

Fully RTI



Priced at \$1,900,000

4129 Avalon Blvd

Los Angeles, CA 90011

48 Unit 100% Affordable Housing Project, Fully RTI

PARTNERSCRE
Svidler | Petito | Amirieh

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4129 Avalon Blvd

The Offering

PartnersCRE is proud to present for sale a **ready-to-issue (RTI) 48-unit, 100% affordable housing project** on an 8,199 SF lot. This **4-story apartment development** is designed with efficiency in mind. The recreation room has the potential to convert into ADU. It features a stacked on-grade design and includes:

- 14 Studios
- 33 One-Bedroom Units
- 1 Studio Manager's Unit

The total gross buildable space is approximately **23,323 SF** and the total rentable space is approximately **17,126 SF**.

Housing affordability is a key focus, with:

- **10 units for moderate-income** households (110% AMI or below)
- **37 units for low-income** households (80% AMI or below)
- **1 market-rate** manager's unit

The rent amounts for the very low and moderate-income units can be found on **HCD Schedule VI**, while the rent for the low-income units can be found on **TCAC Schedule IX**. Additionally, the location of this property may attract **Section 8 voucher** tenants, increasing the potential income by **around 20% for each unit**.

The property is situated in a primarily residential neighborhood near Hospital and Park, offering ample access to street parking within a walkable radius. The proposed development features **zero parking** spaces, which reduces construction costs for the developer. The neighborhood is very walkable with excellent transit, as indicated by a **Walk Score of 79**.

The property is currently used as Car Storage, rented month-to-month at \$1,800.

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Dario Svidler | Jordan Petito | Jonathan Amirieh

At a Glance

Historic South-Central

\$1,900,000

Price

23,323 SF

Gross Project Square Footage

17,126 SF

Rentable Project Square Footage

Ready-to-Issue

Project Status

8,199 SF

Lot Size

**48 Units 100% Affordable Housing
Development, Fully RTI**

Development Type

C2-IVL-CPIO

Zoning

5113-005-001

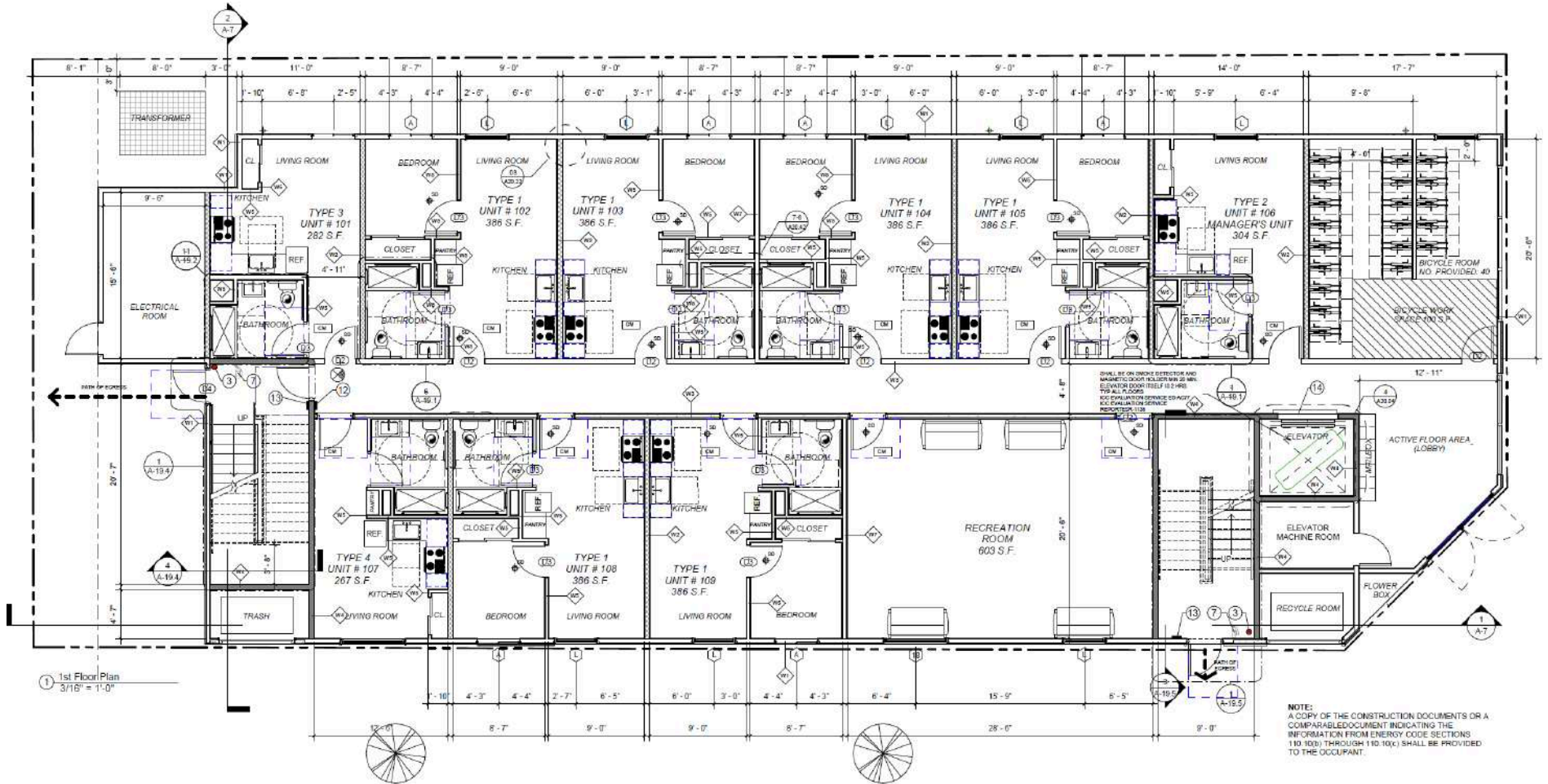
APN

Highlights

- 48 Unit 100% Affordable Housing Development, Fully RTI
- Type VA Construction
- Cost Effective Stacked Design to maximize efficiency
- 59± FT of frontage on Avalon and 140± FT depth.
- Zoning is C2-IVL-CPIO located in Tier 2 Transit Oriented Communities
- Rent Schedules: Schedule VI and Schedule IX
- Walk Score of 79 'Very Walkable'
- Around 2 Miles to USC
- Around 1.5 Miles to Exposition Park and Museums

4129 Avalon Blvd

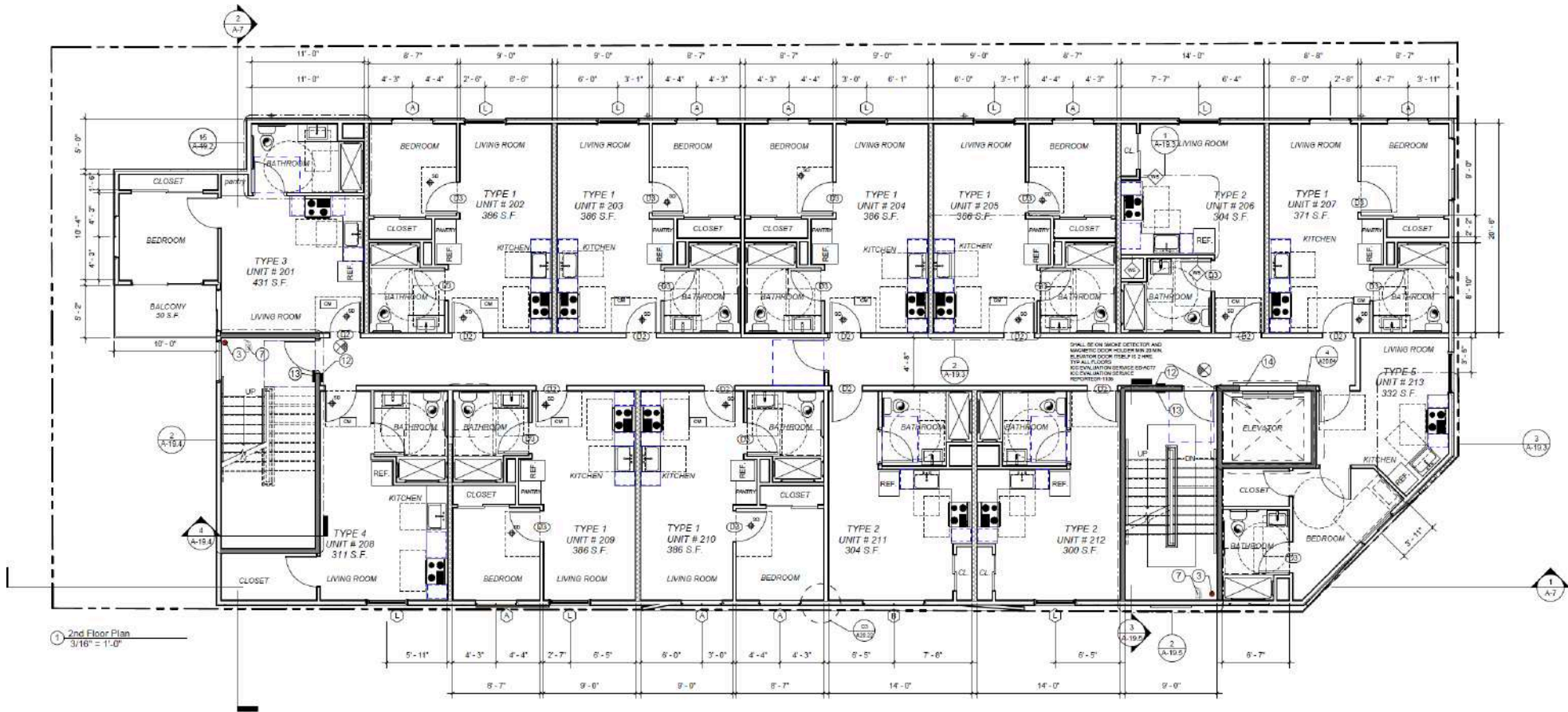
Floor Plan: First Floor



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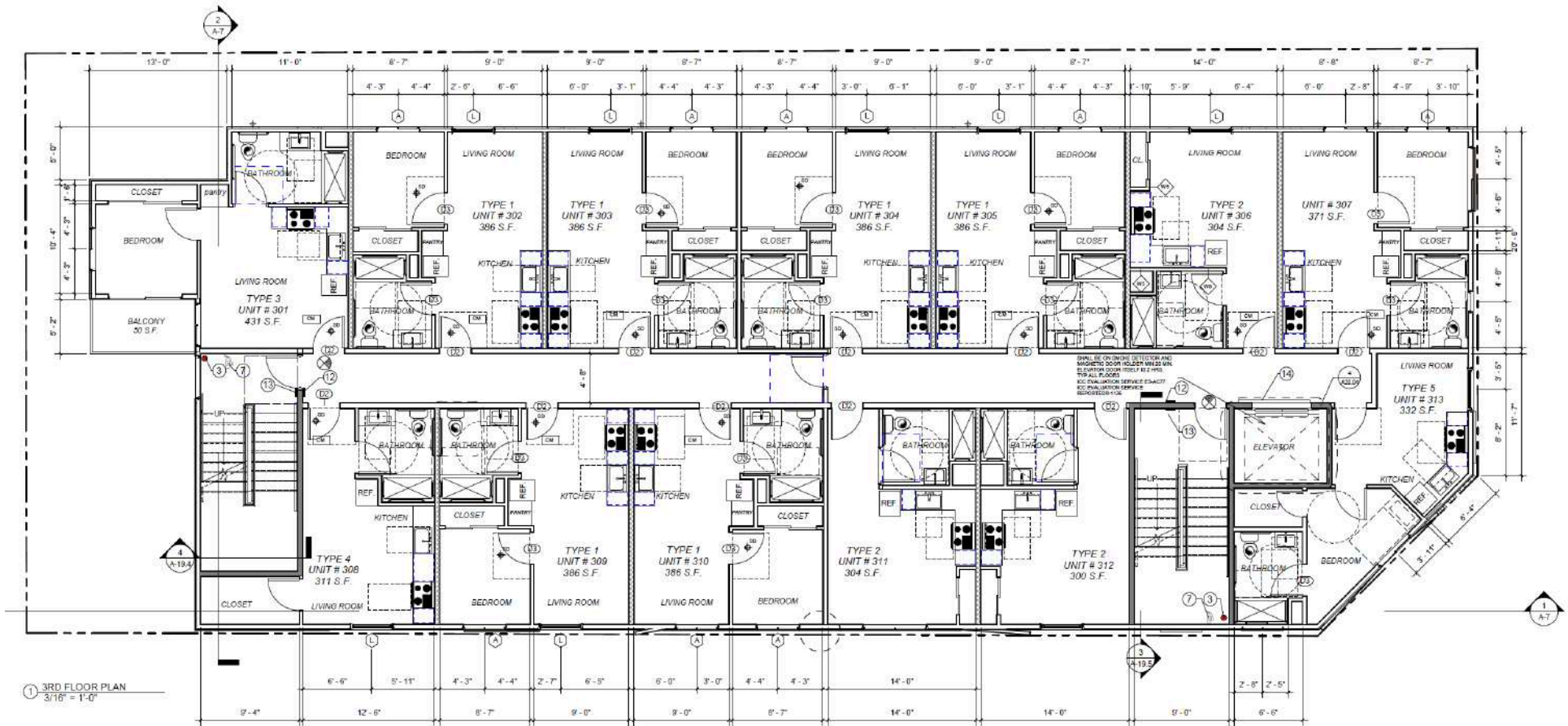
Floor Plan: Second Floor



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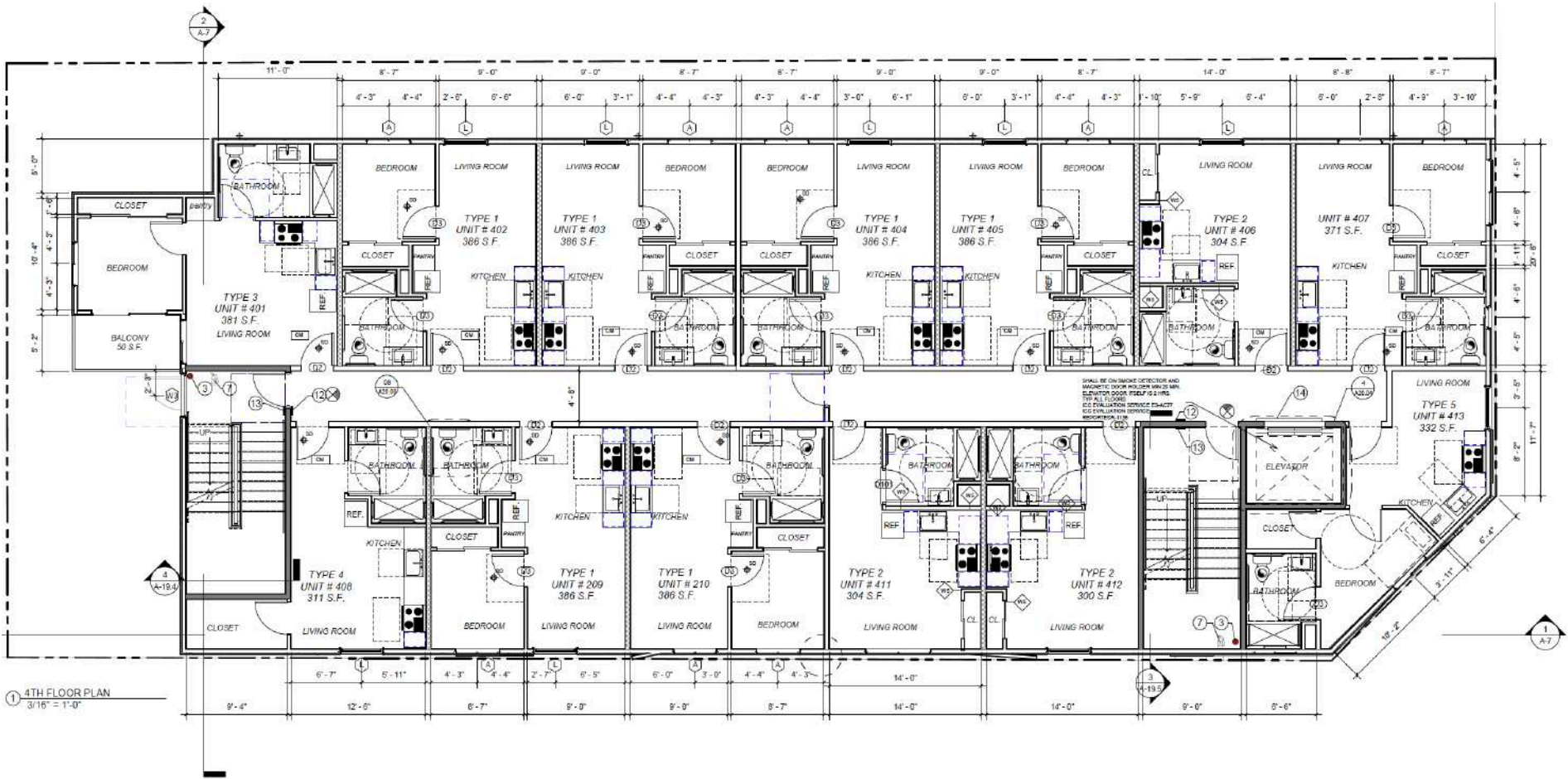
Floor Plan: Third Floor



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Floor Plan: Fourth Floor



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4129 Avalon Blvd

Project Unit Breakdown

Total Project Rentable SF	17,126
---------------------------	--------

First Floor	Unit	Unit Mix	Unit SF	Affordability Level
1	101	0+1	282	Moderate Income
2	102	1+1	386	Low Income
3	103	1+1	386	Low Income
4	104	1+1	386	Low Income
5	105	1+1	386	Low Income
6	106	0+1	304	Managers Unit
7	107	0+1	267	Low Income
8	108	1+1	386	Moderate Income
9	109	1+1	386	Low Income
Total Floor SF			3,169	

Second Floor	Unit	Unit Mix	Unit SF	Affordability Level
10	201	1+1	431	Low Income
11	202	1+1	386	Moderate Income
12	203	1+1	386	Low Income
13	204	1+1	386	Low Income
14	205	1+1	386	Low Income
15	206	0+1	304	Low Income
16	207	1+1	371	Low Income
17	208	0+1	311	Moderate Income
18	209	1+1	386	Low Income
19	210	1+1	386	Low Income
20	211	0+1	304	Low Income
21	212	0+1	300	Low Income
22	213	1+1	332	Low Income
Total Floor SF			4,669	

Third Floor	Unit	Unit Mix	Unit SF	Affordability Level
23	301	1+1	431	Low Income
24	302	1+1	386	Moderate Income
25	303	1+1	386	Low Income
26	304	1+1	386	Low Income
27	305	1+1	386	Moderate Income
28	306	0+1	304	Low Income
29	307	1+1	371	Low Income
30	308	0+1	311	Low Income
31	309	1+1	386	Low Income
32	310	1+1	386	Low Income
33	311	0+1	304	Low Income
34	312	0+1	300	Low Income
35	313	1+1	332	Low Income
Total Floor SF			4,669	

Fourth Floor	Unit	Unit Mix	Unit SF	Affordability Level
36	401	1+1	381	Low Income
37	402	1+1	386	Low Income
38	403	1+1	386	Moderate Income
39	404	1+1	386	Low Income
40	405	1+1	386	Moderate Income
41	406	0+1	304	Low Income
42	407	1+1	371	Moderate Income
43	408	0+1	311	Low Income
44	409	1+1	386	Low Income
45	410	1+1	386	Low Income
46	411	0+1	304	Low Income
47	412	0+1	300	Low Income
48	413	1+1	332	Low Income
Total Floor SF			4,619	

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4129 Avalon Blvd

LAHD Table of Rental Units

Square Footage Per Unit		Project Address: 4129 AVALON BLVD, LA CA 90011	
Unit Type (Bdrm)	Count	Total Sq. Ft. Market Unit	Avg. Sq. Ft. Market Unit
Single	15	304	304
1	33		
2			
3			
4			
5			
6			
Total:	48		

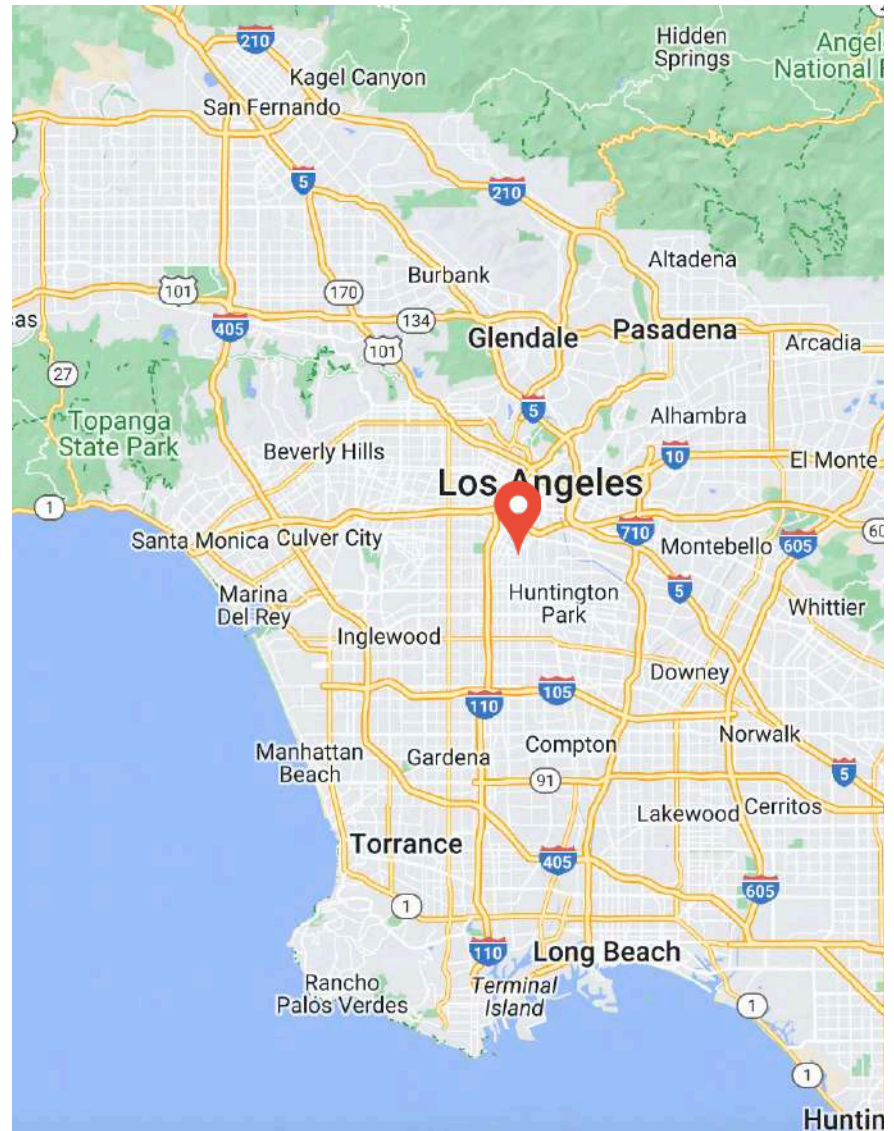
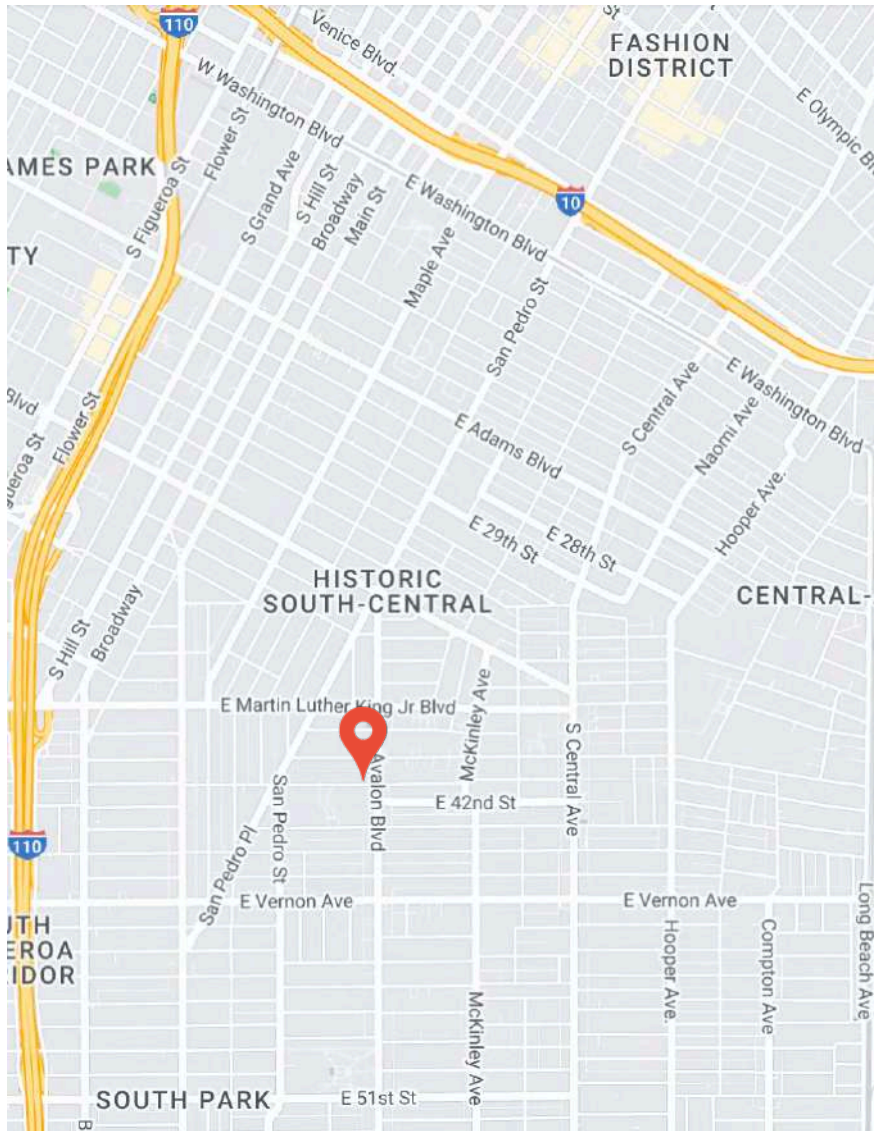
Total Restricted Units: 47		Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.*	
Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.
1	X 101	Single	282.00
2	X 102	1	386.00
3	X 103	1	386.00
4	X 104	1	386.00
5	X 105	1	386.00
6	X 106	Single	304.00
7	X 107	Single	267.00
8	X 108	1	386.00
9	X 109	1	386.00
10	X 201	1	431.00
11	X 202	1	386.00
12	X 203	1	386.00
13	X 204	1	386.00
14	X 205	1	386.00
15	X 206	Single	304.00
16	X 207	1	371.00
17	X 208	Single	311.00
18	X 209	1	386.00
19	X 210	1	386.00
20	X 211	Single	304.00
21	X 212	Single	300.00
22	X 213	1	332.00
23	X 301	1	431.00
24	X 302	1	386.00
25	X 303	1	386.00
26	X 304	1	386.00
27	X 305	1	386.00
28	X 306	Single	304.00
29	X 307	1	371.00
30	X 308	Single	311.00
31	X 309	1	386.00
32	X 310	1	386.00
33	X 311	Single	304.00
34	X 312	Single	300.00
35	X 313	1	332.00
36	X 401	1	381.00
37	X 402	1	386.00
38	X 403	1	386.00
39	X 404	1	386.00
40	X 405	1	386.00
41	X 406	Single	304.00
42	X 407	1	371.00
43	X 408	Single	311.00
44	X 409	1	386.00
45	X 410	1	386.00
46	X 411	Single	304.00
47	X 412	Single	300.00
48	X 413	1	332.00

Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
1	X 101	Single	282.00	Moderate Income	HCD	North West Corner	1st Floor
2	X 102	1	386.00	Low Income	HUD	North side	1st Floor
3	X 103	1	386.00	Low Income	HUD	North side	1st Floor
4	X 104	1	386.00	Low Income	HUD	North side	1st Floor
5	X 105	1	386.00	Low Income	HUD	North side	1st Floor
6	X 106	Single	304.00	Manager's Unit	HUD	North side	1st Floor
7	X 107	Single	267.00	Low Income	HUD	South side	1st Floor
8	X 108	1	386.00	Moderate Income	HCD	South side	1st Floor
9	X 109	1	386.00	Low Income	HUD	South side	1st Floor
10	X 201	1	431.00	Low Income	HUD	North West Corner	2nd Floor
11	X 202	1	386.00	Moderate Income	HCD	North side	2nd Floor
12	X 203	1	386.00	Low Income	HUD	North side	2nd Floor
13	X 204	1	386.00	Low Income	HUD	North side	2nd Floor
14	X 205	1	386.00	Low Income	HUD	North side	2nd Floor
15	X 206	Single	304.00	Low Income	HUD	North side	2nd Floor
16	X 207	1	371.00	Low Income	HUD	North East Corner	2nd Floor
17	X 208	Single	311.00	Moderate Income	HCD	South side	2nd Floor
18	X 209	1	386.00	Low Income	HUD	South side	2nd Floor
19	X 210	1	386.00	Low Income	HUD	South side	2nd Floor
20	X 211	Single	304.00	Low Income	HUD	South side	2nd Floor
21	X 212	Single	300.00	Low Income	HUD	South side	2nd Floor
22	X 213	1	332.00	Low Income	HUD	South East Corner	2nd Floor
23	X 301	1	431.00	Low Income	HUD	North West Corner	3rd Floor
24	X 302	1	386.00	Moderate Income	HCD	North side	3rd Floor
25	X 303	1	386.00	Low Income	HUD	North side	3rd Floor
26	X 304	1	386.00	Low Income	HUD	North side	3rd Floor
27	X 305	1	386.00	Moderate Income	HCD	North side	3rd Floor
28	X 306	Single	304.00	Low Income	HUD	North side	3rd Floor
29	X 307	1	371.00	Low Income	HUD	North East Corner	3rd Floor
30	X 308	Single	311.00	Low Income	HUD	South side	3rd Floor
31	X 309	1	386.00	Low Income	HUD	South side	3rd Floor
32	X 310	1	386.00	Low Income	HUD	South side	3rd Floor
33	X 311	Single	304.00	Moderate Income	HCD	South side	3rd Floor
34	X 312	Single	300.00	Low Income	HUD	South side	3rd Floor
35	X 313	1	332.00	Low Income	HUD	South side	3rd Floor
36	X 401	1	381.00	Low Income	HUD	South East Corner	3rd Floor
37	X 402	1	386.00	Low Income	HUD	North West Corner	4th Floor
38	X 403	1	386.00	Moderate Income	HCD	North side	4th Floor
39	X 404	1	386.00	Low Income	HUD	North side	4th Floor
40	X 405	1	386.00	Moderate Income	HCD	North side	4th Floor
41	X 406	Single	304.00	Low Income	HUD	North side	4th Floor
42	X 407	1	371.00	Moderate Income	HCD	North East Corner	4th Floor
43	X 408	Single	311.00	Low Income	HUD	South side	4th Floor
44	X 409	1	386.00	Low Income	HUD	South side	4th Floor
45	X 410	1	386.00	Low Income	HUD	South side	4th Floor
46	X 411	Single	304.00	Low Income	HUD	South side	4th Floor
47	X 412	Single	300.00	Low Income	HUD	South side	4th Floor
48	X 413	1	332.00	Low Income	HUD	South East Corner	4th Floor

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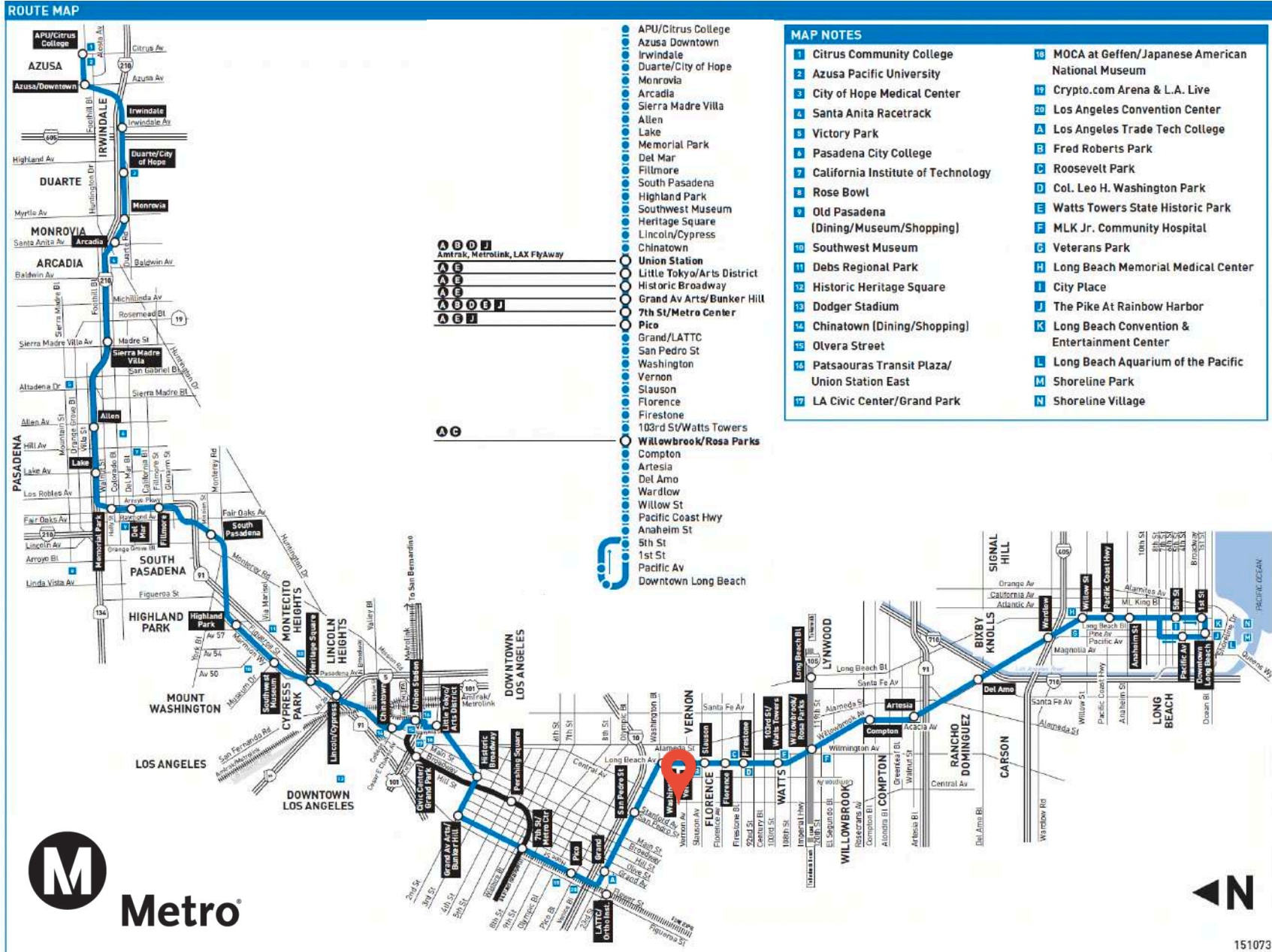
Location Map



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Metro A Line



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4129 Avalon Blvd

Walk Score

Walk Score®



Very Walkable

Most errands can be accomplished on foot.



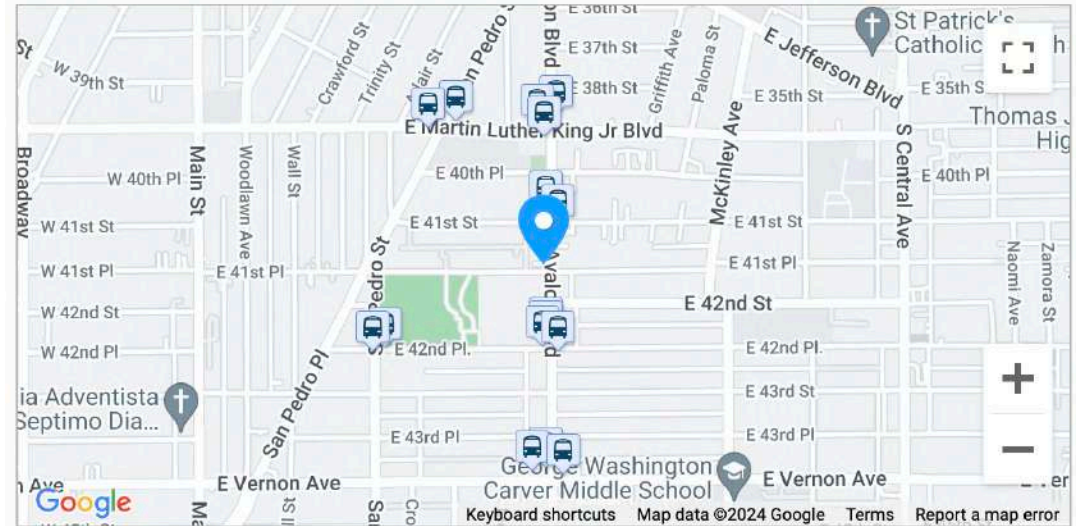
Good Transit

Many nearby public transportation options.



Very Bikeable

Biking is convenient for most trips.



Rail lines:

Metro E Line (Expo)	1.2 mi	Metro A Line (Blue)	1.3 mi
Metro Expo Line (806)	1.3 mi		

Bus lines:

51 Metro Local Line	0.1 mi	Southeast Counterclockwis...	0.1 mi
Southeast Clockwise DASH ...	0.1 mi	King East Clockwise DASH Ki...	0.2 mi
King East Counterclockwise ...	0.2 mi	105 Metro Local Line	0.3 mi

About this Location

4129 Avalon Boulevard has a Walk Score of 79 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

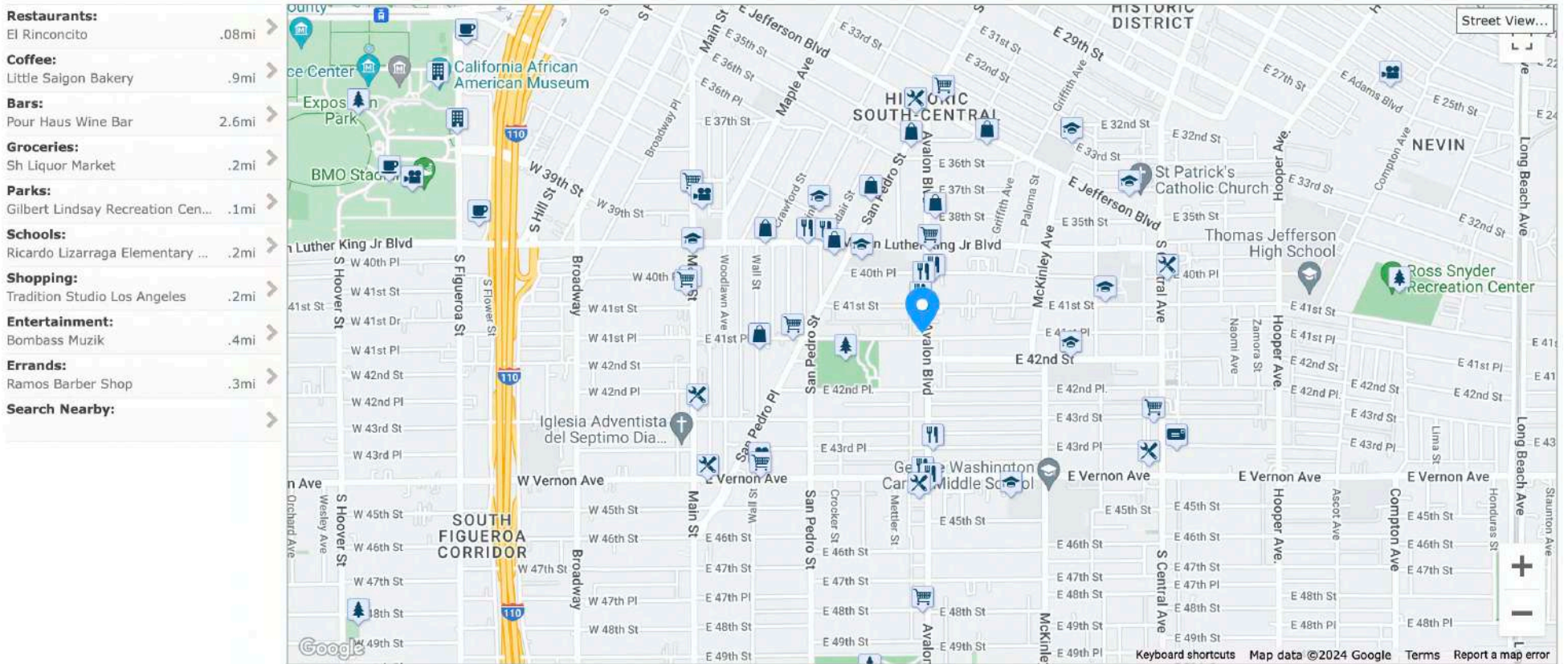
This location is in Los Angeles. Nearby parks include Gilbert Lindsay Recreation Center, South Park and Ross Snyder Recreation Center.

<https://www.walkscore.com/score/4129-avalon-blvd-los-angeles-ca-90011>

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Walk Score



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4129 Avalon Blvd

Parcel Report



City of Los Angeles Department of City Planning

8/14/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4131 S AVALON BLVD
495 E 41ST PL
4129 S AVALON BLVD

ZIP CODES

90011

RECENT ACTIVITY

ADM-2023-694-CPIOC

CASE NUMBERS

ADM-2023-4431-DB-VHCA-ED1
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-1990-346-CA
CPC-1986-790-GPC
CPC-1983-506
ORD-185925
ORD-185924-SA1280
ORD-180103
ORD-171682
ORD-171681
ORD-166961-SA380
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2017-2196-SE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-2007-3828-CE
PKG-2112

Address/Legal Information

PIN Number 114A207 53
Lot/Parcel Area (Calculated) 8,198.6 (sq ft)
Thomas Brothers Grid PAGE 674 - GRID D3
Assessor Parcel No. (APN) 5113005001
Tract GORDON AND HUBBARDS SOUTH PARK TRACT
Map Reference M B 5-18
Block None
Lot 1
Arb (Lot Cut Reference) None
Map Sheet 114A207

Jurisdictional Information

Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council Zapata King
Council District CD 9 - Curren D. Price Jr.
Census Tract # 2283.20
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2023-4431-DB-VHCA-ED1

Planning and Zoning Information

Special Notes None
Zoning C2-1VL-CPIO
Zoning Information (ZI)
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2488 Redevelopment Project Area: Council District 9
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2512 Housing Element Inventory of Sites
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
General Plan Land Use Neighborhood Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay Southeast Los Angeles
Subarea Parkway Corridor
CUGU: Clean Up-Green Up None

HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Low
Non-Residential Market Area Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC) Tier 2
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area Council District 9
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone Active: Gilbert W. Lindsay Recreation Center

Assessor Information

Assessor Parcel No. (APN) 5113005001
APN Area (Co. Public Works)* 0.190 (ac)
Use Code 2700 - Commercial - Parking Lot (Commercial Use Property) - Lots - Patron or Employee - One Story
Assessed Land Val. \$166,529
Assessed Improvement Val. \$20,808
Last Owner Change 05/04/2022
Last Sale Amount \$950,009
Tax Rate Area 6659
Deed Ref No. (City Clerk) 936410
753443
741281
6-519
435519-20
309864
2773744-5
271636
2684
2094257
2-25
1882627
1678714
1505418
1018984-85
0484872
Building 1
Year Built 0
Building Class CX
Number of Units 0
Number of Bedrooms 0
Number of Bathrooms 0

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Parcel Report

Building Square Footage	8,092.0 (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)	No [APN: 5113005001]
Additional Information	
Airport Hazard	None
Coastal Zone	None
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
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.93922904
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	No
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to Telephone	Los Angeles Housing Department (866) 557-7368

Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5113005001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.25 Units, Lower
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1344
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	14
Red Flag Restricted Parking	No

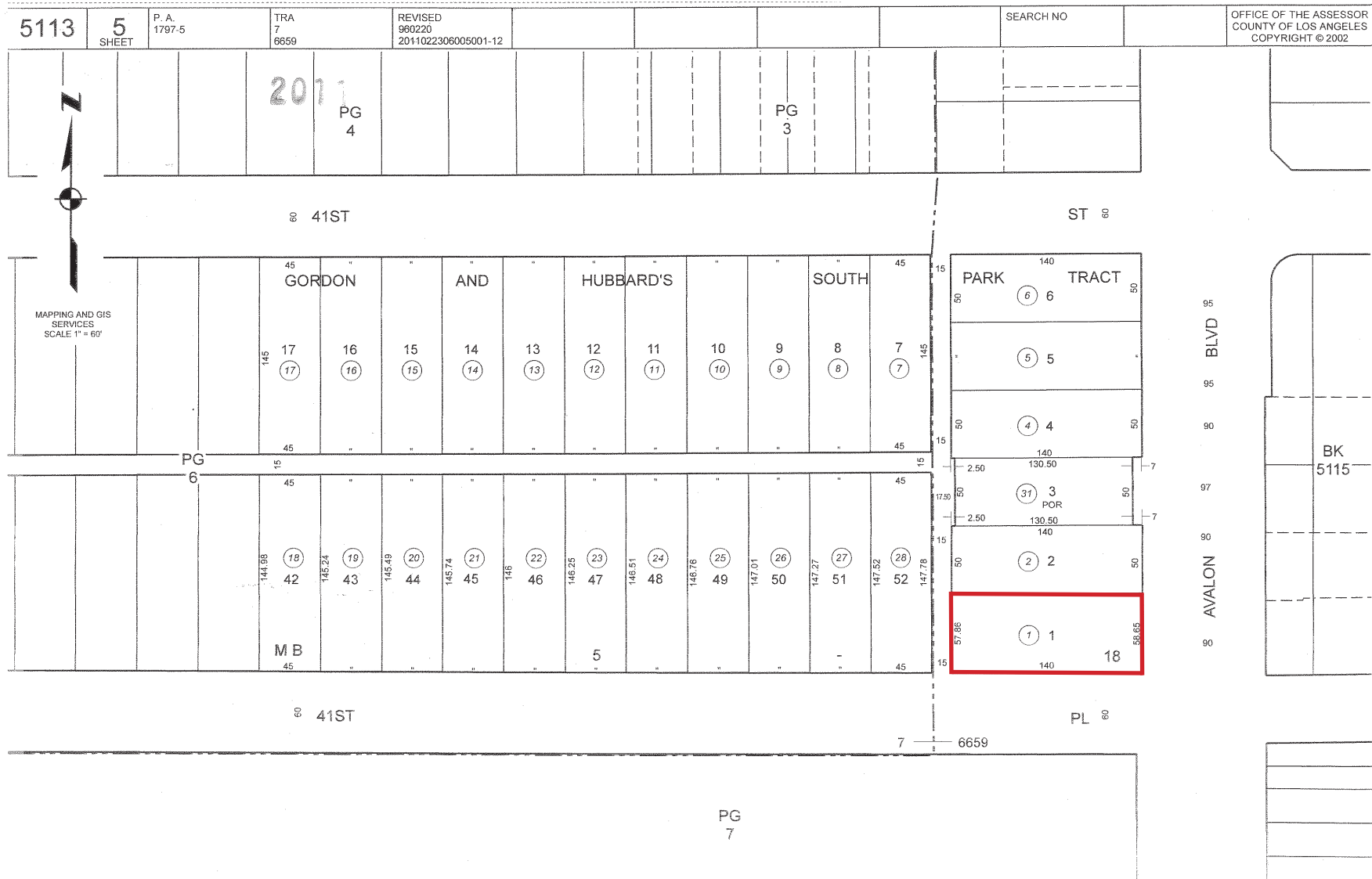
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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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4129 Avalon Blvd

Parcel Map



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4129 Avalon Blvd

2024 Income and Rent Limit - Land Use Schedule VI

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Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

LOS ANGELES HOUSING DEPARTMENT

2024 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2024

	AMI	Net AMI	
2023 Area Median Income (AMI)	\$98,200	\$92,500	Change in AMI from 2023 = 0%
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in Net AMI from 2023 = 0.38%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$487	\$557	\$627	\$696	\$752	\$808	\$864	\$919
Very Low (50%)	\$812	\$929	\$1,045	\$1,161	\$1,253	\$1,346	\$1,439	\$1,532
Low (60%)	\$975	\$1,114	\$1,253	\$1,393	\$1,504	\$1,616	\$1,727	\$1,838
Moderate (110%)	\$1,787	\$2,043	\$2,298	\$2,553	\$2,758	\$2,962	\$3,166	\$3,370

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4129 Avalon Blvd

2024 Income and Rent Limit - Land Use Schedule IX

2024 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2024

2023 Area Median Income (AMI) \$98,200

2024 Area Median Income (AMI) \$98,200

Change in AMI from 2023 = 0%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$19,420	\$22,180	\$24,960	\$27,740	\$29,960	\$32,180	\$34,400	\$36,620
30% AMI	\$29,130	\$33,270	\$37,440	\$41,610	\$44,940	\$48,270	\$51,600	\$54,930
35% AMI	\$33,985	\$38,815	\$43,680	\$48,545	\$52,430	\$56,315	\$60,200	\$64,085
40% AMI	\$38,840	\$44,360	\$49,920	\$55,480	\$59,920	\$64,360	\$68,800	\$73,240
45% AMI	\$43,695	\$49,905	\$56,160	\$62,415	\$67,410	\$72,405	\$77,400	\$82,395
50% AMI	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
55% AMI	\$53,405	\$60,995	\$68,640	\$76,285	\$82,390	\$88,495	\$94,600	\$100,705
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
70% AMI	\$67,970	\$77,630	\$87,360	\$97,090	\$104,860	\$112,630	\$120,400	\$128,170
80% AMI	\$77,680	\$88,720	\$99,840	\$110,960	\$119,840	\$128,720	\$137,600	\$146,480
100% AMI	\$97,100	\$110,900	\$124,800	\$138,700	\$149,800	\$160,900	\$172,000	\$183,100
110% AMI	\$106,810	\$121,990	\$137,280	\$152,570	\$164,780	\$176,990	\$189,200	\$201,410
120% AMI	\$116,520	\$133,080	\$149,760	\$166,440	\$179,760	\$193,080	\$206,400	\$219,720

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$485	\$520	\$624	\$721	\$804	\$887
30% AMI	\$728	\$780	\$936	\$1,081	\$1,206	\$1,331
35% AMI	\$849	\$910	\$1,092	\$1,262	\$1,407	\$1,553
40% AMI	\$971	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775
45% AMI	\$1,092	\$1,170	\$1,404	\$1,622	\$1,810	\$1,997
50% AMI	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219
55% AMI	\$1,335	\$1,430	\$1,716	\$1,983	\$2,212	\$2,441
60% AMI	\$1,456	\$1,560	\$1,872	\$2,163	\$2,413	\$2,663
70% AMI	\$1,699	\$1,820	\$2,184	\$2,524	\$2,815	\$3,107
80% AMI	\$1,942	\$2,080	\$2,496	\$2,885	\$3,218	\$3,551
100% AMI	\$2,426	\$2,600	\$3,120	\$3,606	\$4,022	\$4,438

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Section 8 - Voucher Payment Standards



Voucher Payment Standards (VPS)

Bedroom Size	Voucher Payment Standard
SRO	\$1,598
0	\$2,132
1	\$2,407
2	\$3,052
3	\$3,915
4	\$4,320
5	\$4,968
6	\$5,616

Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents (FMR), which are established at least annually by U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a threebedroom voucher, the two-bedroom VPS must be used to calculate your tenant portion of the rent.

The following chart depicts the VPS for the Housing Authority of the City of Los Angeles (HACLA).

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

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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



RENDERING



RENDERING



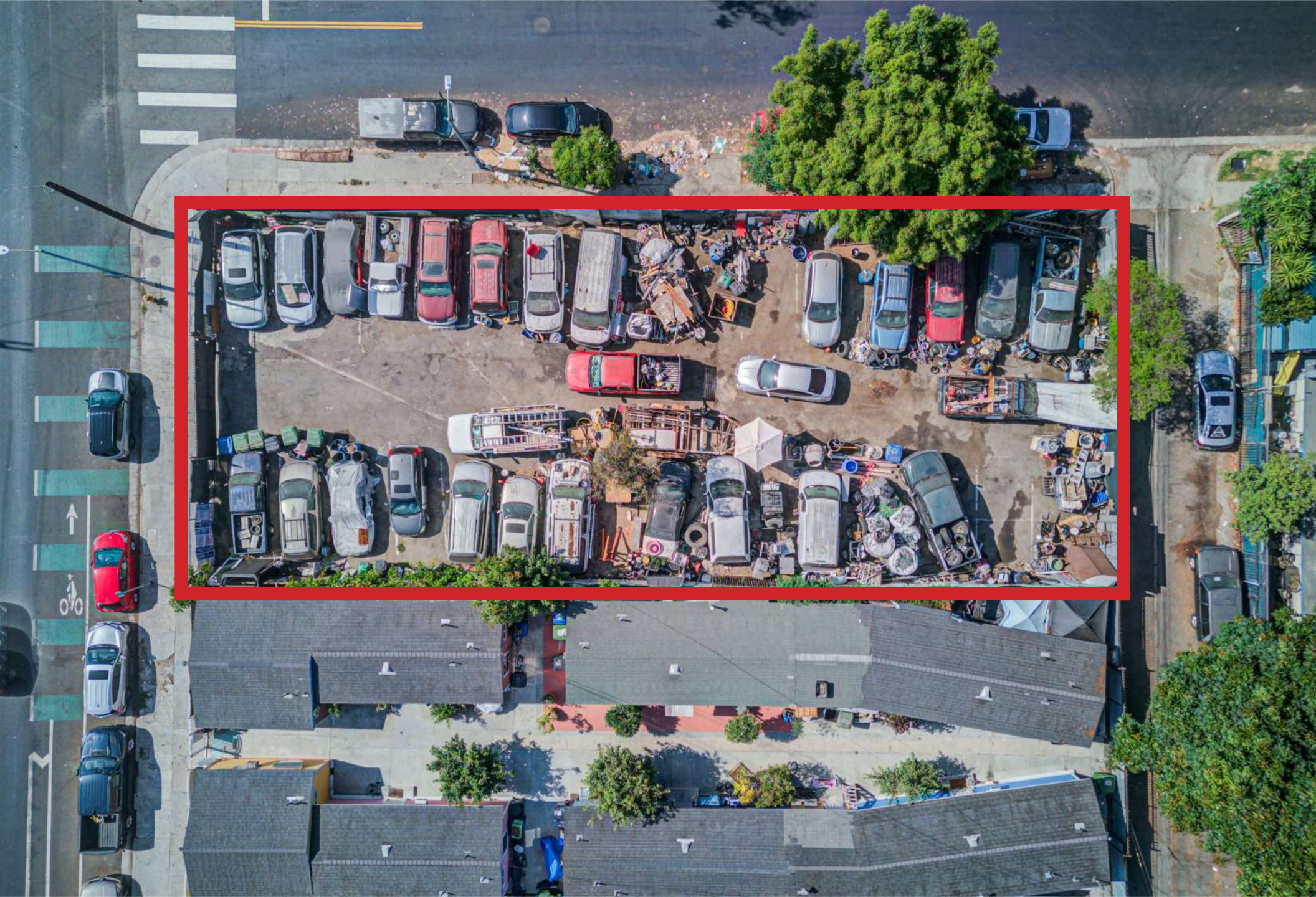
RENDERING





Kedren Health

Subject Property







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