, from English Wikipedia, licensed under [CC BY-SA 3.0](#)

Los Angeles Convention Center

A short distance away, the convention center hosts national and international trade shows, conferences, and exhibitions, supporting business and tourism growth.

I-10 & I-110 Freeways

Positioned near two major freeway connections, offering easy access to all parts of Los Angeles, including West LA, the San Gabriel Valley, and South Bay.



"Tommy Trojan, University of Southern California (USC), Los Angeles, California" by Ken Lund is licensed under [CC BY-SA 2.0](#).

USC & Exposition Park

Less than 2 miles southwest, the University of Southern California and Exposition Park feature world-class museums, the LA Memorial Coliseum, and green spaces.

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1411 & 1415 W. 11th St.

Walk Score



Walker's Paradise

Daily errands do not require a car.



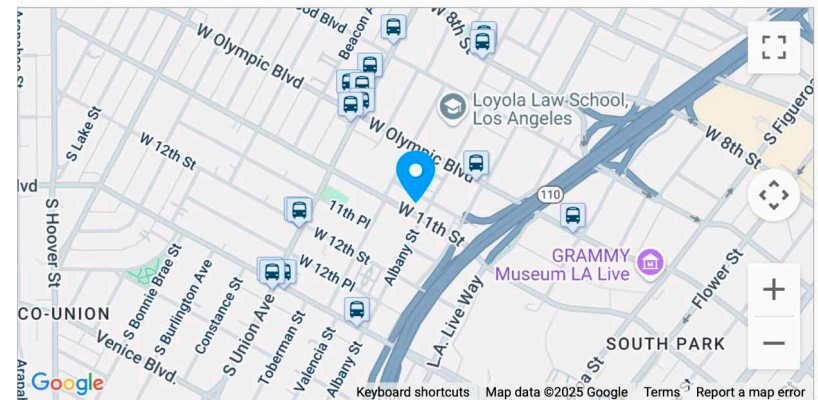
Rider's Paradise

World-class public transportation.



Very Bikeable

Biking is convenient for most trips.



Rail lines:

Metro E Line (Expo)	0.5 mi	Metro A Line (Blue)	0.5 mi
Metro D Line (Purple)	0.8 mi	Metro B Line (Red)	0.8 mi

Bus lines:

28 Metro Local Line	0.1 mi	Pico Union/Echo Park DASH...	0.2 mi
30 Metro Local Line	0.3 mi	66 Metro Local Line	0.3 mi

About this Location

1411 West 11th Street has a Walk Score of 90 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in the Pico Union neighborhood in Los Angeles. Nearby parks include South Bonnie Brae Tract Historic District, Terrace Park and Alvarado Terrace Historic District.



<https://www.walkscore.com/score/1411-w-11th-st-los-angeles-ca-90015>

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1411 & 1415 W. 11th St.

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.

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.

<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, 90017, 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.

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Updated: 7-3-2025

1411 & 1415 W. 11th St.

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

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

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Metro Rail System



Steps from Major Transit Hubs — Direct Access Across LA

Located just 0.8 miles from **Pico Station** and 1.0 mile from **7th St/Metro Center**, this property offers exceptional transit access in the heart of Downtown LA.

With two major Metro stations within walking distance, residents or tenants benefit from seamless connectivity to the Expo (E Line), Blue (A), Red (B), Purple (D), and Regional Connector lines—linking them directly to USC, Santa Monica, Long Beach, Hollywood, and beyond.

This prime location supports car-free living and appeals to both renters and investors seeking strong access to LA's expanding transit network.

- **Union Station** (transfer to B, D, J Lines + Metrolink/Amtrak)
- **7th/Metro** (access to the Red/Purple Lines, Financial District)
- **Expo/USC & LATTC/Ortho Institute** (education + healthcare centers)

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1411 & 1415 W. 11th St.

Zimas



City of Los Angeles Department of City Planning

7/1/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1416 W CONNECTICUT ST
1417 W 11TH ST
1415 W 11TH ST

ZIP CODES

90015

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2007-2851-CPU
CPC-2003-6741-ICO
CPC-2001-5912-ICO
CPC-1986-605-GPC
ORD-175692
ORD-174609
ORD-164625-SA6870
ORD-164605-SA6870
ENV-2013-3392-CE
ENV-2008-372-EIR
ENV-2003-6742-CE
ENV-2001-5913-CE-ICO

Address/Legal Information

PIN Number 129A205 292
Lot/Parcel Area (Calculated) 6,403.1 (sq ft) + 6,275 SF (5137-012-009) = 12,678 SF
Thomas Brothers Grid PAGE 634 - GRID C4
Assessor Parcel No. (APN) 5137012008
Tract THE ELEVENTH STREET BLOCK
Map Reference M R 13-12
Block None
Lot 27
Arb (Lot Cut Reference) None
Map Sheet 129A205

Jurisdiction Information

Community Plan Area Westlake
Area Planning Commission Central APC
Neighborhood Council Pico Union
Council District CD 1 - Eunisses Hernandez
Census Tract # 2100.10000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning C1-1
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2512 Housing Element Sites
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use Limited Commercial
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium
Non-Residential Market Area Medium
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 2
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 1
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area Low
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: 10th Street Elementary
Active: Bill Cruz Early Education Center
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5137012008
APN Area (Co. Public Works)* 0.147 (ac)
Use Code 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val. \$649,458
Assessed Improvement Val. \$219,473
Last Owner Change 03/03/2016
Last Sale Amount \$1,200,000
Tax Rate Area 29
Deed Ref No. (City Clerk) 863531
847717-18
472313
236769
2025236
1702997
1679360
1585559-60
10674
Building 1
Year Built 1916

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1411 & 1415 W. 11th St.

Zimas

Building Class	D55
Number of Units	3
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,102.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5137012008]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	500 Yr
Watercourse	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
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Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 5137012008]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.45 Units, Above Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	279
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	11
Red Flag Restricted Parking	No

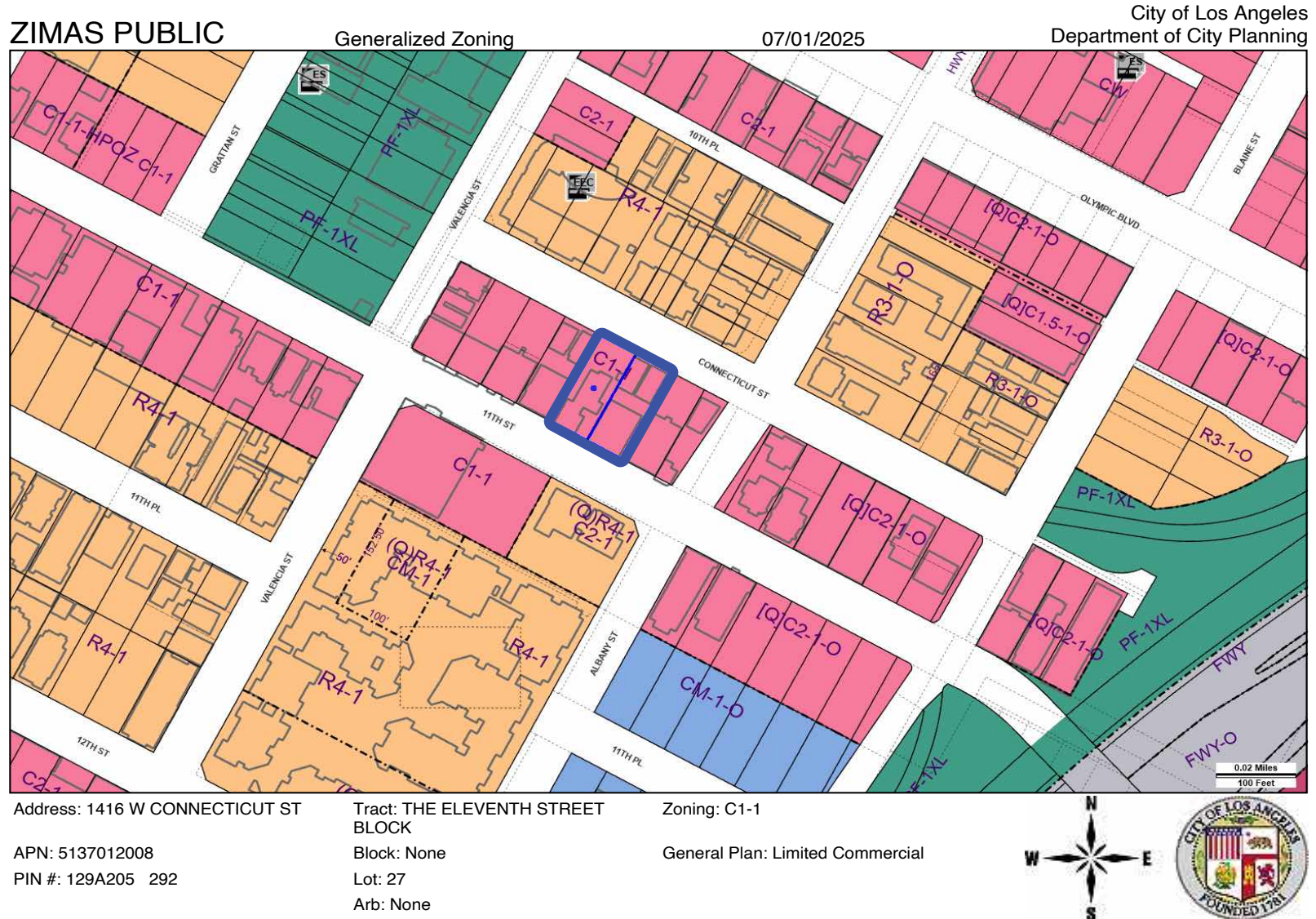
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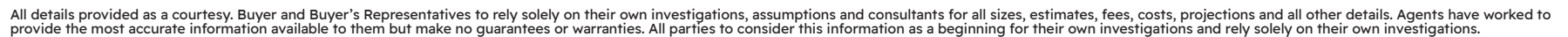
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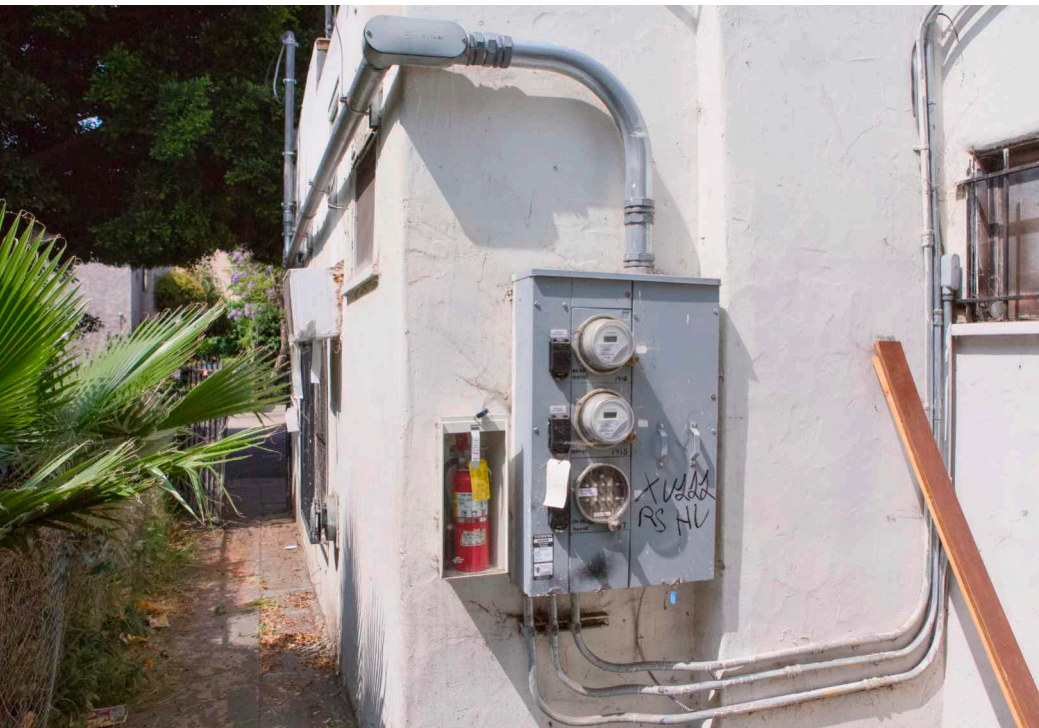
Parcel Map

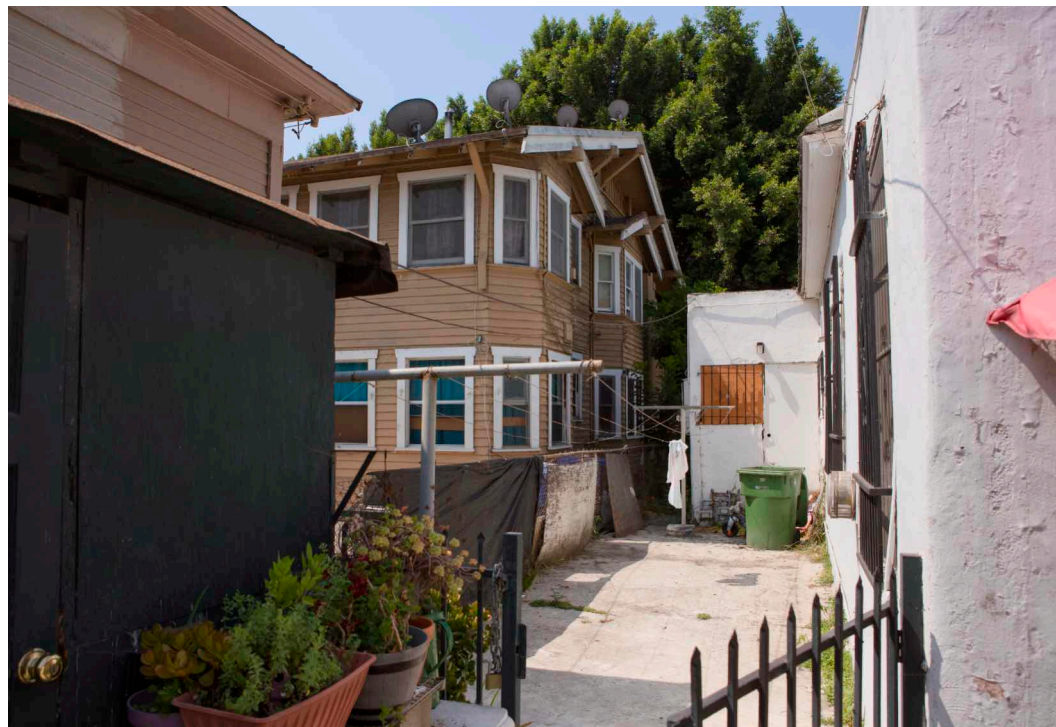


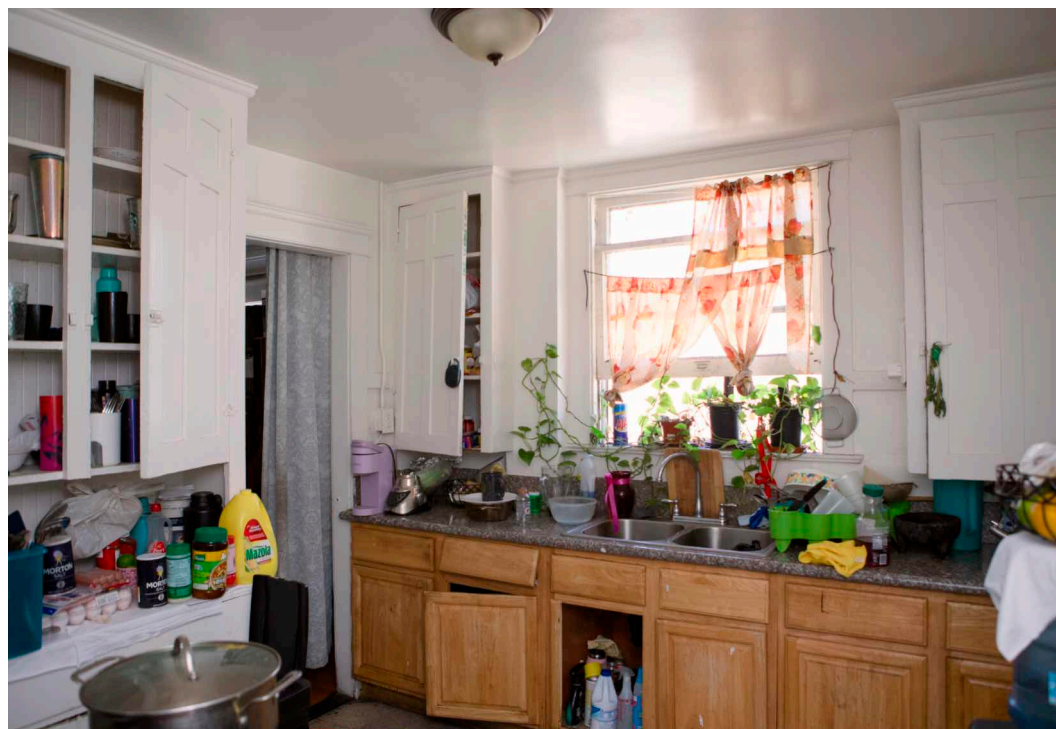
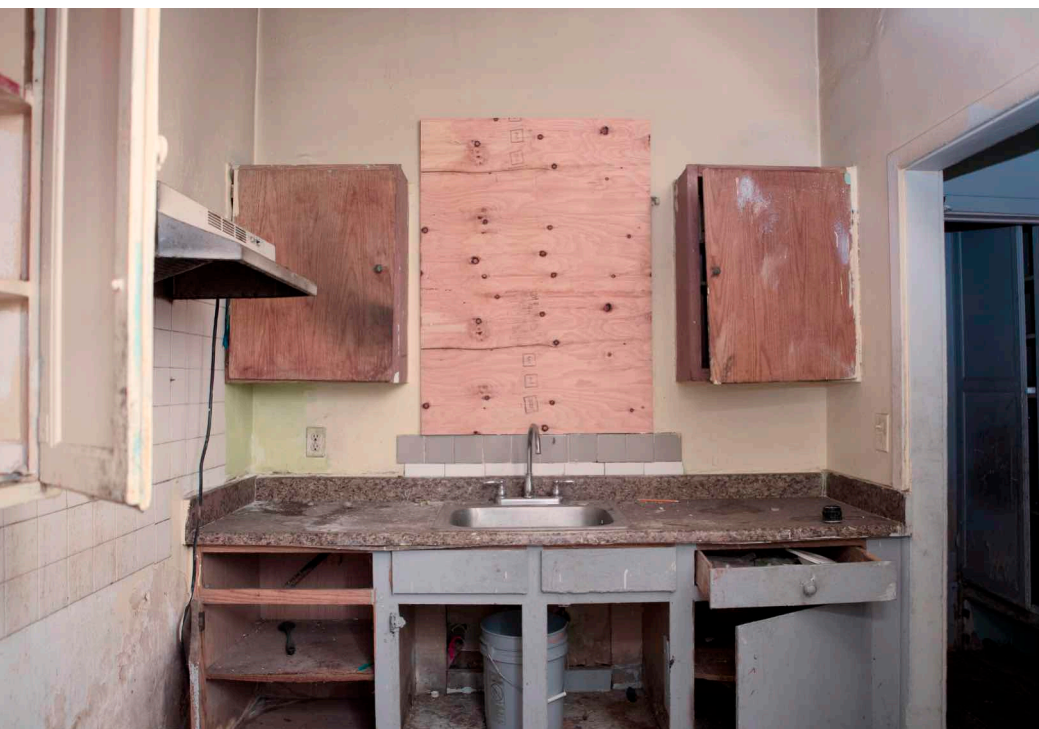


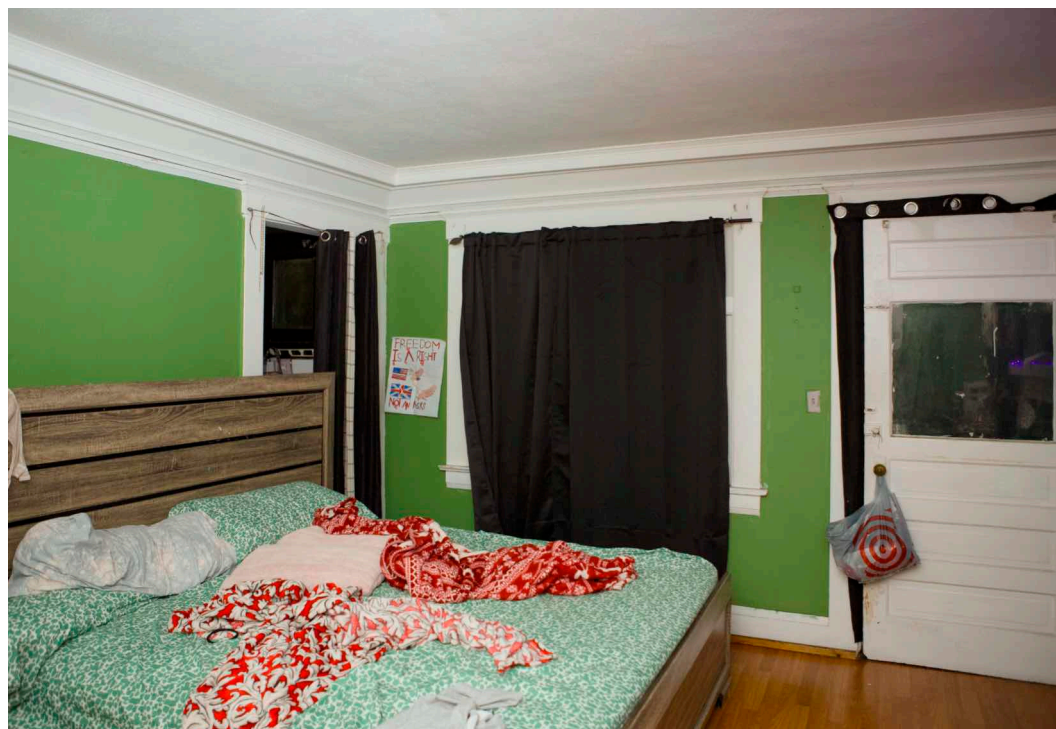
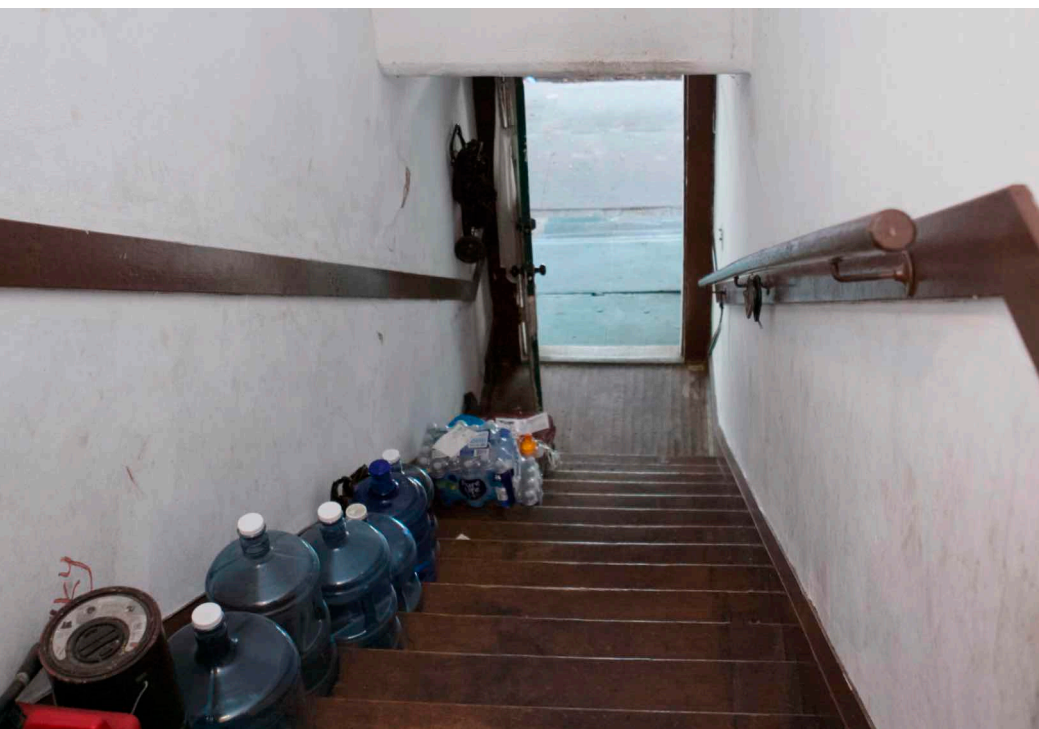
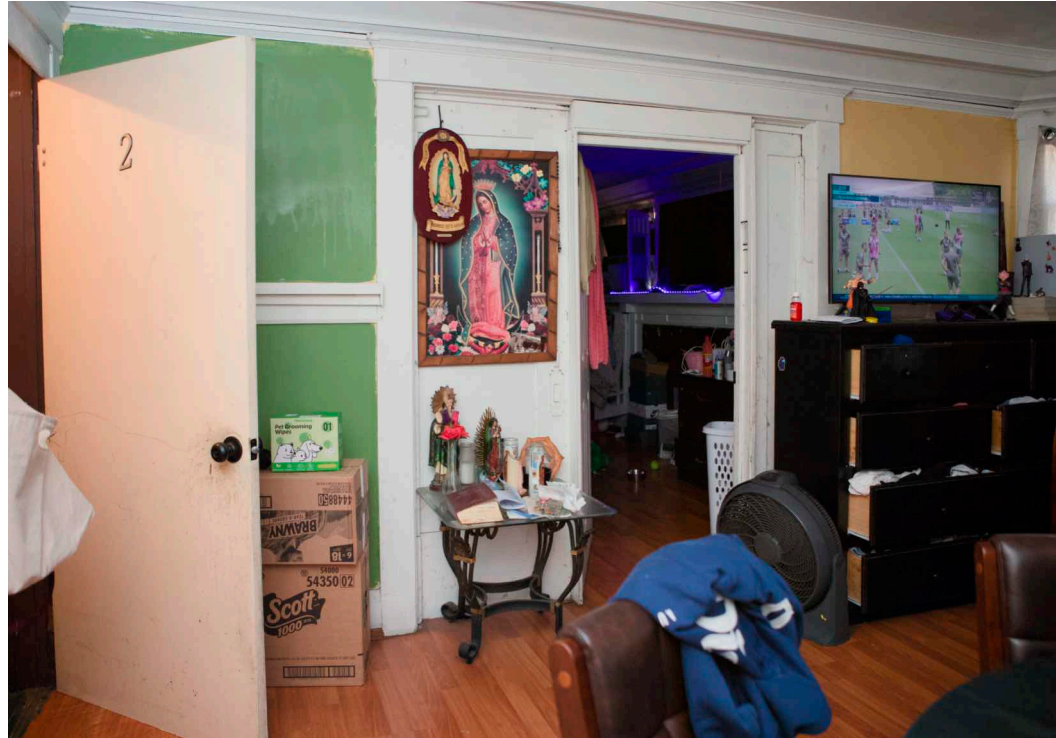






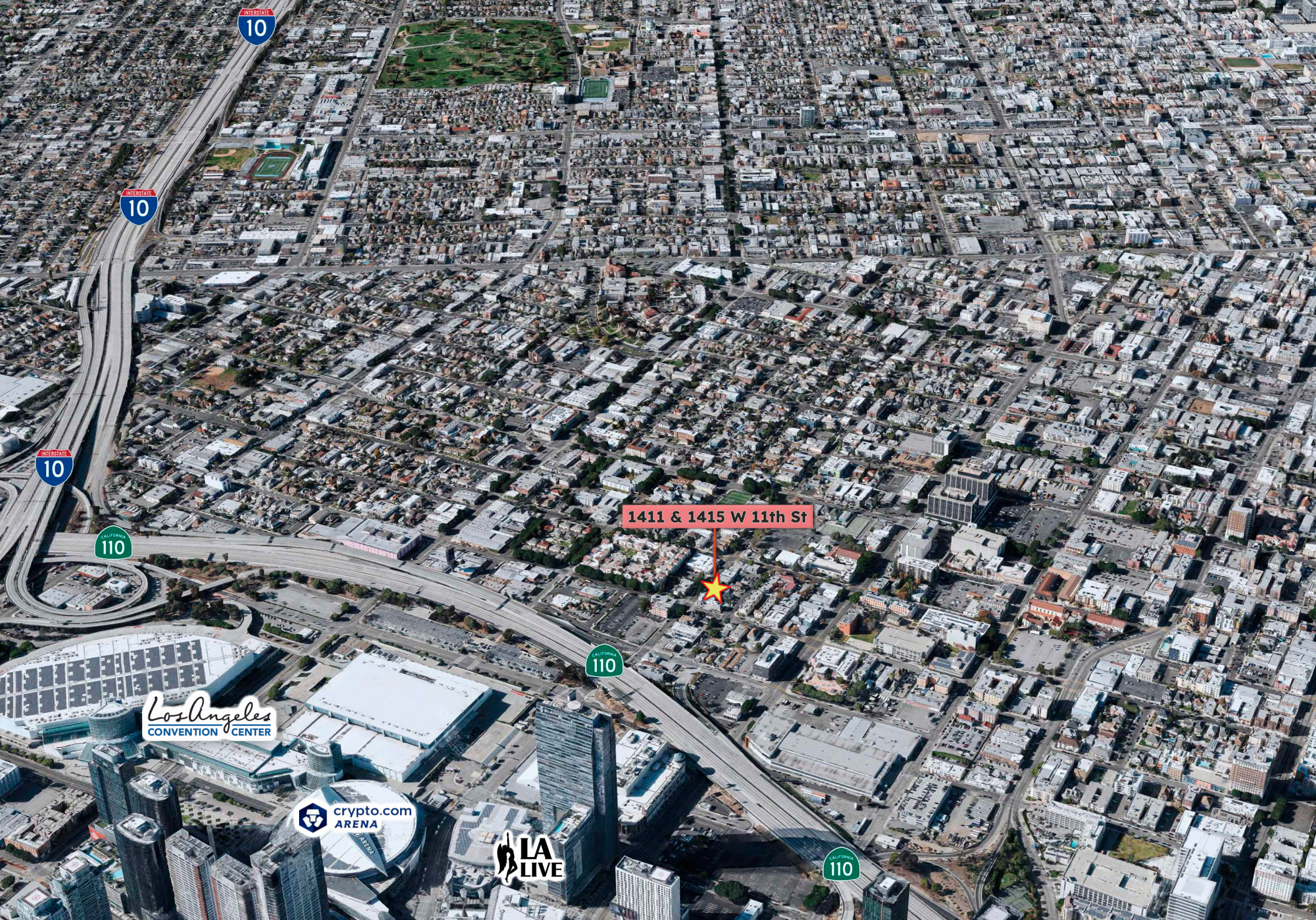


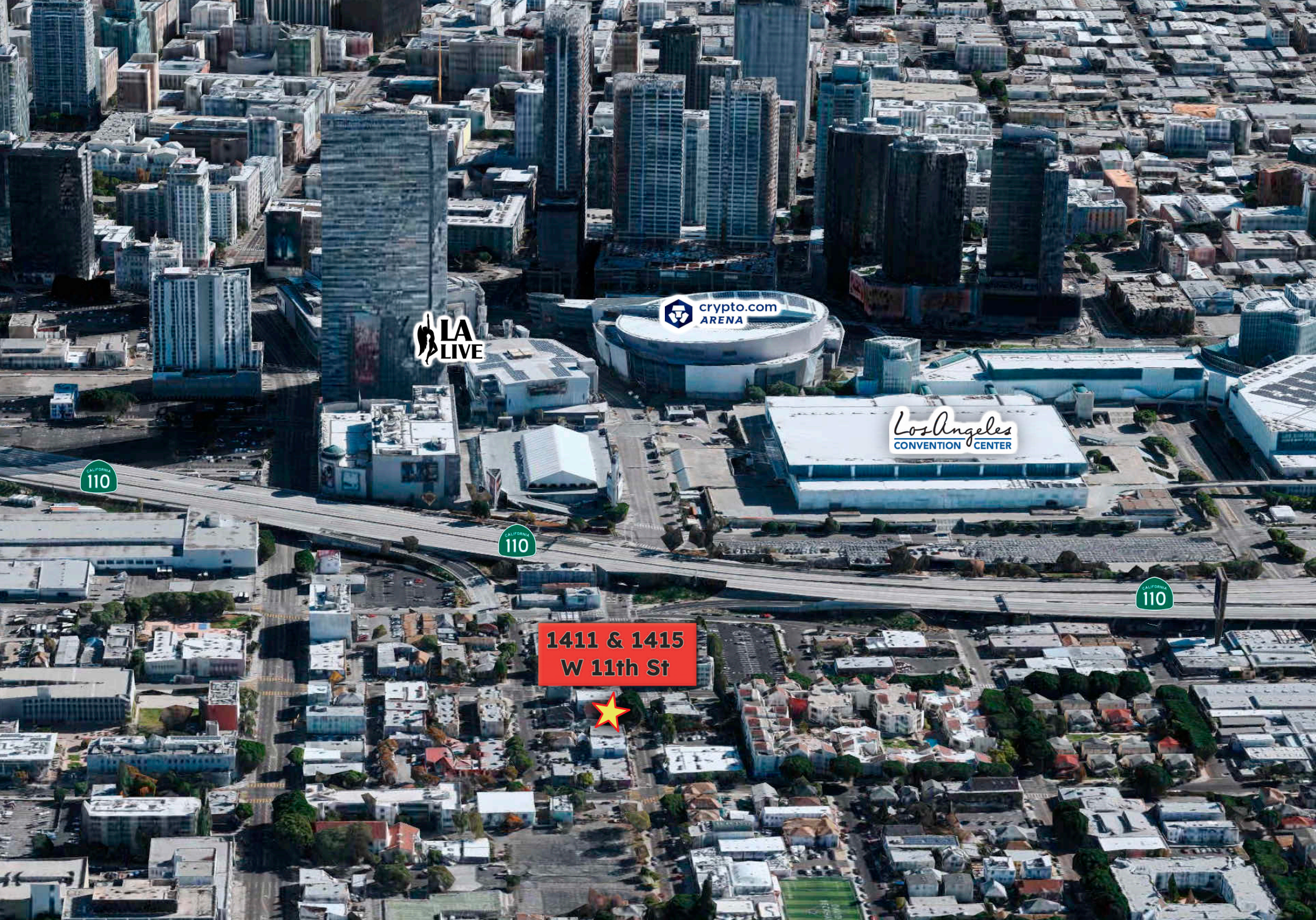


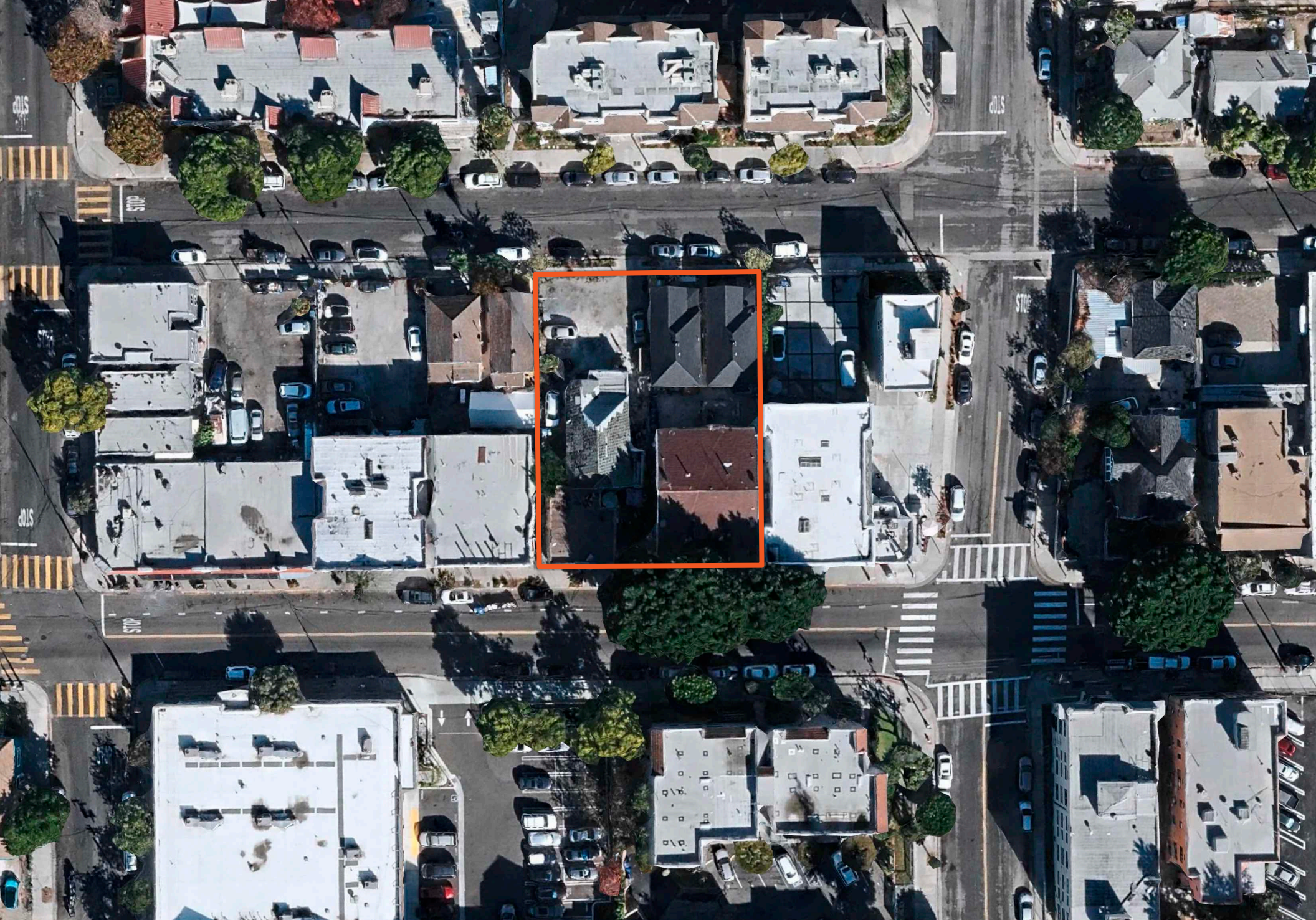












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