

Priced at \$1,590,000

Fully RTI



1151 S Broadway

Los Angeles, CA 90061

40 Units 100% Affordable Housing Development, Fully RTI at COE

PARTNERSCRE
Svidler | Petito



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11151 S. Broadway

The Offering

Partners CRE is proud to present for sale a ready-to-issue (RTI) **40-unit**, 100% affordable housing development on a **7,286 SF lot** at 11151 S Broadway in Los Angeles. Designed to offer efficient, affordable housing, this project provides significant value to developers seeking a cost-effective development opportunity in the Los Angeles market.

The proposed development features a **16,479 SF, four-story, Type V-A** construction with a compact, **stacked design** that maximizes space. With **zero parking spaces**, the design focuses on efficient, affordable living. All **40 units** are thoughtfully composed of **9 studios, 30 one-bedroom, and 1 two-bedroom apartments**.

Affordable Housing Designation:

- 2 Very Low-Income Unit
- 31 Low-Income Units
- 6 Moderate-Income Units
- 1 Market-Rate Manager's Unit

Rent levels for very low and moderate-income units adhere to **HCD Schedule VI**, while rents for low-income units follow **HUD Schedule I**. The property's location may attract Section 8 voucher tenants, offering potential for increased income by approximately 20% per unit.

Delivered vacant at COE, this property offers an exceptional opportunity for developers to enter the affordable housing market with a fully RTI project.

At a Glance

Los Angeles

\$1,590,000

Price

16,479 SF

Building SF

Type V-A

Construction Type

C2-2D-CPIO

Zoning

Tier 3

Transit Oriented Communities

Religious/Church

Existing Property

7,286 SF

Lot Size

**40 Units 100% Affordable Housing Development,
Fully RTI at COE**

Development Type

Highlights

- Ready-to-Issue Plans for 40 Unit 100% Affordable Housing Development at COE
- Type V-A Construction
- Rent Schedules: HUD Schedule I and HCD Schedule VI
- ±48 FT of frontage and ±150 FT depth.
- Zoning is C2-D2-CPIO located in Tier 3 TOC

11151 S. Broadway

Location Highlights

Watts Towers Arts Center

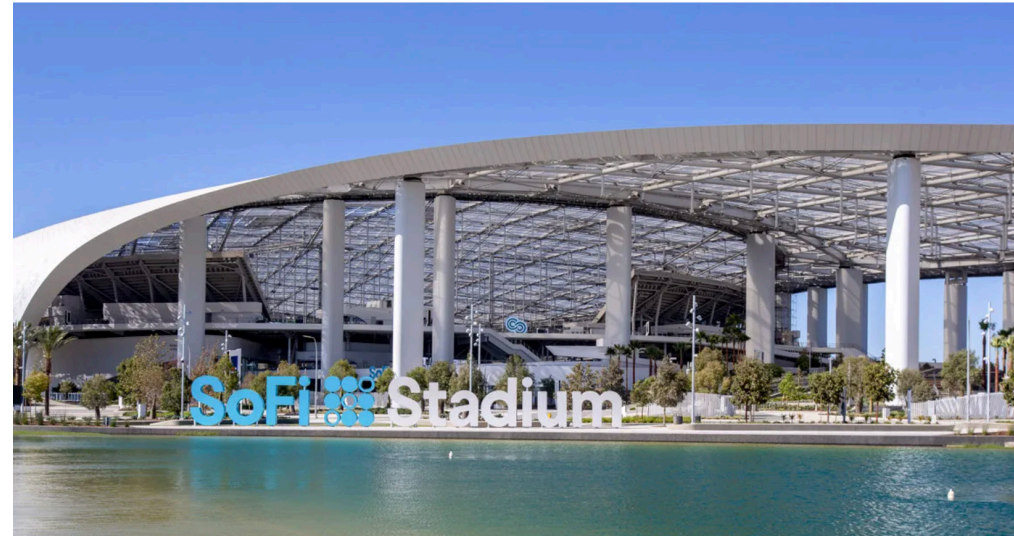
Located about 2.5 miles from 11151 S Broadway. It's a famous cultural landmark featuring 17 interconnected towers made of steel and mosaic, created by Simon Rodia over 33 years. The arts center hosts a variety of exhibitions, performances, and educational programs, making it a significant cultural spot in South Los Angeles.

Exposition Park

Just 4.5 miles away is Exposition Park, a large urban park that houses popular attractions like the California Science Center, the Natural History Museum of Los Angeles County, and the California African American Museum. The park is also known for its picturesque Rose Garden and serves as a cultural and educational hub in the city.

Banc of California Stadium

Located 4.7 miles from the area, is a state-of-the-art soccer venue that serves as the home stadium for the Los Angeles Football Club (LAFC). The stadium is known for hosting not only sports events but also concerts and entertainment shows.



SoFi Stadium

Located 7.5 miles from the area in Inglewood, is a massive, modern sports and entertainment venue. As the home stadium for both the Los Angeles Rams and the Los Angeles Chargers, it has quickly become a centerpiece for major sporting events in Southern California.

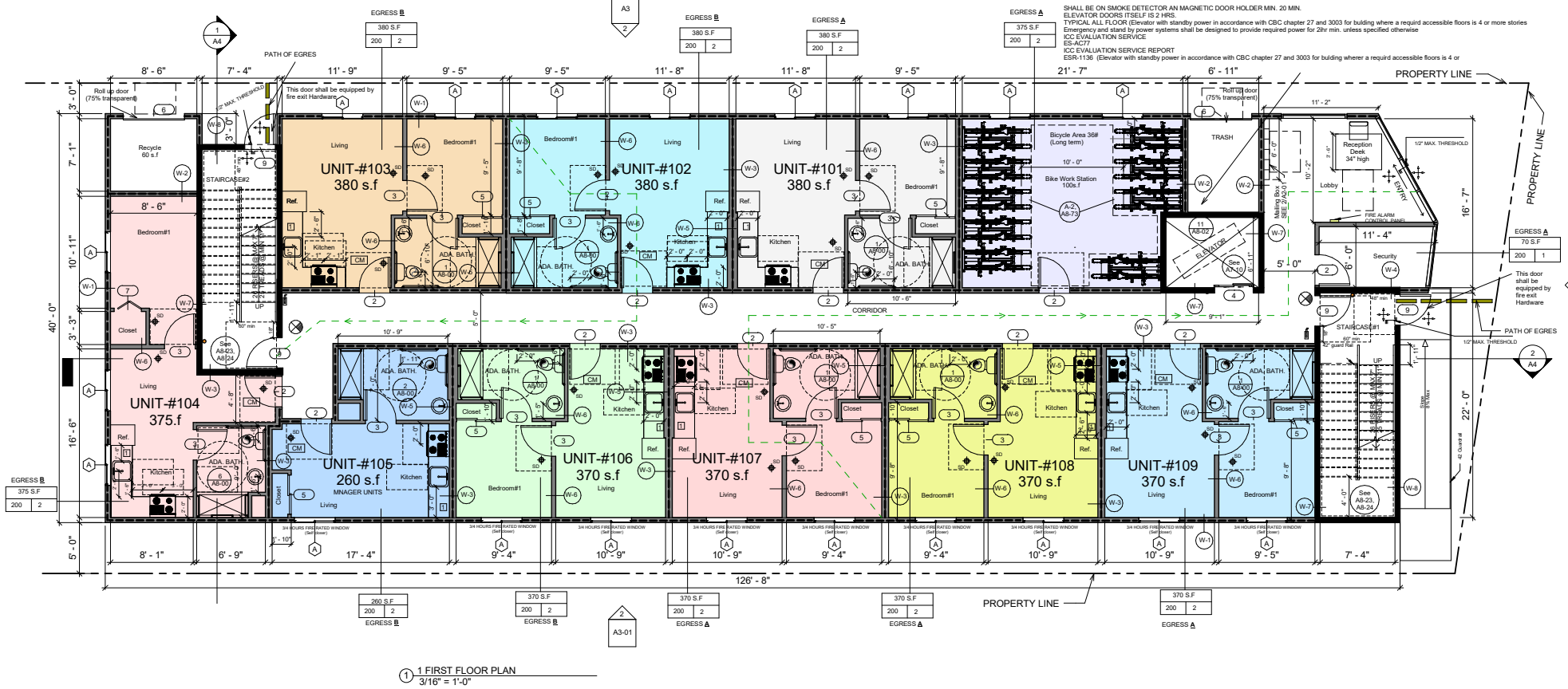
Kenny Hahn State Recreation Area

About 7 miles from 11151 S Broadway. The park offers scenic views, hiking trails, picnic areas, and other recreational facilities, making it a perfect destination for a day of outdoor activities.

LA Fashion District

Around 8 miles away is the LA Fashion District, located in downtown Los Angeles. This bustling area is a hotspot for wholesale fashion, textiles, and accessories shopping, and is a must-visit destination for those looking to explore the fashion industry in LA.

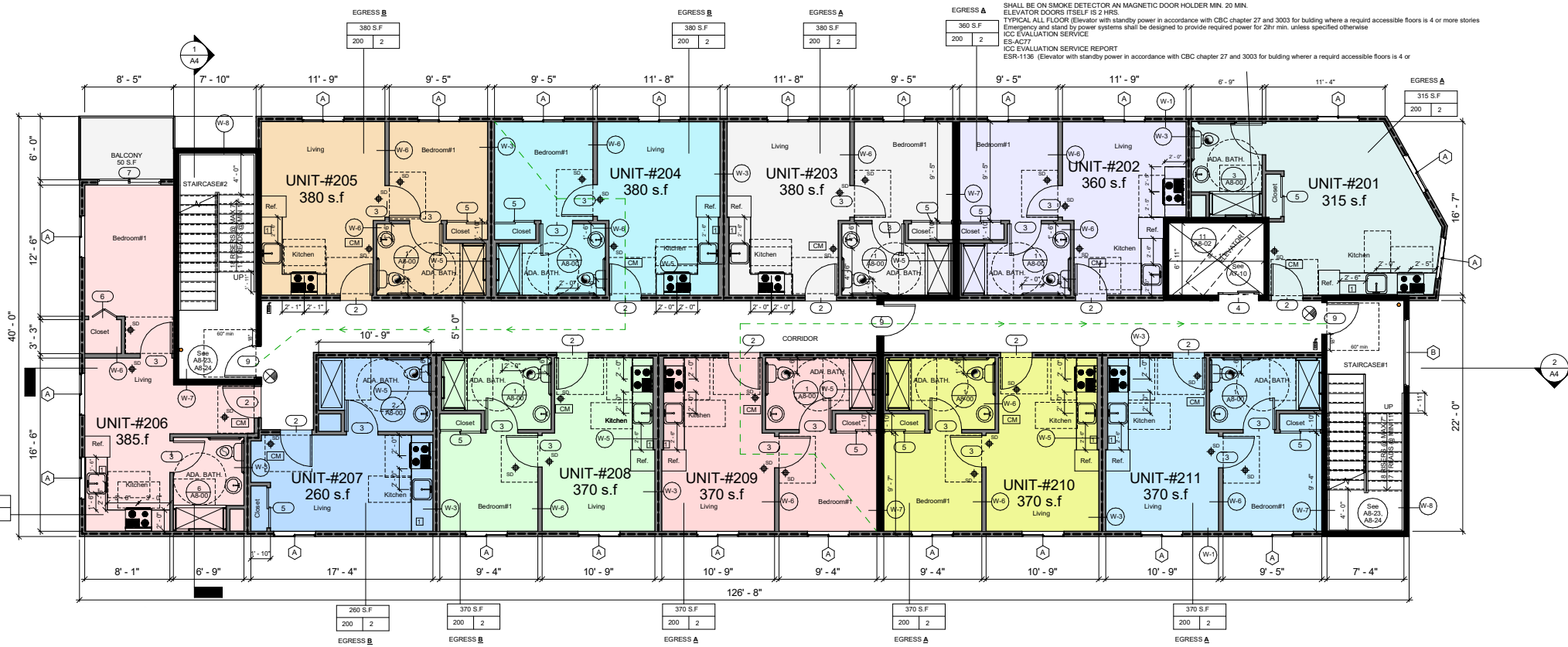
Floor Plan: First Floor



SHALL BE ON SMOKE DETECTOR AN MAGNETIC DOOR HOLDER MIN. 20 MN.
ELEVATOR DOORS ITSELF IS 2 HRS.
TYPICAL ALL FLOOR (Elevator with standby power in accordance with CBC chapter 27 and 3003 for building where a required accessible floors is 4 or more stories
Emergency and stand by power systems shall be designed to provide required power for 2hr min. unless specified otherwise
ICC EVALUATION SERVICE
ES-AC27
ICC EVALUATION SERVICE REPORT
ESR-1136 (Elevator with standby power in accordance with CBC chapter 27 and 3003 for building where a required accessible floors is 4 or

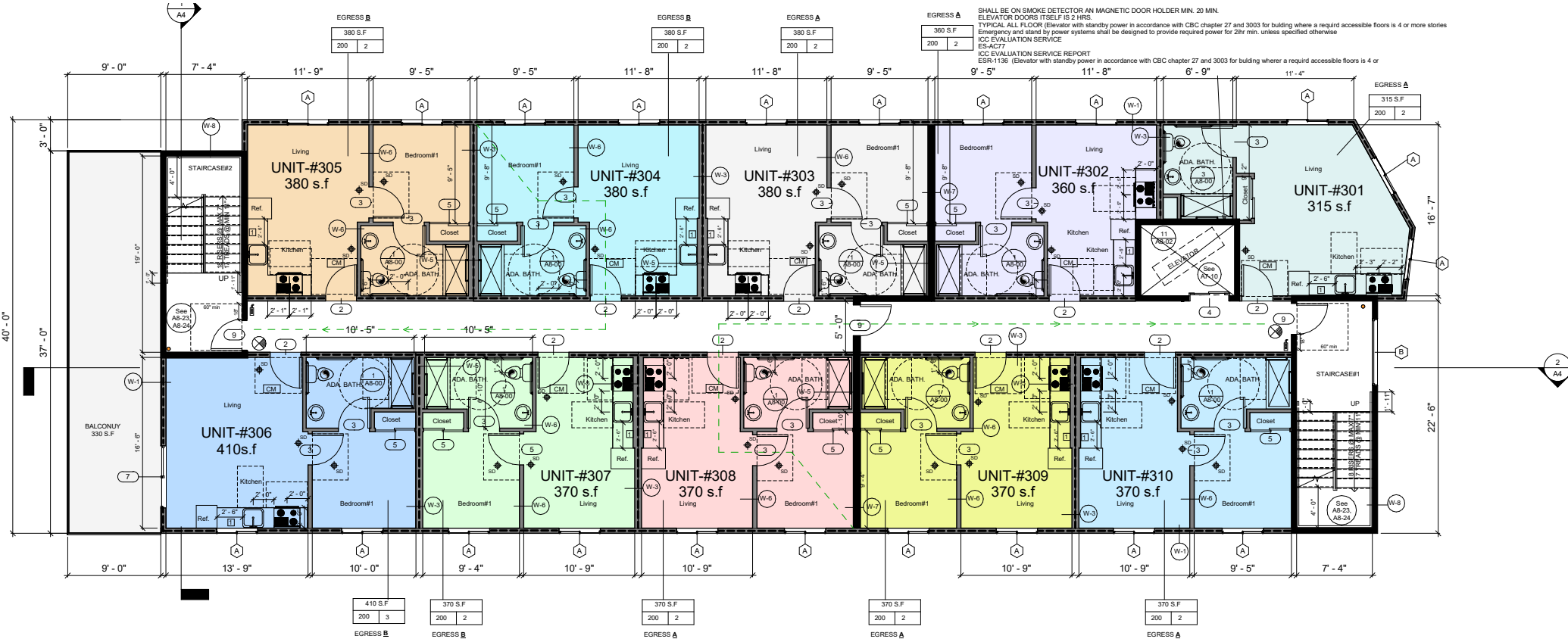
11151 S. Broadway

Floor Plan: Second Floor



11151 S. Broadway

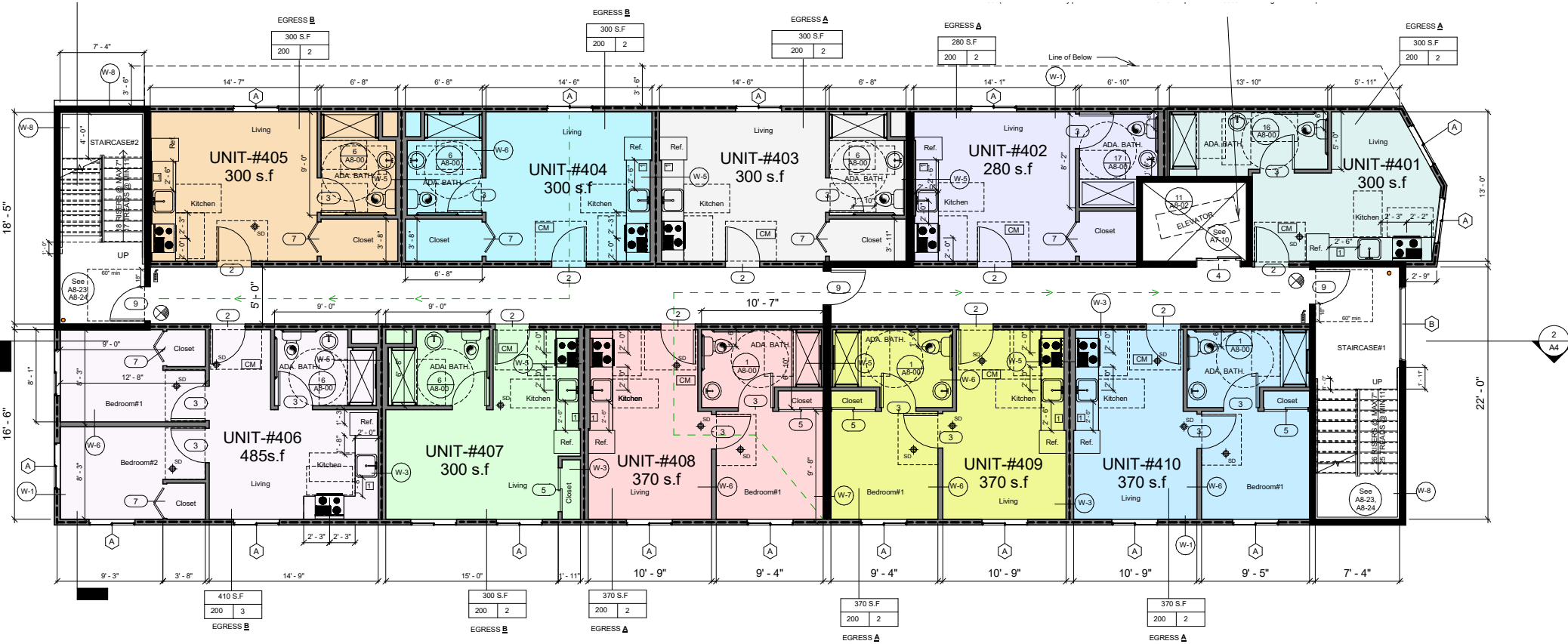
Floor Plan: Third Floor



① 3 THIRD FLOOR PLAN
3/16" = 1'-0"

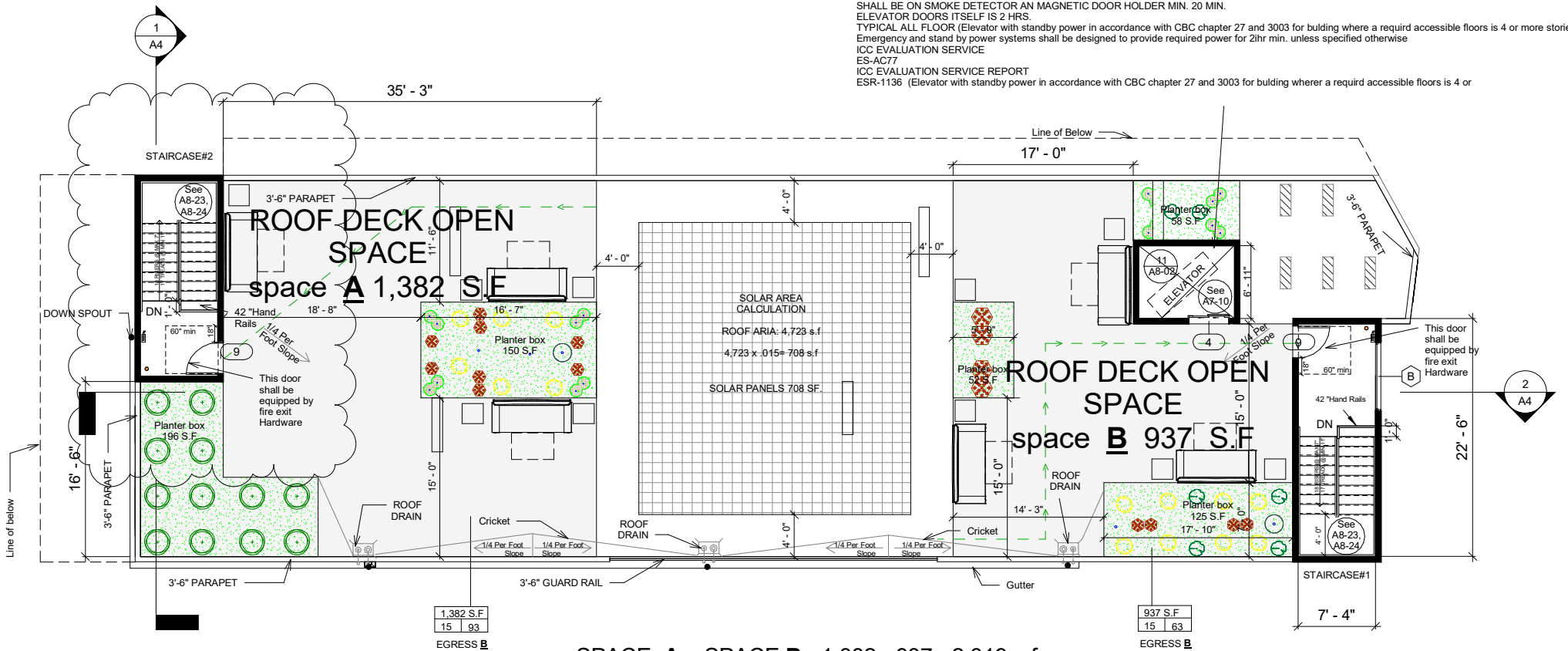
11151 S. Broadway

Floor Plan: Fourth Floor



① 4 FOURTH FLOOR PLAN
3/16" = 1'-0"

Floor Plan: Roof



SHALL BE ON SMOKE DETECTOR AN MAGNETIC DOOR HOLDER MIN. 20 MIN.
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 ICC EVALUATION SERVICE
 ES-AC77
 ICC EVALUATION SERVICE REPORT
 ESR-1136 (Elevator with standby power in accordance with CBC chapter 27 and 3003 for bulding wherer a requird accessible floors is 4 or

SPACE A + SPACE B = 1,382 + 937 = 2,319 s.f

Landscape open space Calculation:
 1,382 x 25% = 345 < 346 s.f Provided
 937 x 25% = 234 < 235 s.f Provided

① Roof PLAN
 1/8" = 1'-0"

11151 S. Broadway

Project Unit Breakdown

Unit Type (Bed)	Count
Single	9
1	30
2	1
Total	40

Record No.	Unit No.	Unit Type (Bed)	Unit SF	Affordability Level	HCD or HUD
1	101	1	380	Low Income	HUD
2	102	1	380	Low Income	HUD
3	103	1	380	Low Income	HUD
4	104	1	375	Moderate Income	HCD
5	105	Single	260	Low Income	HUD
6	106	1	370	Low Income	HUD
7	107	1	370	Low Income	HUD
8	108	1	370	Very Low Income	HCD
9	109	1	370	Low Income	HUD
10	201	Single	315	Low Income	HUD
11	202	1	360	Low Income	HUD
12	203	1	380	Low Income	HUD
13	204	1	380	Low Income	HUD
14	205	1	380	Moderate Income	HCD
15	206	1	385	Low Income	HUD
16	207	Single	260	Low Income	HUD
17	208	1	370	Low Income	HUD

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11151 S. Broadway

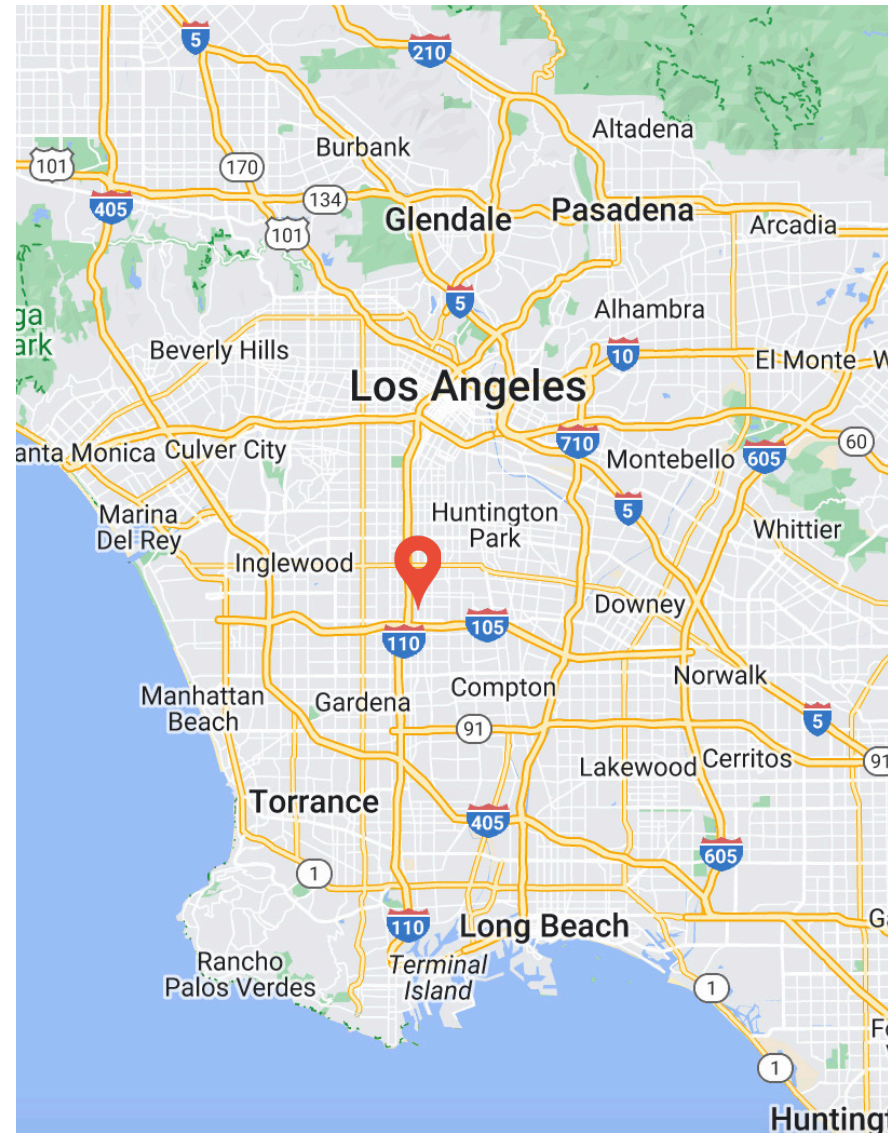
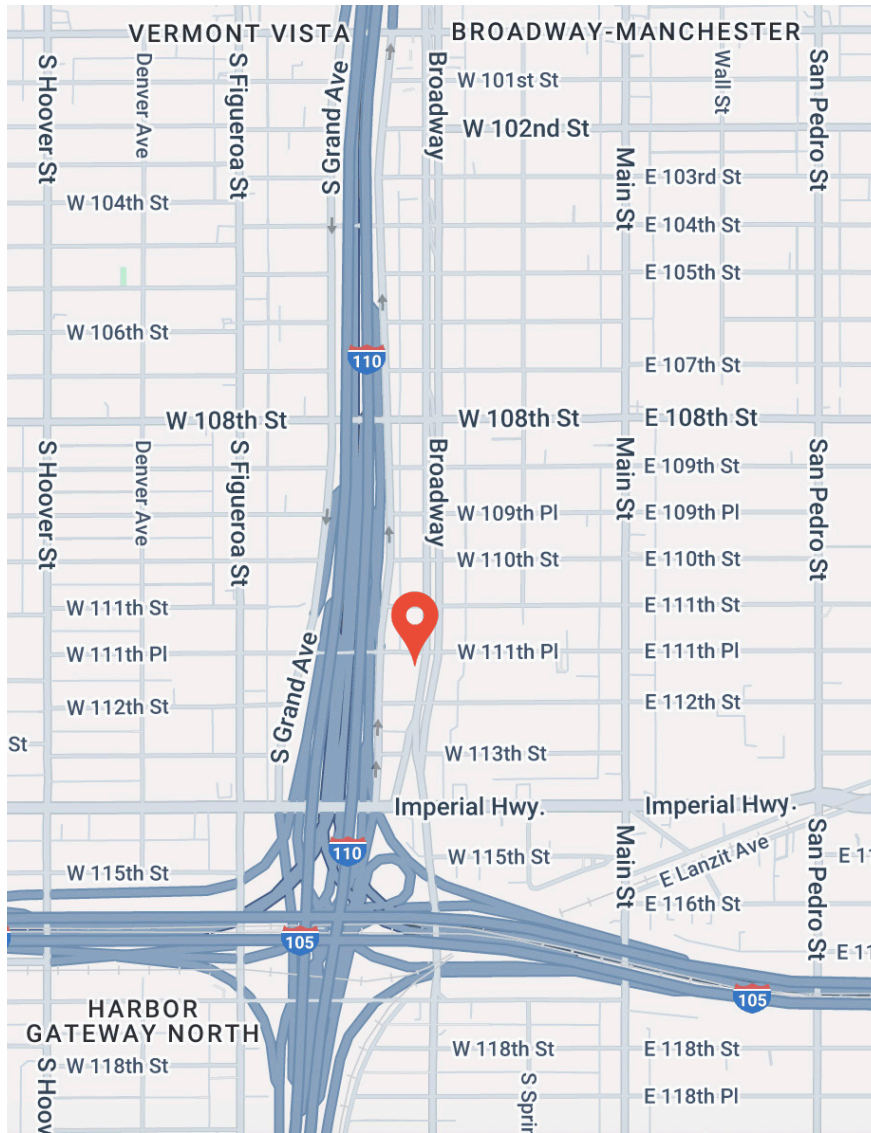
Project Unit Breakdown

Record No.	Unit No.	Unit Type (Bed)	Unit SF	Affordability Level	HCD or HUD
18	209	1	370	Low Income	HUD
19	210	1	370	Moderate Income	HCD
20	211	1	370	Low Income	HUD
21	301	Single	315	Low Income	HUD
22	302	1	360	Low Income	HUD
23	303	1	380	Moderate Income	HCD
24	304	1	380	Low Income	HUD
25	305	1	380	Low Income	HUD
26	306	1	410	Moderate Income	HCD
27	307	1	370	Low Income	HUD
28	308	1	370	Low Income	HUD
29	309	1	370	Low Income	HUD
30	310	1	370	Low Income	HUD
31	401	Single	300	Low Income	HUD
32	402	Single	280	Low Income	HUD
33	403	Single	300	Low Income	HUD
34	404	Single	300	Low Income	HUD
35	405	Single	300	Low Income	HUD
36	406	2	485	Very Low Income	HCD
37	407	1	300	Low Income	HUD
38	408	1	370	Low Income	HUD
39	409	1	370	Moderate Income	HCD
40	410	1	370	Manager's Unit	

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11151 S. Broadway

Location Map



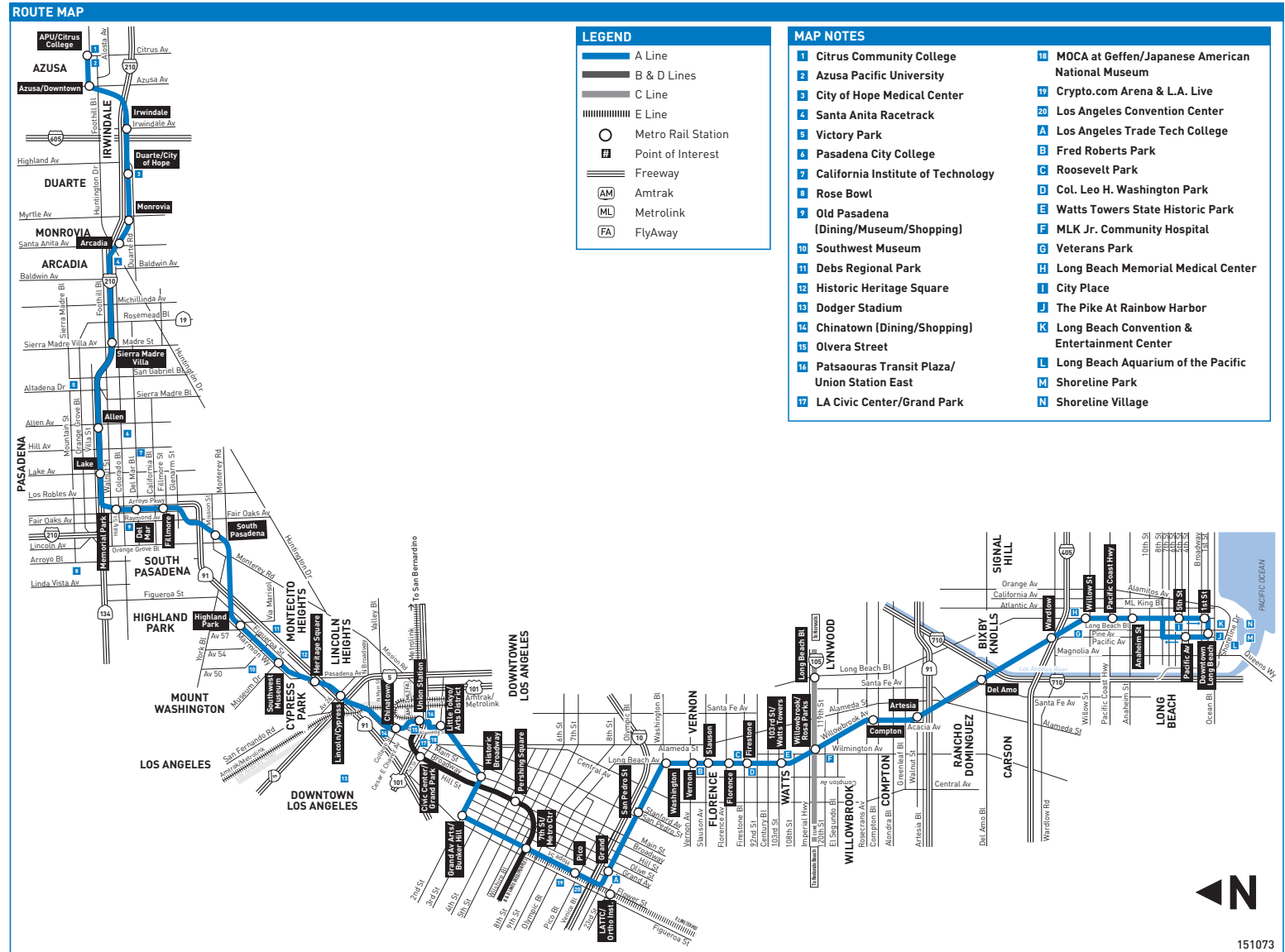
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11151 S. Broadway

Metro A Line (Blue Line)

The A Line Metro provides access to a wide range of destinations across Los Angeles. Heading north, the line quickly takes you to the heart of Downtown LA, where you can easily reach popular areas like the Financial District, Little Tokyo, and the bustling shopping and dining options at Grand Central Market.

The A Line metro also provides seamless access to the B Line through a quick transfer at 7th Street / Metro Center Station. The B Line extends your reach further into Los Angeles, connecting you to Koreatown, Hollywood, and Universal City. Heading South on the A Line, you can access as far south as Long Beach. The A Line also connects to Union Station, the City's main transportation hub, offering connections to other Metro lines, Metrolink trains, and Amtrak services.



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11151 S. Broadway

Walk Score

Walk Score®

Walk Score
63

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
68

Good Transit

Many nearby public transportation options.

Bike Score
55

Bikeable

Some bike infrastructure.

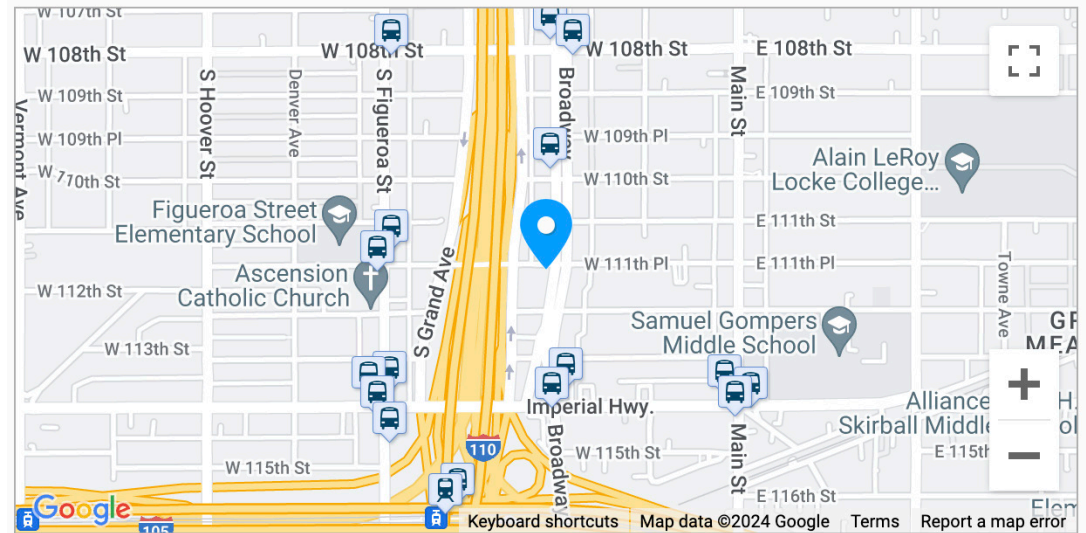
About this Location

11151 South Broadway has a Walk Score of 63 out of 100. This location is Somewhat Walkable so some errands can be accomplished on foot.

11151 South Broadway is a 13 minute walk from the Metro C Line (Green) at the Harbor Freeway Station stop.

This location is in Los Angeles. Nearby parks include Athens Park, Helen Keller Park and Willowbrook Park.

<https://www.walkscore.com/score/11151-s-broadway-los-angeles-ca-90061#>



Rail lines:

Metro C Line (Green) 0.4 mi

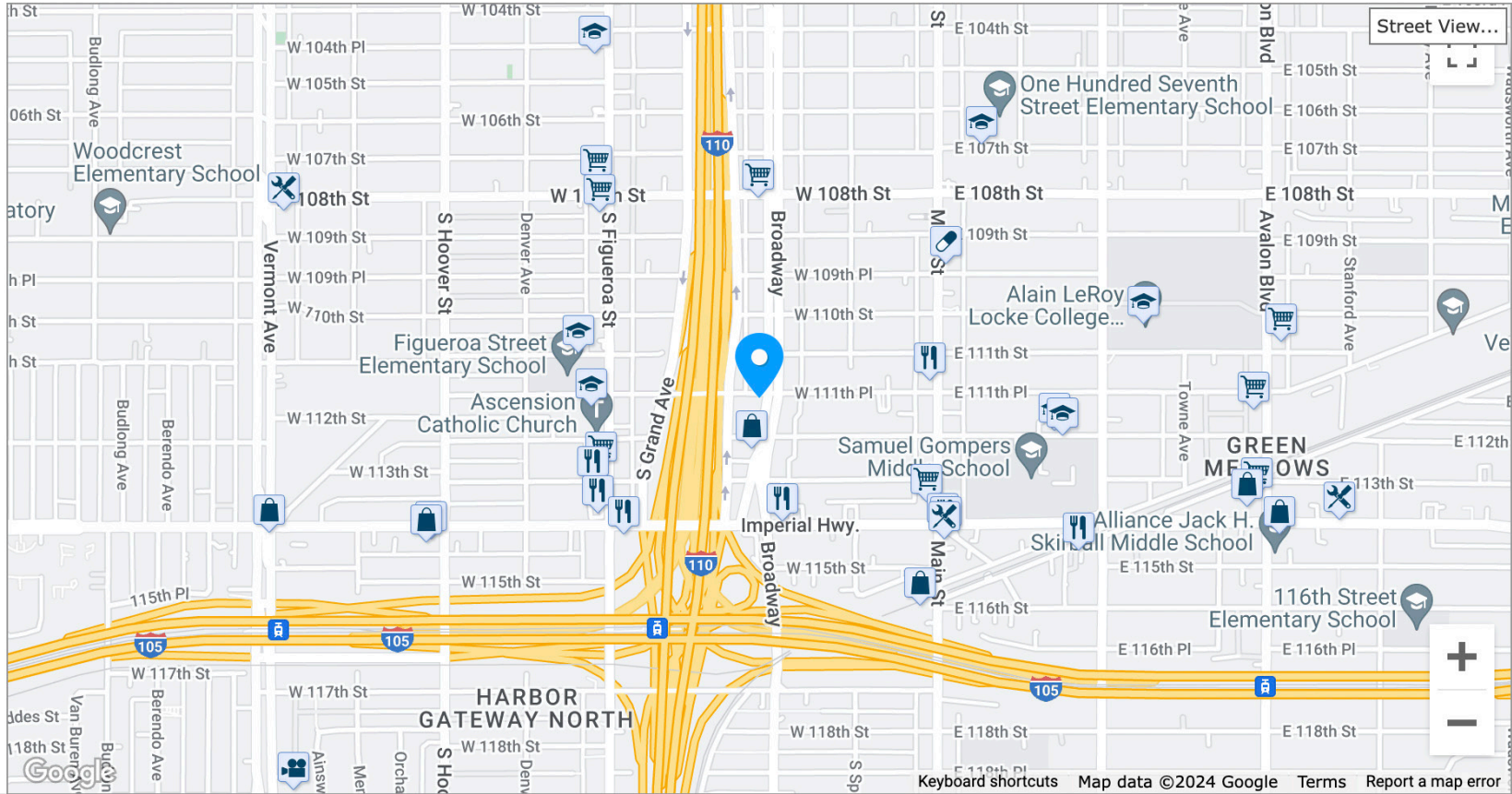
Bus lines:

45 Metro Local Line	0.1 mi	127 Metro Local Line	0.2 mi
120 Metro Local Line	0.2 mi	81 Metro Local Line	0.2 mi
1 LINE 1	0.3 mi	2 LINE 2	0.3 mi
The Link - Willowbrook A	0.3 mi	4X Line 4X	0.4 mi

11151 S. Broadway

Walk Score

Restaurants:	
Mariscos El Pariente	.2mi >
Coffee:	
Winchell's Donuts	1.3mi >
Bars:	
United States	6.2mi >
Groceries:	
Nold's Liquor	.3mi >
Parks:	
Athens Park	1.1mi >
Schools:	
Ascension Elementary Catholic	.3mi >
Shopping:	
99 Cents Mini Market	.1mi >
Entertainment:	
Redbox	1mi >
Errands:	
LaLa Land Collective	.3mi >
Search Nearby:	>



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Parcel Report



City of Los Angeles Department of City Planning

10/9/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

310 W 111TH PL
11151 S BROADWAY
11153 S BROADWAY

ZIP CODES

90061

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2023-3948-DB-VHCA-ED1
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2771-CRA
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-188310
ORD-185925
ORD-185924-SA3805
ORD-171682
ORD-171681
ORD-167354-SA6738
ORD-162128
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3170-CE
ENV-2008-1780-EIR

Address/Legal Information

PIN Number 087A203 77
Lot/Parcel Area (Calculated) 7,286.3 (sq ft)
Thomas Brothers Grid PAGE 704 - GRID C6
Assessor Parcel No. (APN) 6074019008
Tract BOWENS MAIN MONETA AND FIGUEROA TRACT
Map Reference M B 11-85
Block None
Lot 25
Arb (Lot Cut Reference) 2
Map Sheet 087A203

Jurisdictional Information

Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council None
Council District CD 8 - Marqueece Harris-Dawson
Census Tract # 2411.20
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2023-3948-DB-VHCA-ED1

Planning and Zoning Information

Special Notes None
Zoning C2-2D-CPIO
Zoning Information (ZI)
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2488 Redevelopment Project Area: Watts Corridors Recovery
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
ZI-2512 Housing Element Inventory of Sites
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
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-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2374 State Enterprise Zone: Los Angeles
Community Commercial
General Plan Land Use
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 TOD Low

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 Streetscape Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Low
Non-Residential Market Area Low
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area Watts Corridors Recovery
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone None

Assessor Information

Assessor Parcel No. (APN) 6074019008
APN Area (Co. Public Works)* 0.167 (ac)
Use Code 7100 - Institutional - Church - One Story
Assessed Land Val. \$102,939
Assessed Improvement Val. \$286,110
Last Owner Change 01/06/2023
Last Sale Amount \$875,008
Tax Rate Area 6654
Deed Ref No. (City Clerk) 708531
3-7
0011458

Building 1

Year Built 1922
Building Class D5A
Number of Units 1
Number of Bedrooms 1
Number of Bathrooms 1
Building Square Footage 468.0 (sq ft)

Building 2

Year Built 1962
Building Class D45A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 1,050.0 (sq ft)

Building 3

Year Built 1942
Building Class DX
Number of Units 1
Number of Bedrooms 0

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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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11151 S. Broadway

Parcel Report

Number of Bathrooms	0
Building Square Footage	953.0 (sq ft)
Building 4	
Year Built	1947
Building Class	DX
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	0
Building 5	
Number of Units	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 6074019008]

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	Outside Flood Zone
Watercourse	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
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.2170664
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
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
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None

State Enterprise Zone LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 6074019008]
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	0,14 Units, Lower
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southeast
Reporting District	1842
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	64
Red Flag Restricted Parking	No

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Zimas Map



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2024 Income and Rent Limit - Land Use Schedule I

Ann Sewill, General Manager
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 I

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	Nine
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950	\$58,250
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550	\$97,100
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500	\$155,350
Moderate (120%)	\$116,500	\$133,100	\$149,750	\$166,450	\$179,750	\$193,100	\$206,400	\$219,700	\$233,050
Workforce (150%)	\$145,650	\$166,350	\$187,200	\$208,050	\$224,700	\$241,350	\$258,000	\$274,650	\$291,250

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	8-BR
Extremely Low (30%)	\$729	\$833	\$936	\$1,040	\$1,124	\$1,208	\$1,290	\$1,374	\$1,456
Very Low (50%)	\$1,214	\$1,386	\$1,560	\$1,734	\$1,873	\$2,011	\$2,150	\$2,289	\$2,428
Low (80%)	\$1,943	\$2,220	\$2,498	\$2,774	\$2,996	\$3,219	\$3,440	\$3,663	\$3,884
Moderate (120%)	\$2,913	\$3,328	\$3,744	\$4,161	\$4,494	\$4,828	\$5,160	\$5,493	\$5,826
Workforce (150%)	\$3,641	\$4,159	\$4,680	\$5,201	\$5,618	\$6,034	\$6,450	\$6,866	\$7,281

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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

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.

Section 8 - Voucher Payment Standards



Voucher Payment Standards (VPS)

Bedroom Size	Voucher Payment Standard
SRC	\$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











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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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