



Fully RTI

Seller Financing Available

Priced at \$1,695,000

4129 Avalon Blvd

Los Angeles, CA 90011

48 Unit 100% Affordable Housing Project, Fully RTI

PARTNERSCRE
Svidler | Petito | Amirieh

TABLE OF CONTENTS

Property Overview	3	Metro Subway Line	13	Section 8 Voucher Payment Standards	21
Site and Floor Plans	4	Walk Score	14	Photos	22
Unit Breakdown	10	Zimas Report & Parcel Map	16	Confidentiality Disclaimer	30
Maps	12	2025 Income and Rent Limit	19	Contact Information	31

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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.

Seller is willing to provide Seller Financing and be in a second position to a construction loan.

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Dario Svidler | Jordan Petito | Jonathan Amirieh

At a Glance

Historic South-Central

\$1,695,000

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

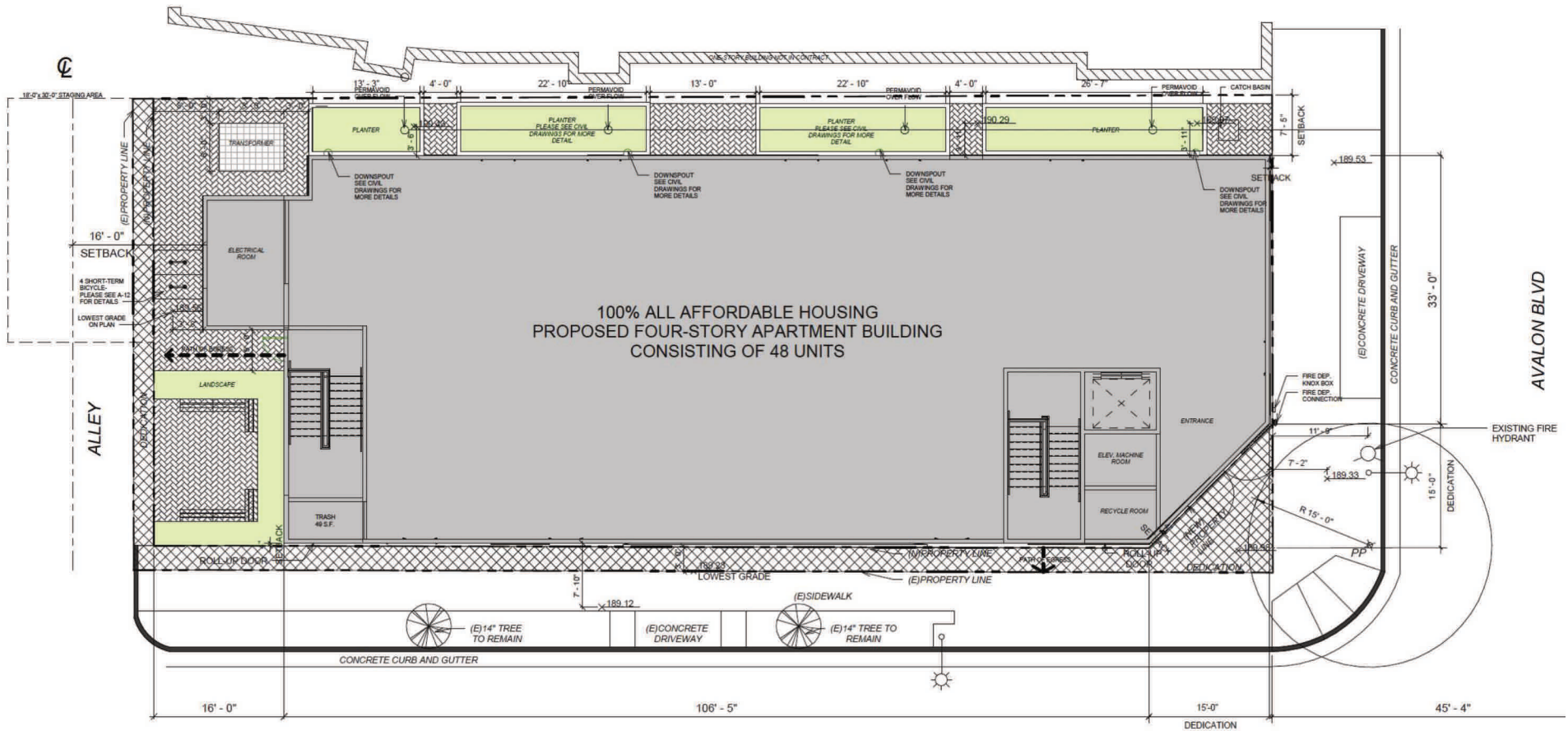
APN

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

Site Plan

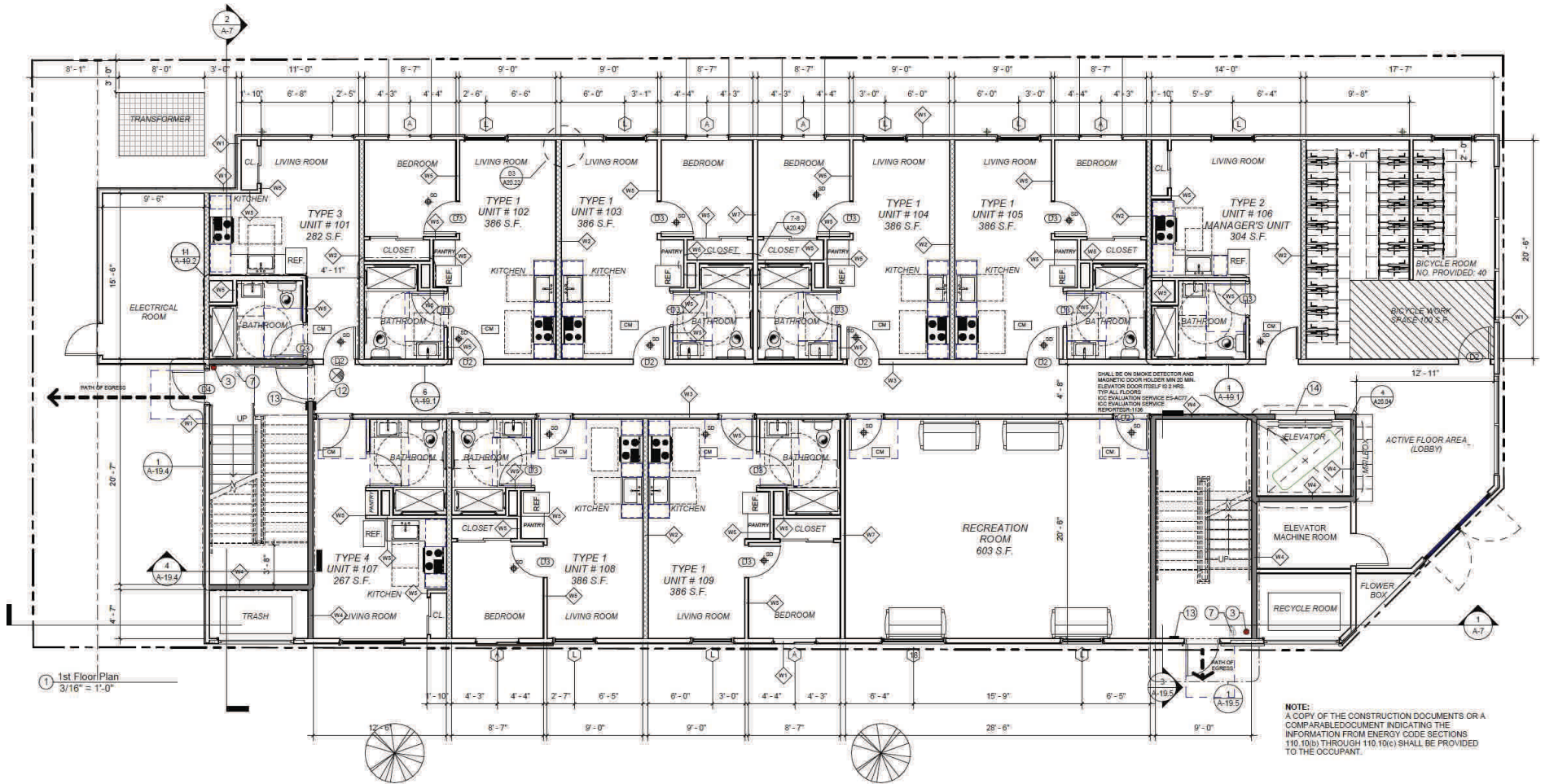


41ST

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4129 Avalon Blvd

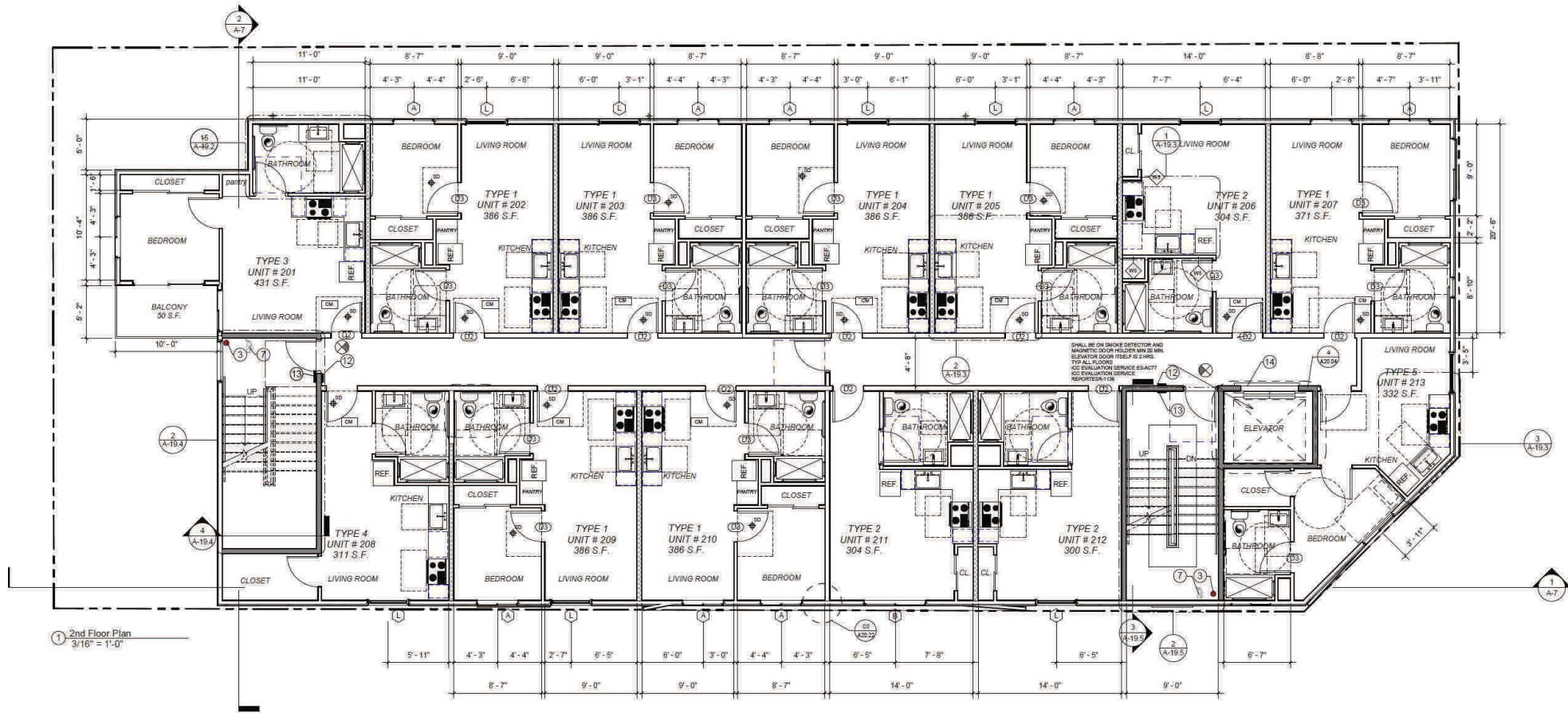
Floor Plan: First Floor



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4129 Avalon Blvd

Floor Plan: Second Floor



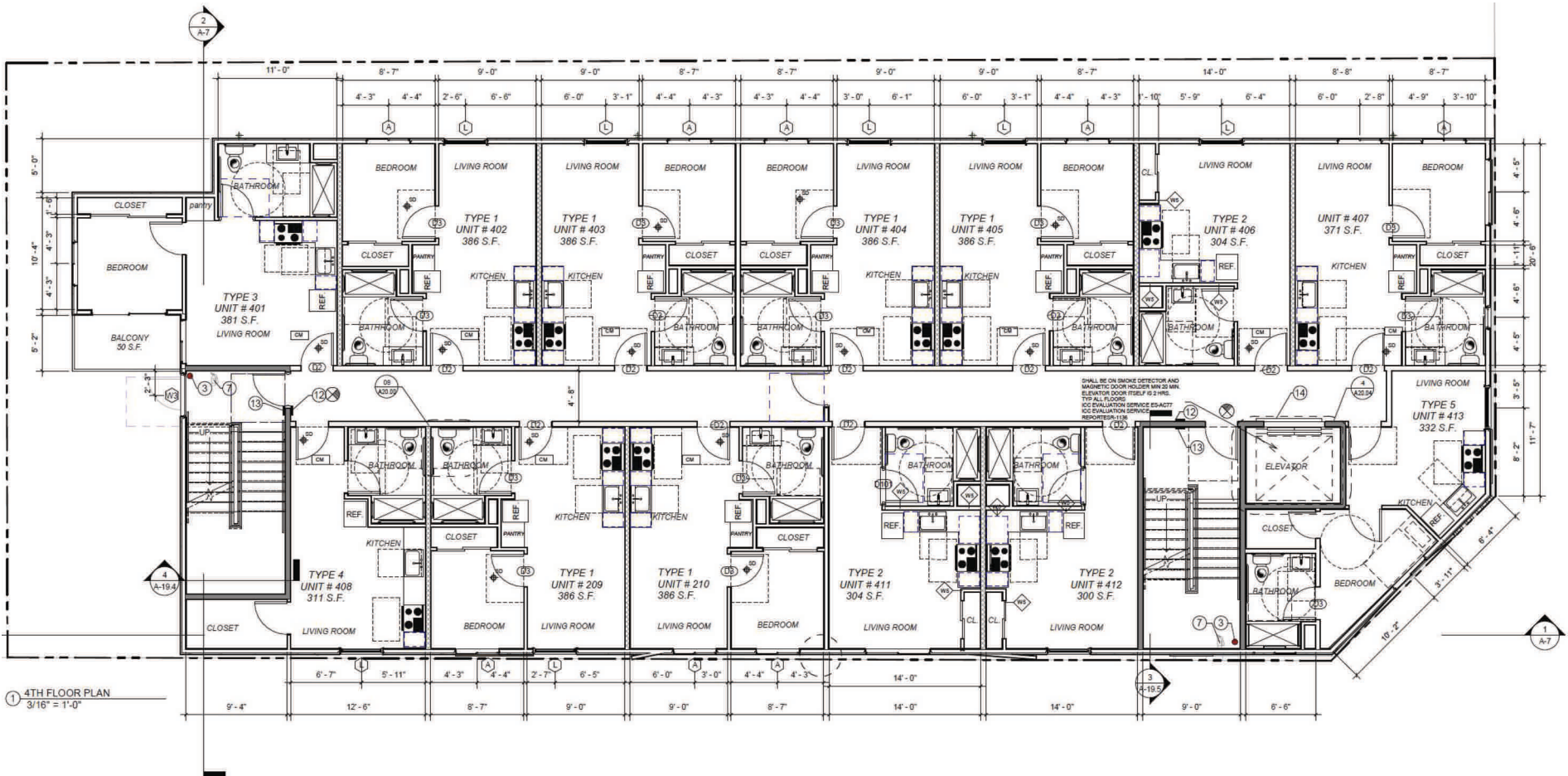
All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make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

Floor Plan: Third Floor



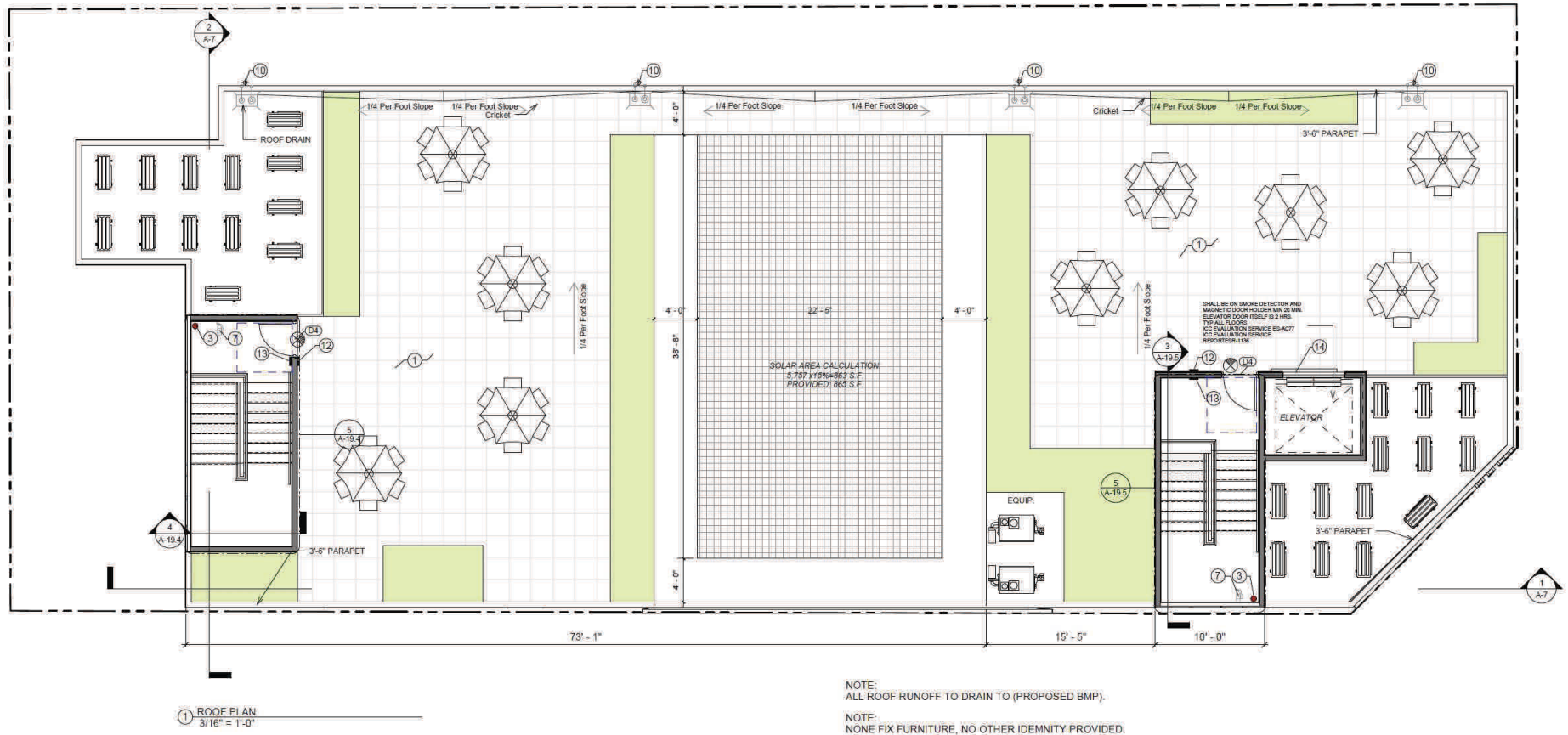
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Floor Plan: Fourth Floor



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Floor Plan: Roof



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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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X
LAHD Staff:
(Internal Use)
Date:

revised
8.9.23

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	Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.*
Single	15	304	304	Restricted Unit(s) must be = or > 274 Sq. Ft.
1	33			
2				
3				
4				
5				
6				
Total:	48			Total Restricted Units: 47

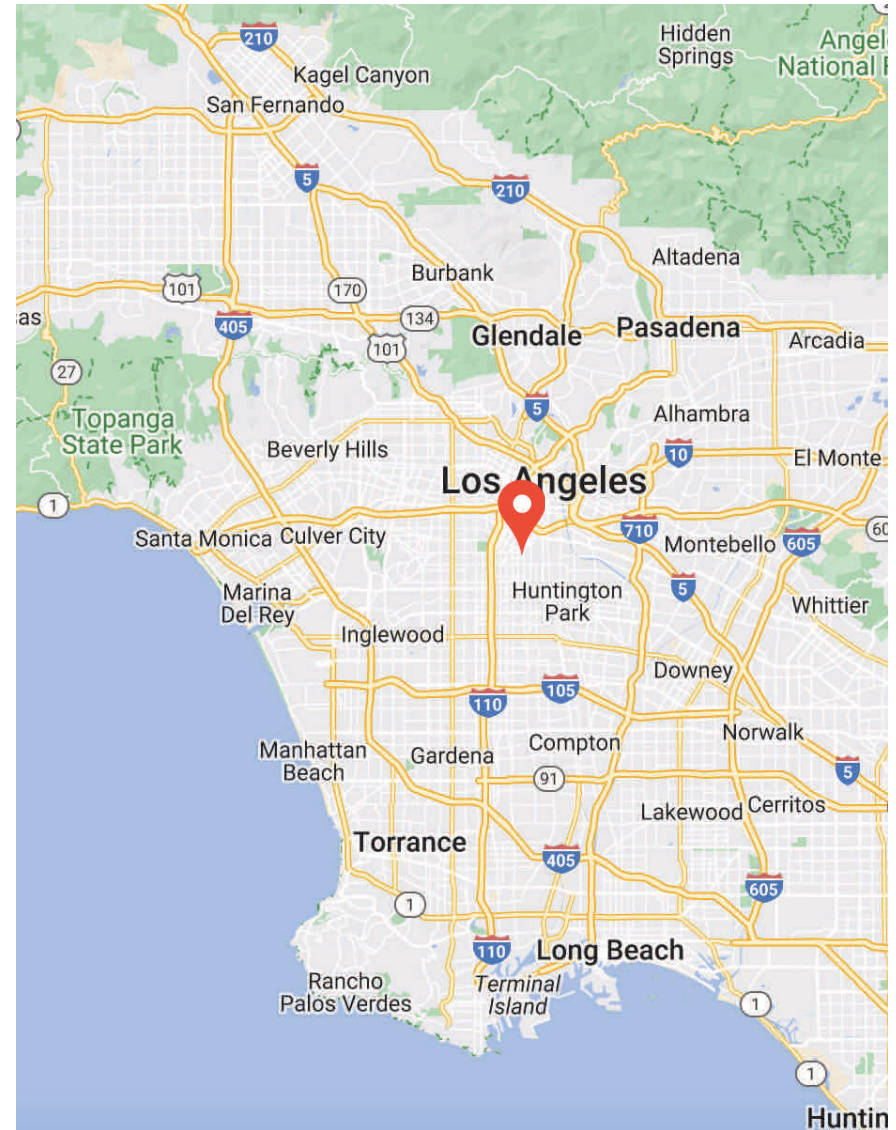
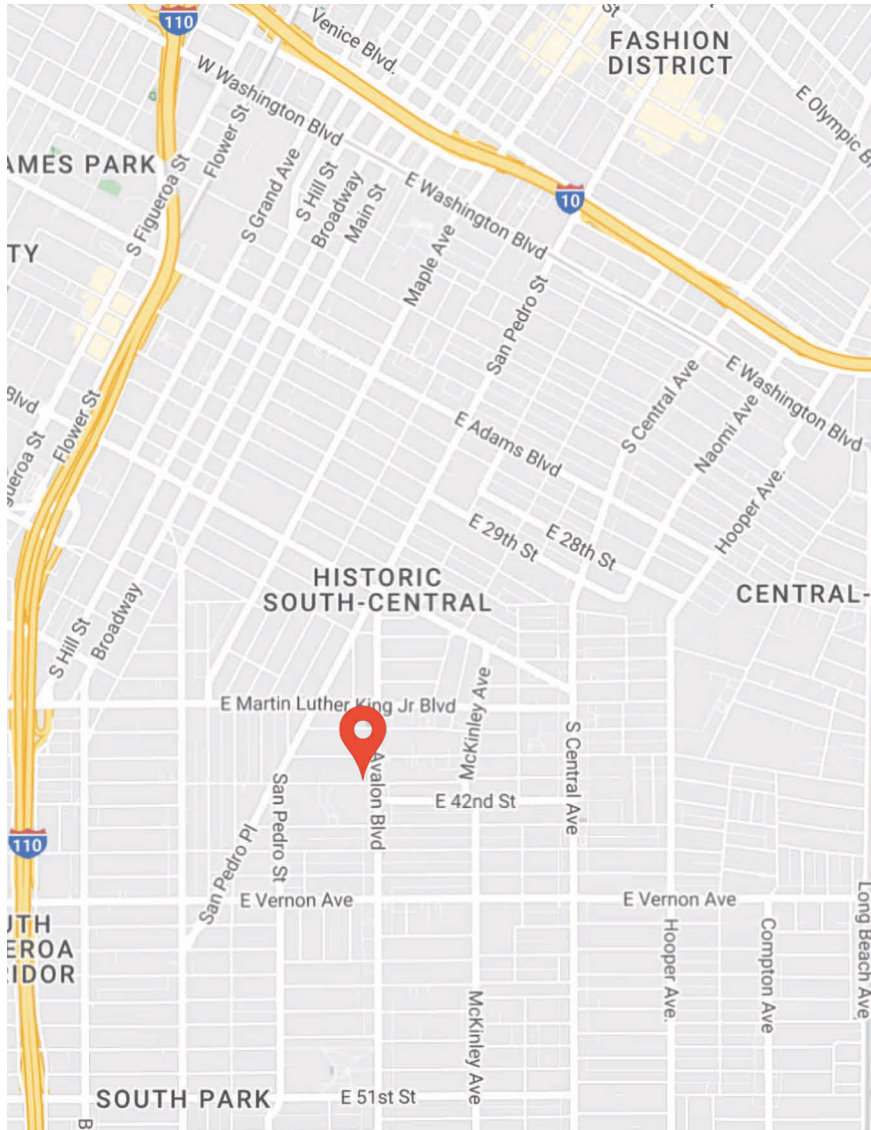
Record No.	Rate	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
1	X	101	Single	282.00	Moderate Income	HCD	North West Corner	1st Floor
2	X	102	1	386.00	Low Income	HUD	North side	1st Floor
3	X	103	1	386.00	Low Income	HUD	North 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		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

[illegible]

11

4129 Avalon Blvd

Location Map



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Metro A Line



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Walk Score

Walk Score®

Walk Score
79

Very Walkable

Most errands can be accomplished on foot.

Transit Score
60

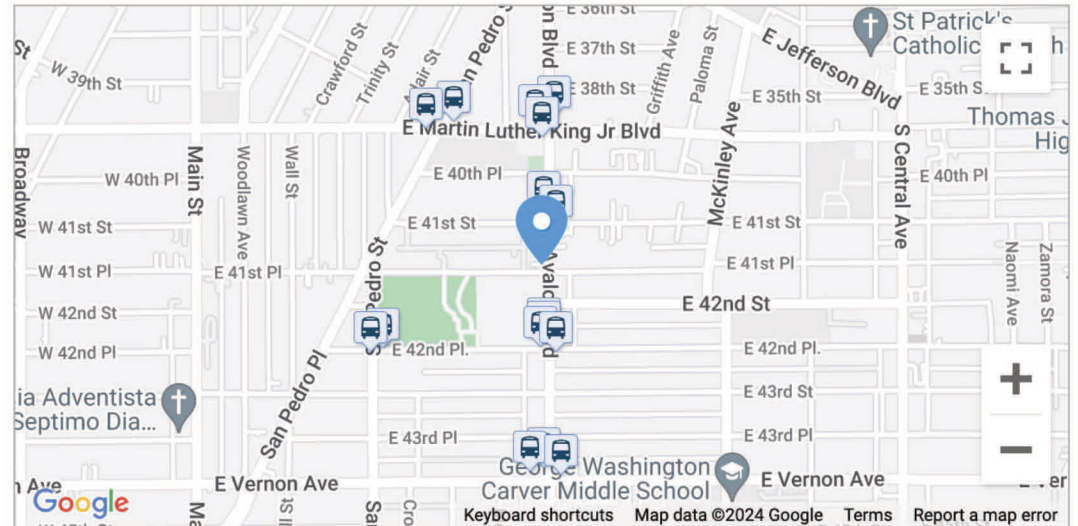
Good Transit

Many nearby public transportation options.

Bike Score
79

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.

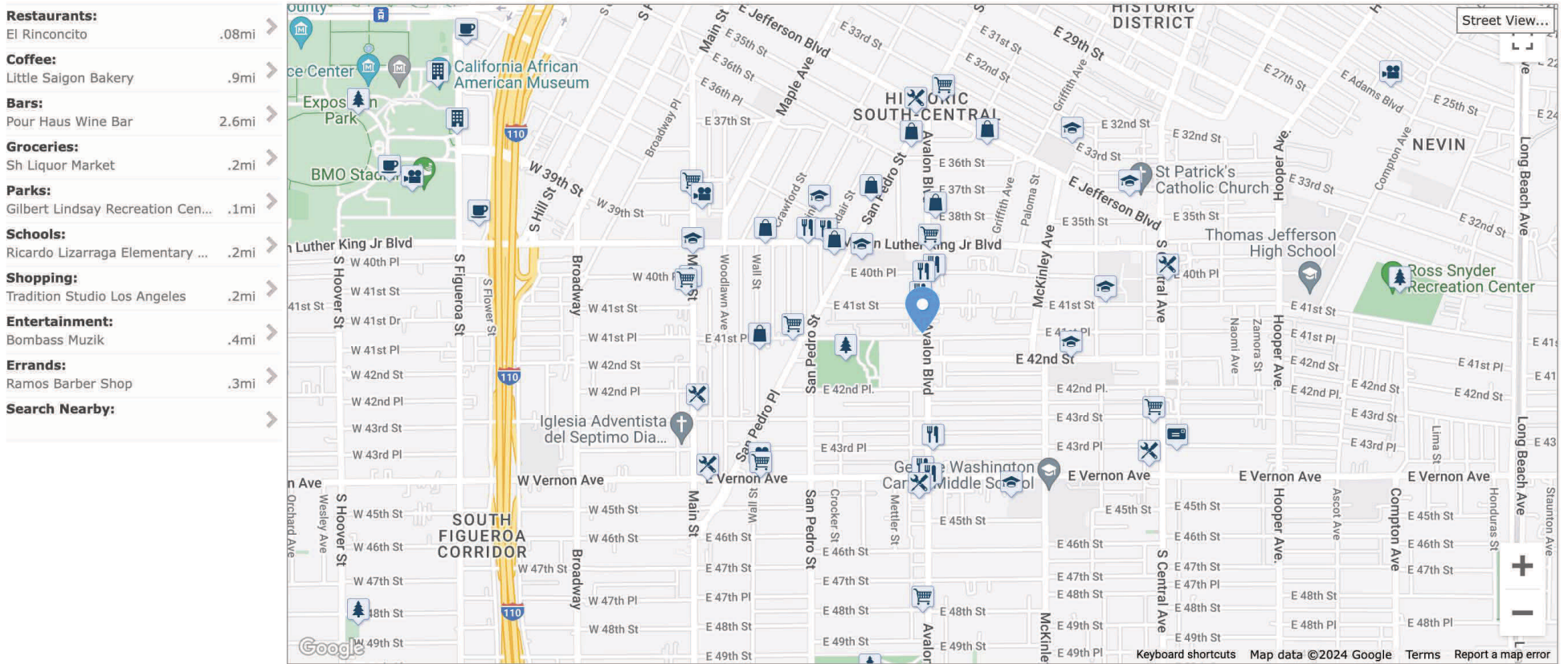
This location is in Los Angeles. Nearby parks include Gilbert Lindsay Recreation Center, South Park and Ross Snyder Recreation Center.

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

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Walk Score



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ZIMAS Report



City of Los Angeles
Department of City Planning

8/18/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

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

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-188310
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) 7,666.1 (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 FR 1
Arb (Lot Cut Reference) None
Map Sheet 114A207

Jurisdictional Information

Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles APC
Neighborhood Council Zapata King
Council District CD 9 - Curren D. Price Jr.
Census Tract # 2283.20000000
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-2374 State Enterprise Zone: Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2488 Redevelopment Project Area: Council District 9
ZI-2512 Housing Element Sites
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2535 Prior Housing Element Sites - Ministerial Approval
General Plan Land Use Neighborhood Commercial
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
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

Southeast Los Angeles

Subarea

Parkway Corridor

CPIO Historic Preservation Review

No

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

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
AB 2097: Within a half mile of a Major Transit Stop

Yes

Yes

Streetscape

No

Adaptive Reuse Incentive Area

None

Affordable Housing Linkage Fee

Residential Market Area

Low

Non-Residential Market Area

Inclusionary Housing

Low if plans submitted after 2/17/2021, otherwise exempt

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

Low

TCAC Opportunity Area

Low

High Quality Transit Corridor (within 1/2 mile)

Yes

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

None

500 Ft Park Zone

Active: Gilbert W. Lindsay Recreation Center

Zanja System 1 Mile Buffer

No

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.

\$21,648

Last Owner Change

05/04/2022

Last Sale Amount

\$950,000

Tax Rate Area

6659

Deed Ref No. (City Clerk)

936410

753443

741281

6-519

435519-20

309864

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ZIMAS Report

	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
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
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	None
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
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
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

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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
Hubzone	None
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	
Rent Stabilization Ordinance (RSO)	No [APN: 5113005001]
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	0.25 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

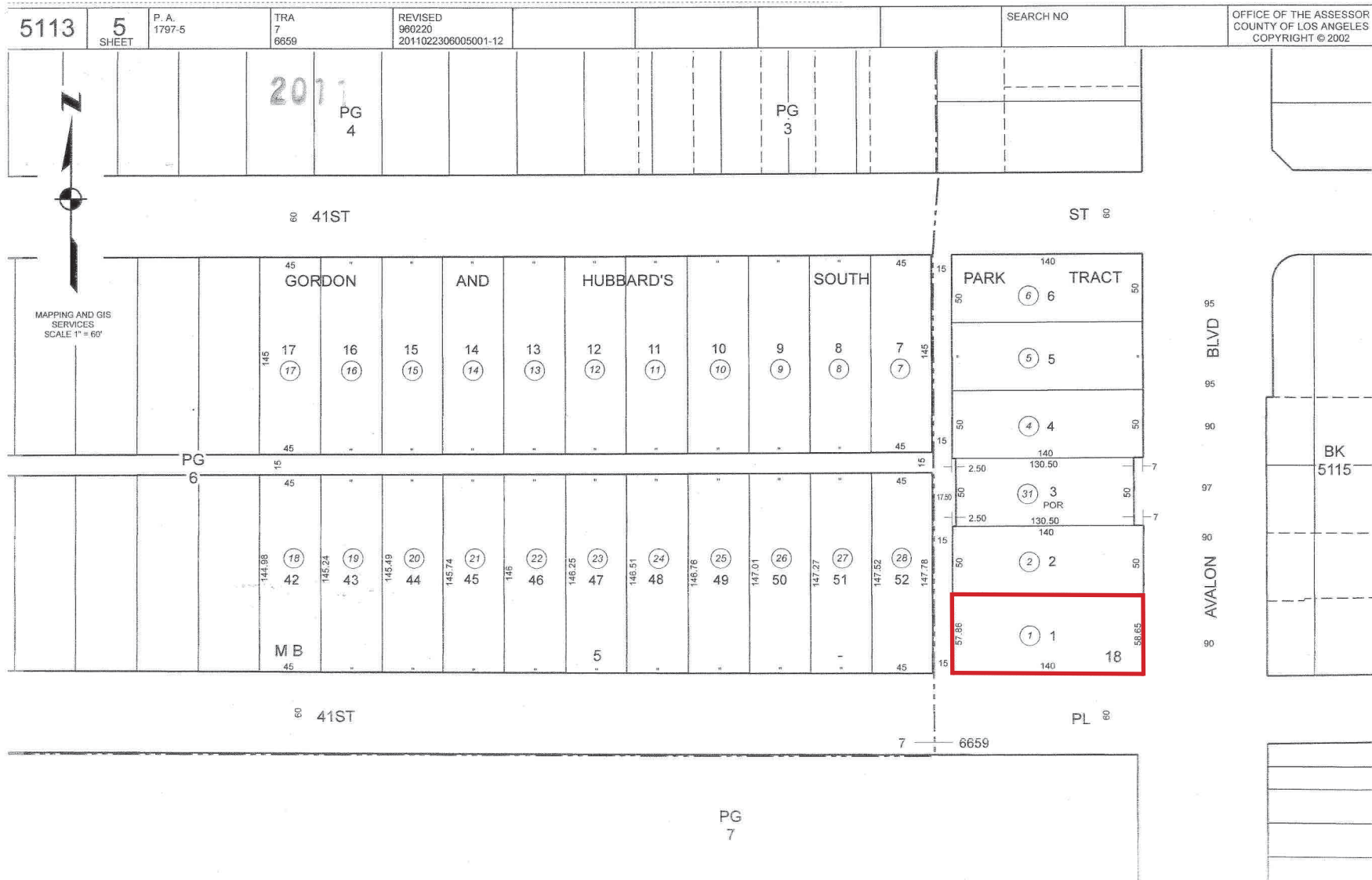
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4129 Avalon Blvd

Parcel Map



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2024 Income and Rent Limit - Land Use Schedule VI

Tiena Johnson Hall, General Manager
 Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager
 Luz C. Santiago, Assistant General Manager
 Craig Arceneaux, Acting 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.gov

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2025

	AMI	Net AMI	
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in AMI from 2024 = 8.6%
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

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
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

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2024 Income and Rent Limit - Land Use Schedule IX

City of Los Angeles

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Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

Karen Bass, Mayor



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1910 Sunset Blvd, Ste 300
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housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200
2025 Area Median Income (AMI) \$106,600 Change in AMI from 2024 = 8.6%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$21,200	\$24,240	\$27,260	\$30,300	\$32,720	\$35,140	\$37,560	\$40,000
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,340	\$60,000
35% AMI	\$37,100	\$42,420	\$47,705	\$53,025	\$57,260	\$61,495	\$65,730	\$70,000
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
45% AMI	\$47,700	\$54,540	\$61,335	\$68,175	\$73,620	\$79,065	\$84,510	\$90,000
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
55% AMI	\$58,300	\$66,660	\$74,965	\$83,325	\$89,980	\$96,635	\$103,290	\$110,000
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000
70% AMI	\$74,200	\$84,840	\$95,410	\$106,050	\$114,520	\$122,990	\$131,460	\$140,000
80% AMI	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560	\$150,240	\$160,000
100% AMI	\$106,000	\$121,200	\$136,300	\$151,500	\$163,600	\$175,700	\$187,800	\$200,000
110% AMI	\$116,600	\$133,320	\$149,930	\$166,650	\$179,960	\$193,270	\$206,580	\$220,000
120% AMI	\$127,200	\$145,440	\$163,560	\$181,800	\$196,320	\$210,840	\$225,360	\$240,000

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$530	\$568	\$681	\$787	\$878	\$969
30% AMI	\$795	\$852	\$1,022	\$1,181	\$1,317	\$1,454
35% AMI	\$927	\$994	\$1,192	\$1,378	\$1,537	\$1,696
40% AMI	\$1,060	\$1,136	\$1,363	\$1,575	\$1,757	\$1,939
45% AMI	\$1,192	\$1,278	\$1,533	\$1,772	\$1,976	\$2,181
50% AMI	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196	\$2,423
55% AMI	\$1,457	\$1,562	\$1,874	\$2,166	\$2,415	\$2,666
60% AMI	\$1,590	\$1,704	\$2,044	\$2,363	\$2,635	\$2,908
70% AMI	\$1,855	\$1,988	\$2,385	\$2,757	\$3,074	\$3,393
80% AMI	\$2,120	\$2,272	\$2,726	\$3,151	\$3,514	\$3,878
100% AMI	\$2,650	\$2,840	\$3,406	\$3,938	\$4,392	\$4,846

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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.

Effective August 1, 2025 for New Contracts										
All Other Zip Codes	\$2,041	\$2,289	\$2,887	\$3,668	\$4,067	\$4,677	\$5,287	\$5,898	\$6,507	\$7,118
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

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

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Dario Svidler | Jordan Petito | Jonathan Amirieh



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



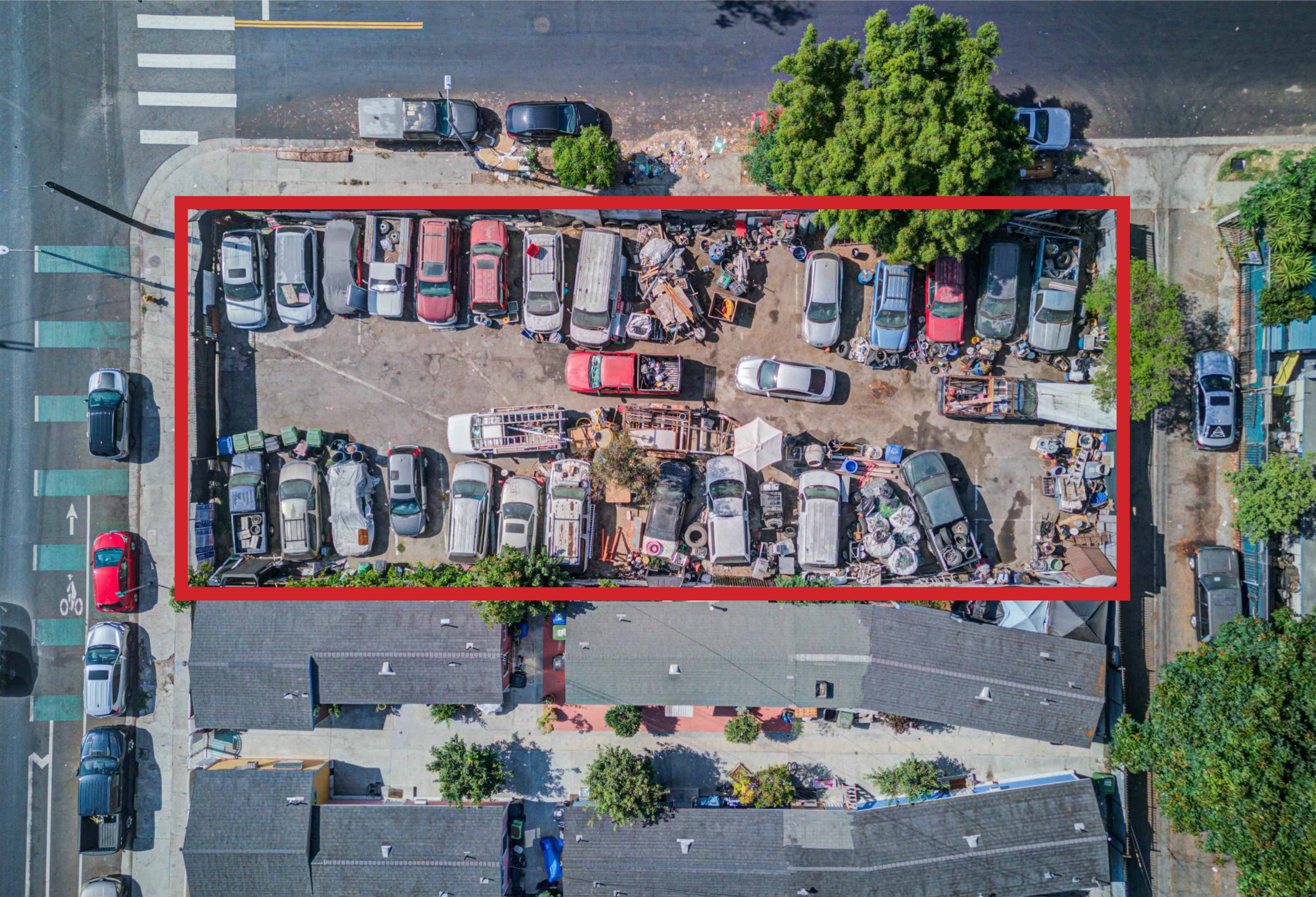
RENDERING



RENDERING











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