

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

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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

<b>\$1,695,000</b>	Price
<b>23,323 SF</b>	<b>17,126 SF</b>
Gross Project Square Footage	Rentable Project Square Footage
<b>Ready-to-Issue</b>	<b>8,199 SF</b>
Project Status	Lot Size

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

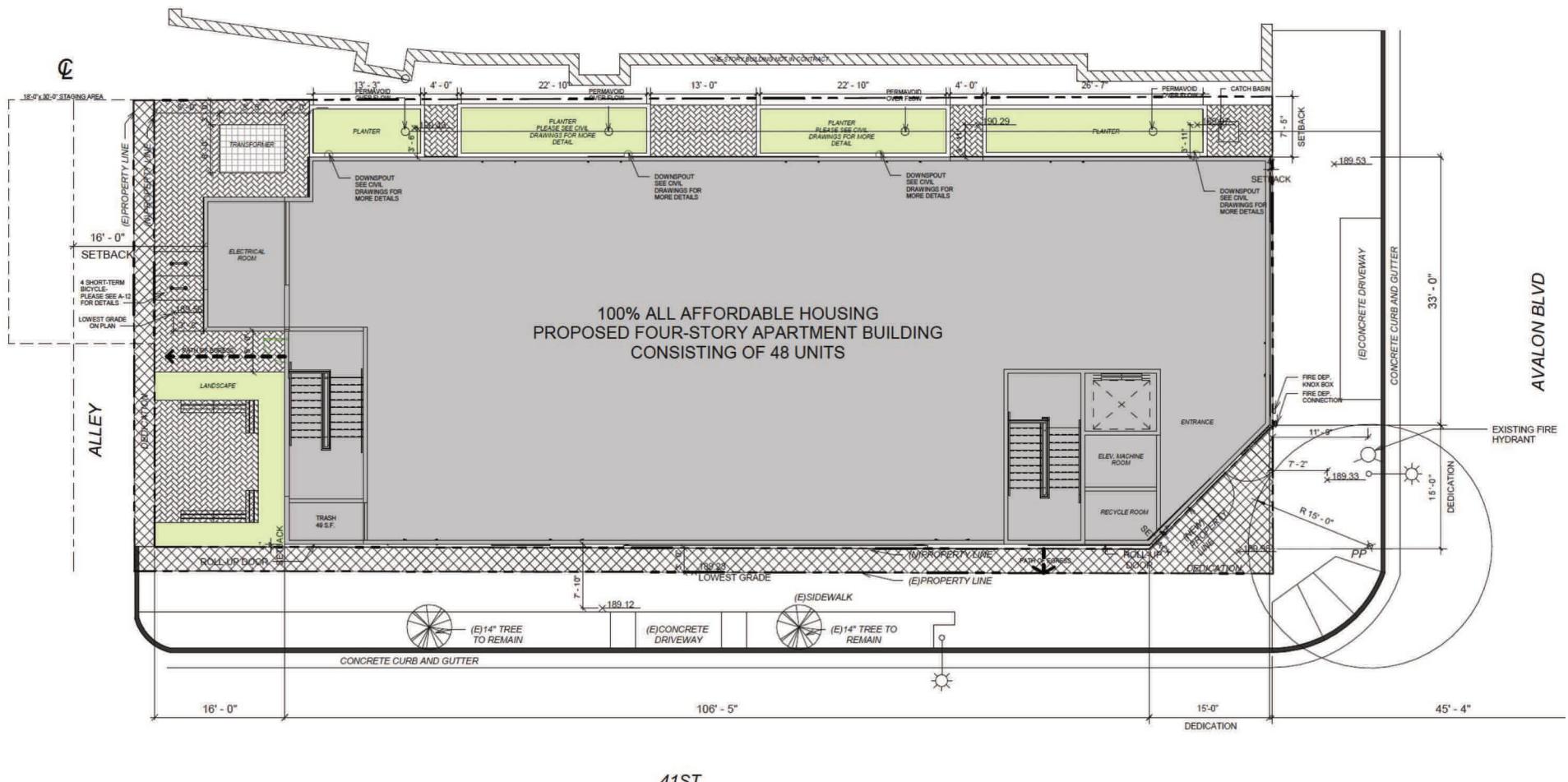
Development Type	<b>C2-IVL-CPIO</b>	<b>5113-005-001</b>
Zoning		APN

## Highlights

- 48 Unit 100% Affordable Housing Development, Fully RTI
- Type VA Construction
- Cost Effective Stacked Design to maximize efficiency
- $59\pm$  FT of frontage on Avalon and  $140\pm$  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

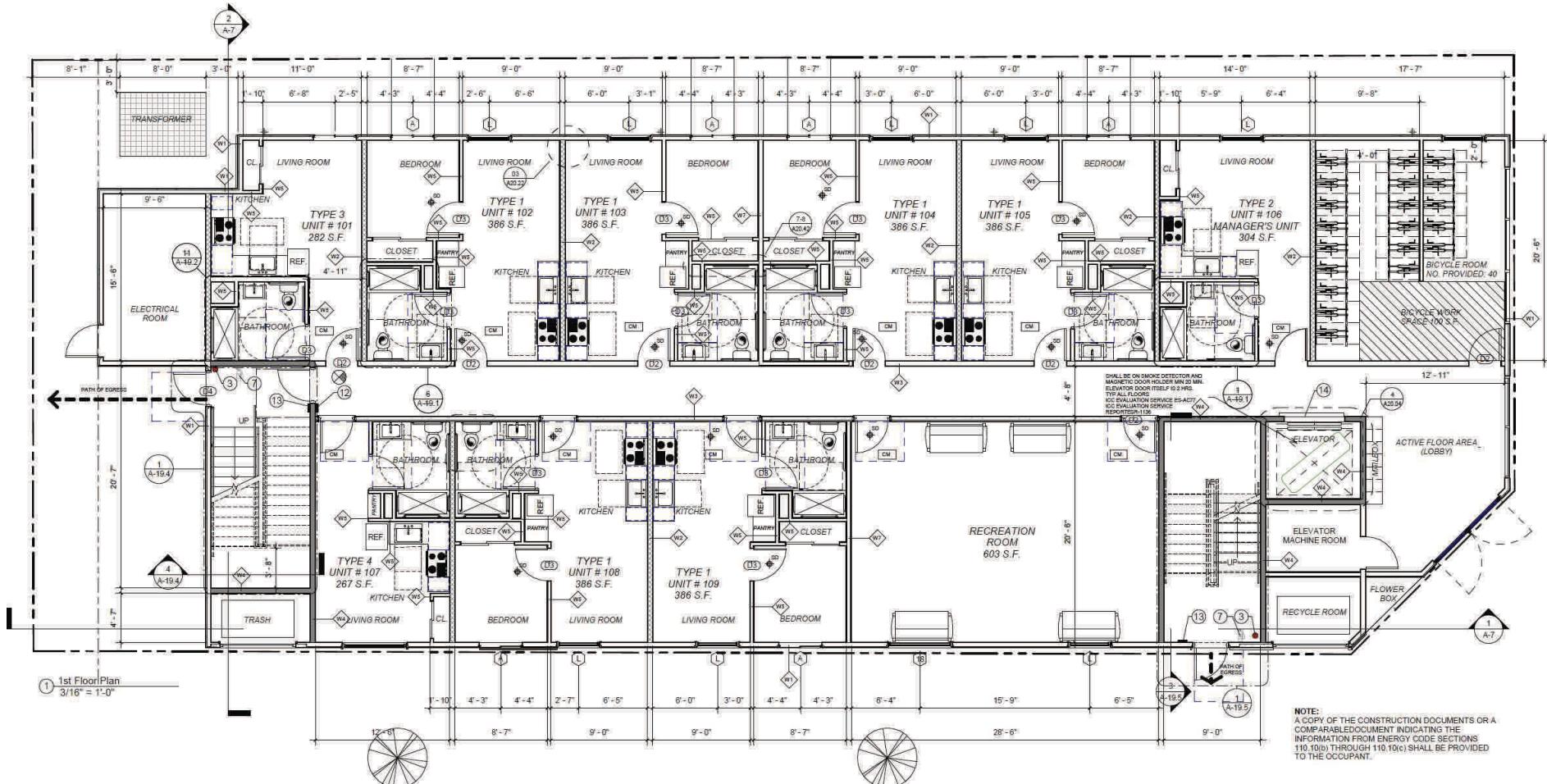
## Site Plan



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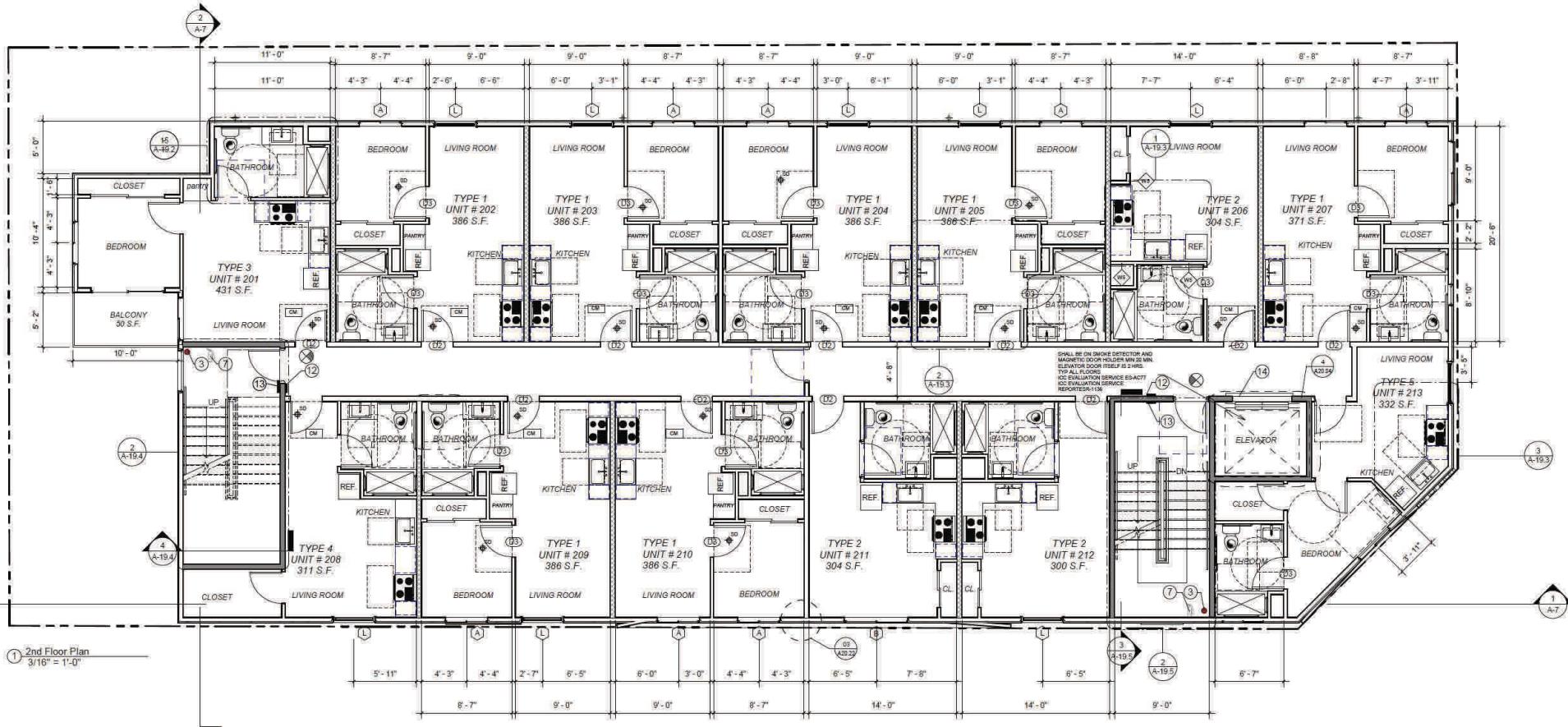
## Floor Plan: First Floor



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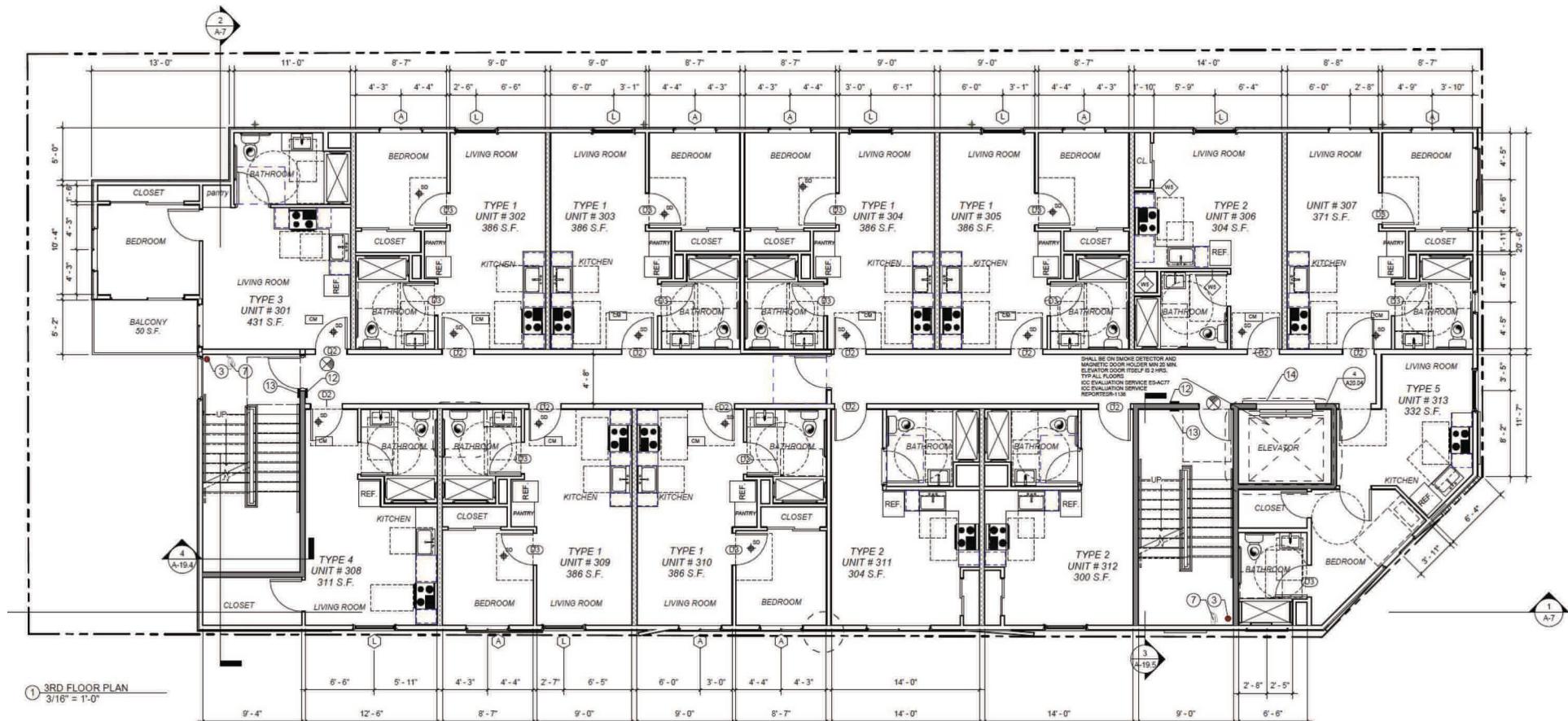
## Floor Plan: Second Floor



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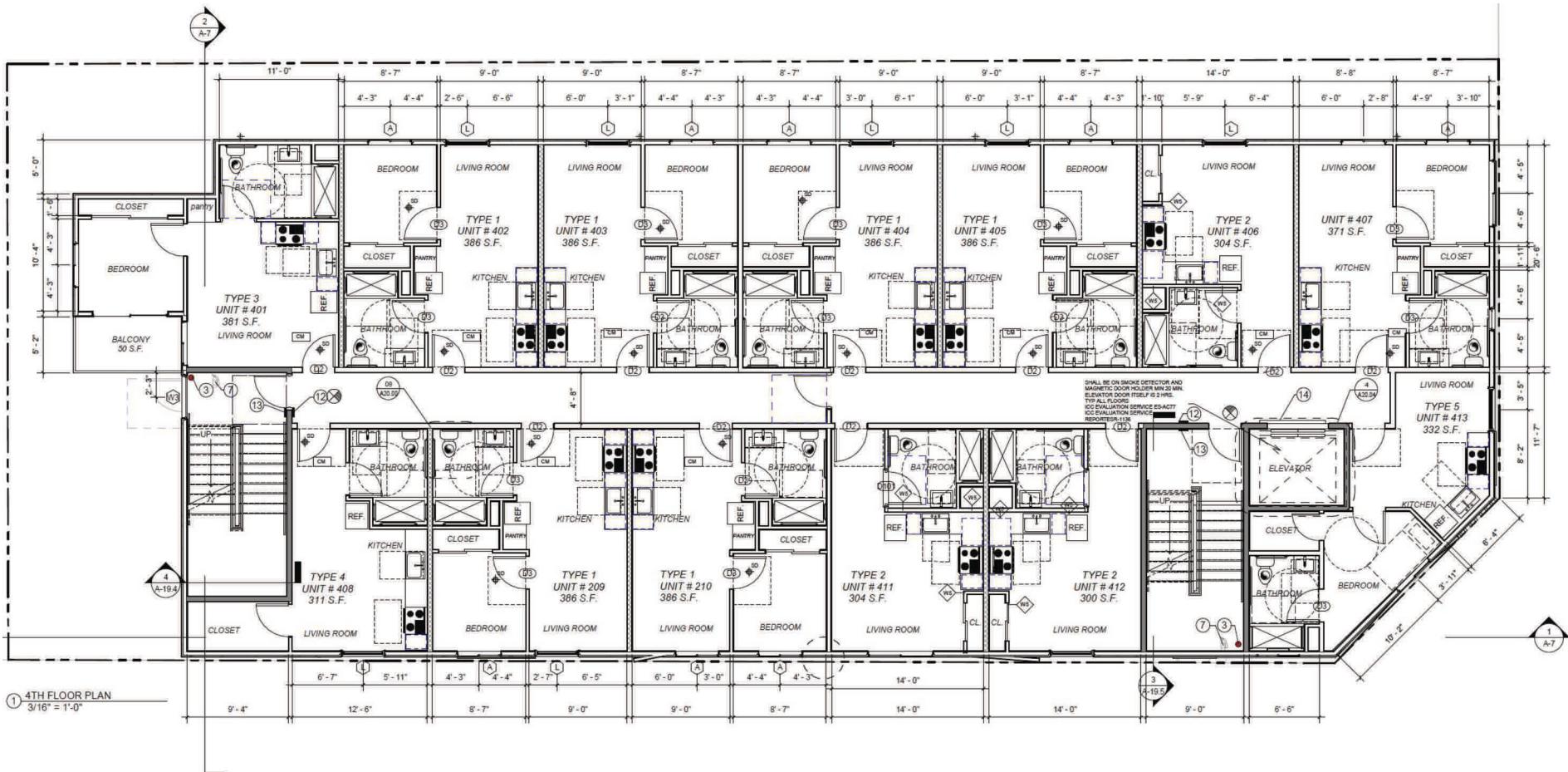
## Floor Plan: Third Floor



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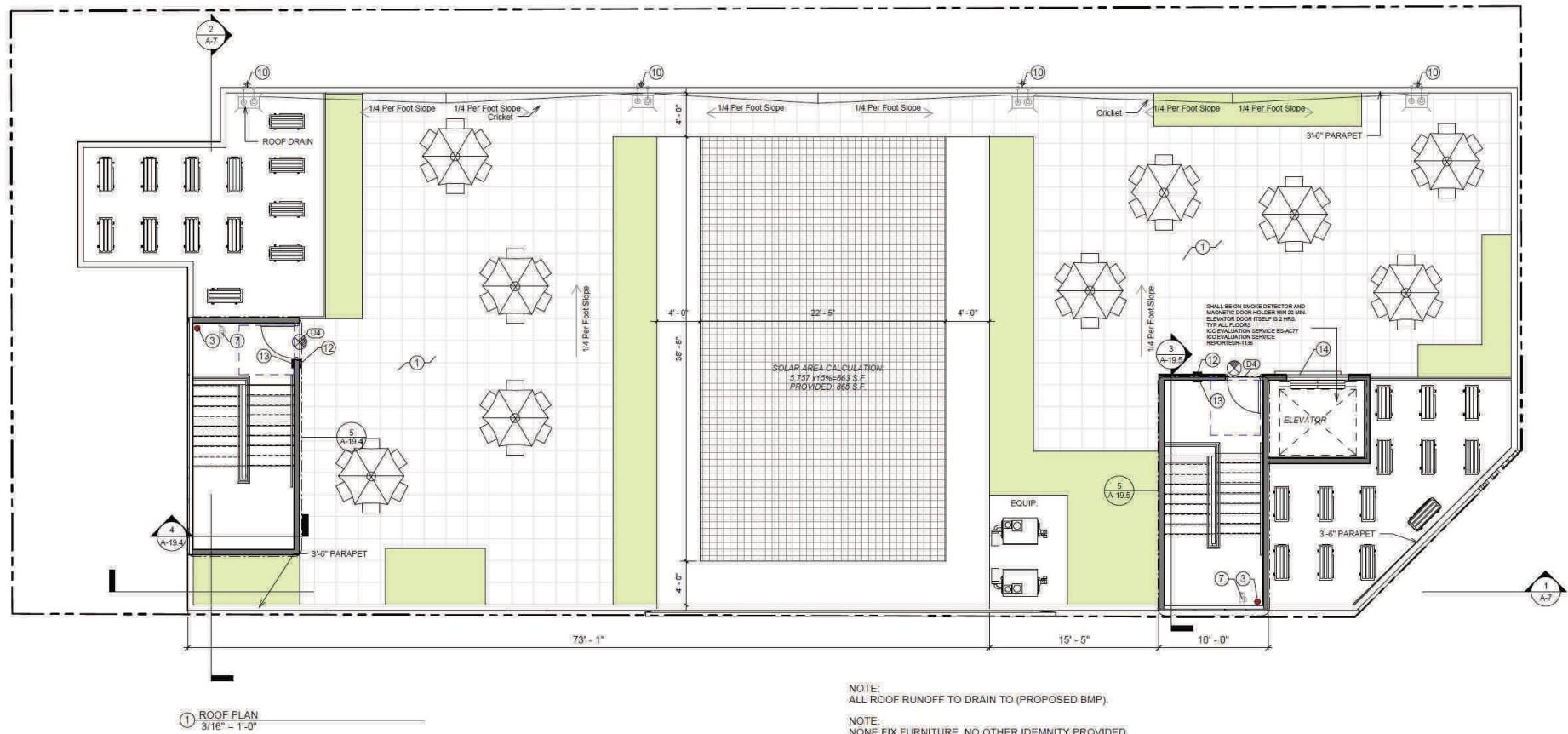
## Floor Plan: Fourth Floor



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## 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			

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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		

4129 Avalon Blvd., Los Angeles, CA 90011 | Partners CRE • KWBH • JSA Properties International Inc.

# LAHD Table of Rental Units



X  
LAHD Staff  
(Internal Use)  
Date: \_\_\_\_\_

revised  
8-9-23

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

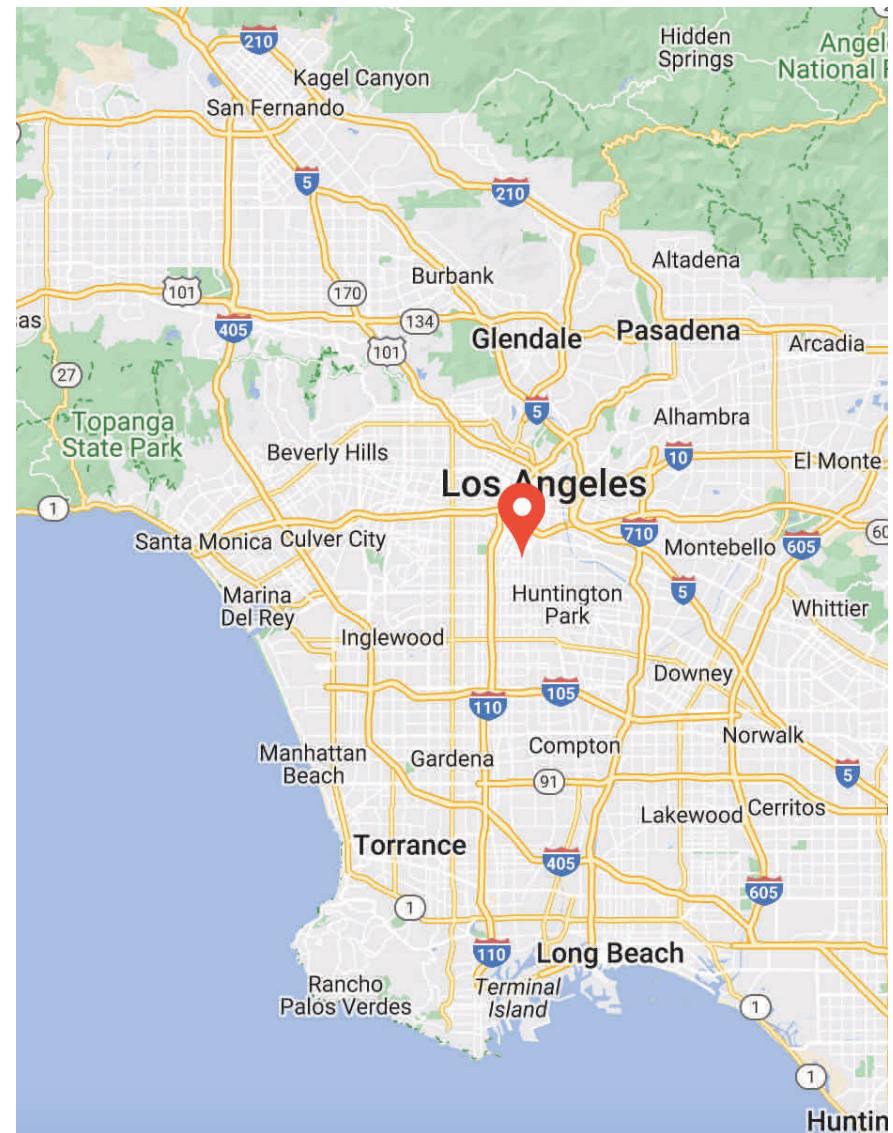
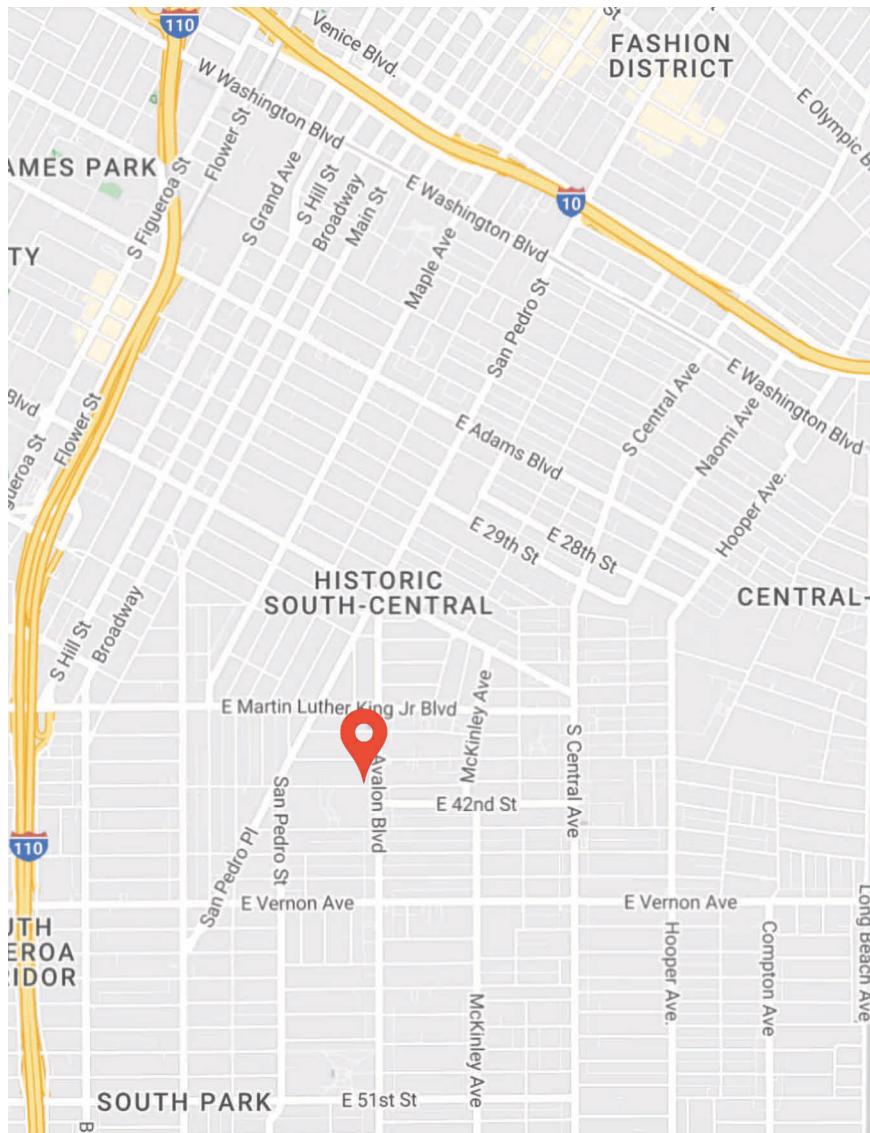
Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
1	X	101	Single	282.00	Moderate Income	HCD	North West Corner	1st Floor
2	X	102	1	386.00	Low Income	HUD	North side	1st Floor
3	X	103	1	386.00	Low Income	HUD	North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

Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
35	X	313	1	332.00	Low Income	HUD	South East Corner	3rd Floor
36	X	401	1	381.00	Low Income	HUD	North West Corner	4th Floor
37	X	402	1	386.00	Low Income	HUD	North side	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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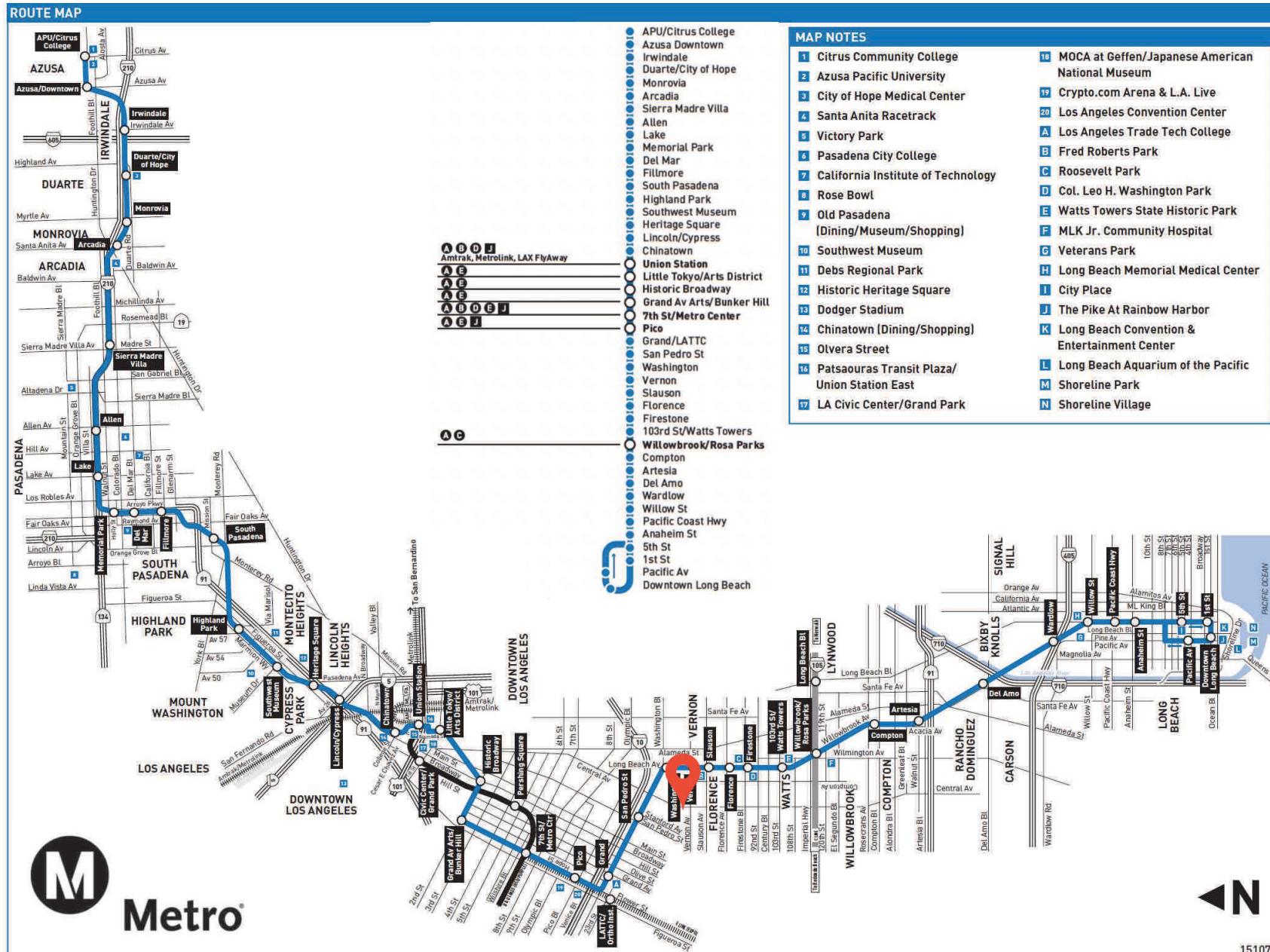
## Location Map



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## Metro A Line



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4129 Avalon Blvd

## Walk Score



## Very Walkable

Most errands can be accomplished on foot.



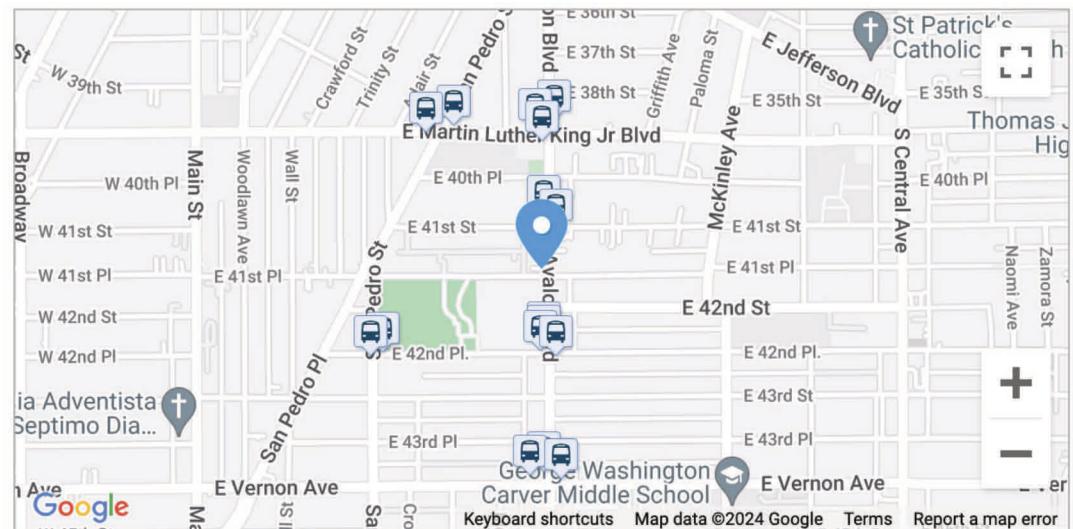
## Good Transit

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)

51 Metro Loca

51 Metro Local Line	0.1 mi	Southeast Counterclockwise DASH Line	0.1 mi
Southeast Clockwise DASH Line	0.1 mi	King East Clockwise DASH Line	0.2 mi
King East Counterclockwise DASH Line	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.

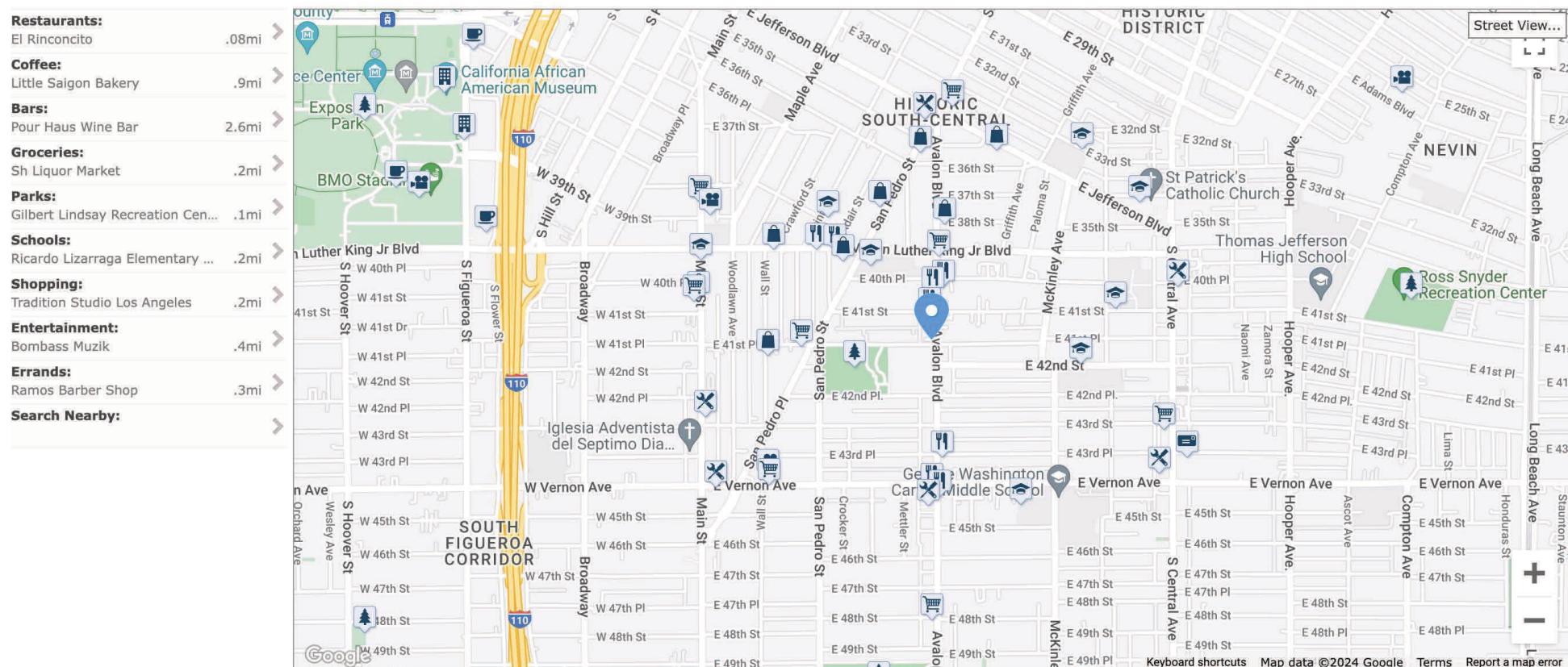
This location is in Los Angeles. Nearby parks include Gilbert Lindsay Recreation Center, South Park and Ross Snyder Recreation Center.

<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

## 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

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](https://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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	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	Low
Non-Residential Market Area	Low if plans submitted after 2/17/2021, otherwise exempt
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	
Trans 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	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
<b>Assessor Information</b>	
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

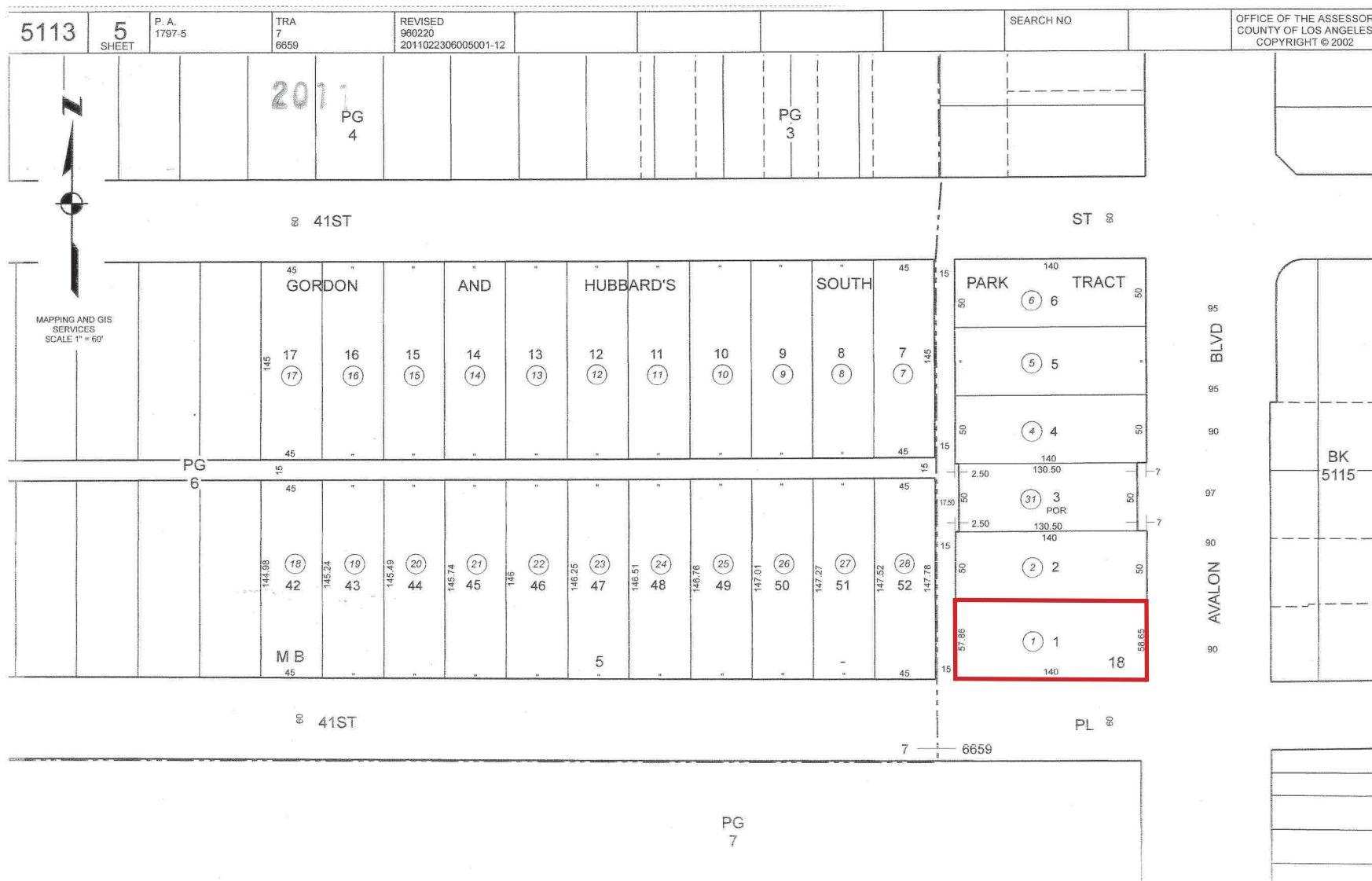
2773744-5	Fault Type	B
271636	Slip Rate (mm/year)	0.70000000
2684	Slip Geometry	Reverse
2094257	Slip Type	Moderately / Poorly Constrained
2-25	Down Dip Width (km)	19.00000000
1882627	Rupture Top	5.00000000
1678714	Rupture Bottom	13.00000000
1505418	Dip Angle (degrees)	25.00000000
1018984-85	Maximum Magnitude	7.10000000
0484872	Alquist-Priolo Fault Zone	No
<b>Building 1</b>	Landslide	No
Year Built	Liquefaction	No
Building Class	Preliminary Fault Rupture Study Area	None
Number of Units	Tsunami Hazard Area	No
Number of Bedrooms	<b>Economic Development Areas</b>	
Number of Bathrooms	Business Improvement District	None
Building Square Footage	Hubzone	None
Building 2	Jobs and Economic Development Incentive Zone (JEDI)	None
Building 3	Opportunity Zone	No
Building 4	Promise Zone	South Los Angeles Transit Empowerment Zone
Building 5	State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Rent Stabilization Ordinance (RSO)	<b>Housing</b>	
No [APN: 5113005001]	Rent Stabilization Ordinance (RSO)	No [APN: 5113005001]
<b>Additional Information</b>	Ellis Act Property	No
Airport Hazard	Just Cause For Eviction Ordinance (JCO)	No
Coastal Zone	Housing Crisis Act Replacement Review	Yes
Coastal Bluff Potential	Housing Element Sites	
Canyon Bluff Potential	HE Replacement Required	Yes
Farmland	SB 166 Units	0.25 Units, Lower
Urban Agriculture Incentive Zone	Housing Use within Prior 5 Years	No
Very High Fire Hazard Severity Zone	<b>Public Safety</b>	
Fire District No. 1	Police Information	
Flood Zone	Bureau	Central
Watercourse	Division / Station	Newton
Methane Hazard Site	Reporting District	1344
High Wind Velocity Areas	<b>Fire Information</b>	
Special Grading Area (BOE Basic Grid Map A-13372)	Bureau	Central
Wells	Battalion	1
Sea Level Rise Area	District / Fire Station	14
Oil Well Adjacency	Red Flag Restricted Parking	No
<b>Environmental</b>		
Santa Monica Mountains Zone		
Biological Resource Potential		
Mountain Lion Potential		
Monarch Butterfly Potential		
300-Foot Habitat Buffer		
County-Designated SEAs and CRAs		
USFWS-designated CHAs		
Wildland Urban Interface (WUI)		
Criterion 1 Protected Areas for Wildlife (PAWs)		
<b>Seismic Hazards</b>		
Active Fault Near-Source Zone		
Nearest Fault (Distance in km)	1.93922904	
Nearest Fault (Name)	Puente Hills Blind Thrust	
Region	Los Angeles Blind Thrusts	

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](http://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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4129 Avalon Blvd

## Parcel Map



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# 4129 Avalon Blvd

## 2024 Income and Rent Limit - Land Use Schedule VI

Tiana 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](http://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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# 4129 Avalon Blvd

## 2024 Income and Rent Limit - Land Use Schedule IX

Tiana 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



LOS ANGELES HOUSING DEPARTMENT  
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### 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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# 4129 Avalon Blvd

## 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	\$7,728
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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.

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

Updated: 7-7-2025

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Dario Svidler | Jordan Petito | Jonathan Amirieh

4129 Avalon Blvd., Los Angeles, CA 90011 | Partners CRE • KWBH • JSA Properties International Inc.



## 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.ocmonitor@lacity.org](mailto:lahd.ocmonitor@lacity.org)  
Phone: (213) 808-8806

#### 3. Advertise

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.ocmonitor@lacity.org](mailto:lahd.ocmonitor@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 [UICert@ufbhc.com](mailto:UICert@ufbhc.com). Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Household's 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





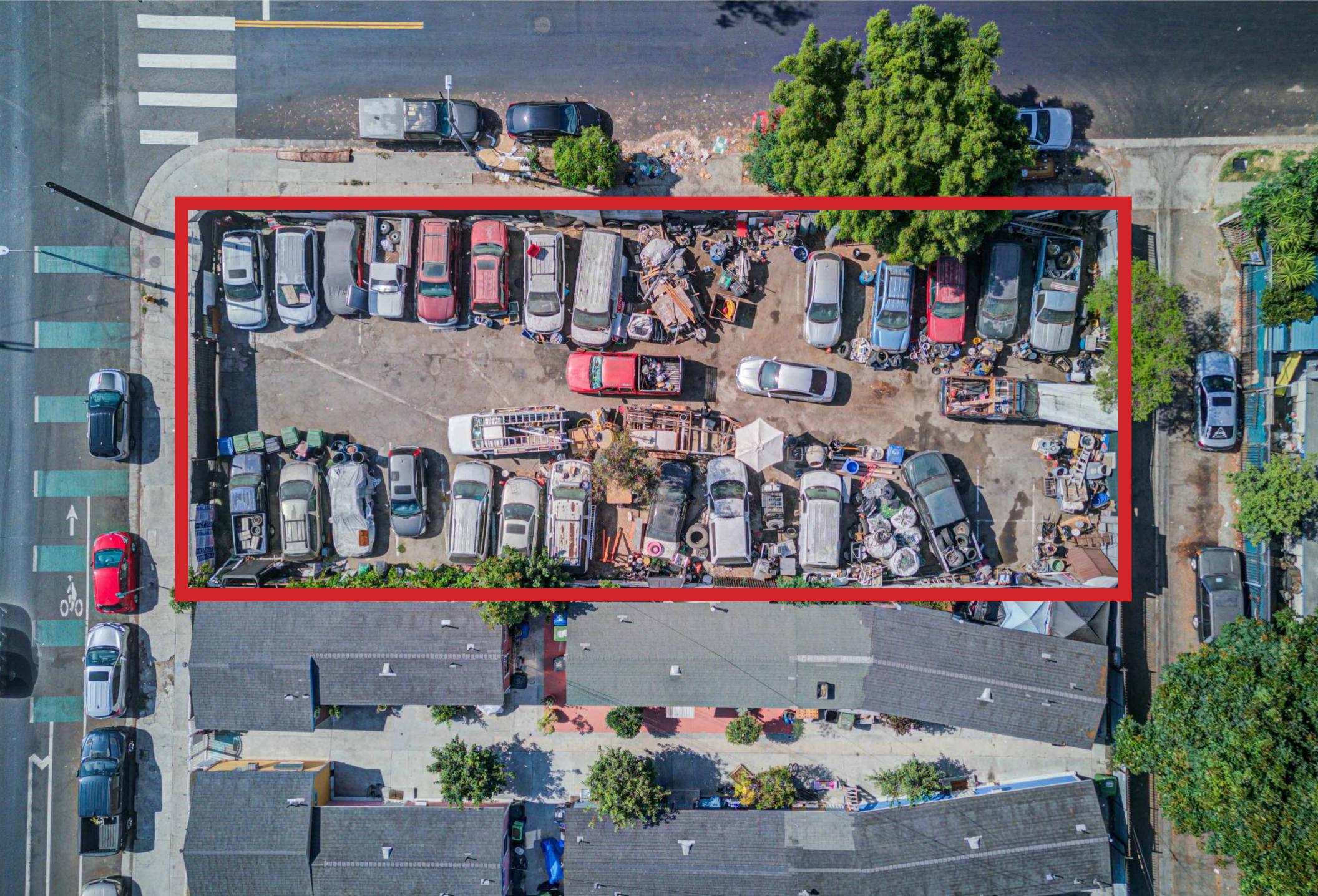
RENDERING



RENDERING











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