

Priced at \$1,295,000

Fully RTI



142 S Mountain View Avenue

Los Angeles, CA 90057

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

PARTNERSCRE
Svidler | Petito



TABLE OF CONTENTS

PROPERTY OVERVIEW	3	FLOOR PLAN	12
LAHD TABLE OF RENTAL UNITS	4	2024 INCOME AND RENT LIMIT - LAND USE SCHEDULE	22
LOCATION HIGHLIGHTS	5	SECTION 8 - VOUCHER PAYMENT STANDARDS	24
LOCATION MAP	6	PHOTOS	25
AREA MAP	7	CONFIDENTIALITY& DISCLAIMER	30
METRO SUBWAY LINE	8	CONTACT INFORMATION	31
WALK SCORE	9		
PARCEL REPORT	10		

DARIO SVIDLER
Executive Vice President
818.653.2663
dario@svidlercre.com
DRE 01884474

JORDAN PETITO
Senior Vice President
310.497.4362
jordan@petitocre.com
DRE 02023714

142 S Mountain View Avenue

The Offering

PartnersCRE is proud to present for sale a **ready-to-issue (RTI) 22-unit**, 100% affordable housing project on a 6,243 SF lot in the desirable Westlake area of Los Angeles. The proposed development features a total of **12,780 SF of gross floor area**, with **9,947 SF of net rentable** square footage. This **3-story building** is constructed with **Type V-B materials**, ensuring compliance with safety standards while maintaining affordability. Each unit is designed with efficiency in mind, offering a quality living experience in a compact space.

Affordable Housing Breakdown

- 16 Low-Income Units (TCAC Schedule IX)
- 5 Moderate-Income Units (HCD Schedule VI)
- 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 Westlake location situates this project within walking distance to multiple public transportation routes, connecting residents to Downtown LA and other key areas. The development is ideal for residents who rely on public transit, with a **Walk Score of 89**, classifying it as **"Very Walkable."**

The project's **RTI status** streamlines the development process, providing a unique opportunity to deliver affordable housing in a high-demand area. With its efficient layout, affordability, and convenient location, this Westlake development is positioned to become a valuable addition to Los Angeles' housing landscape.

At a Glance

Westlake

\$1,295,000

Price

9,947 SF

Rentable Square Footage

11,396 SF

Zoning Total Floor Area

**22 Units 100% Affordable Housing Development
Fully RTI at COE**

6,243 SF

Lot Size

50 FT X 125 FT

Lot Dimensions

5154-004-016

APN

Vacant Land

Existing Use

Highlights

- 22-Unit, 100% Affordable Housing Project, RTI at COE
- Stacked Design - Type V-B Construction
- 3-Story Walk-Up Design
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Walk Score of 89 "Very Walkable"

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.

142 S Mountain View Avenue

LAHD Table of Rental Units - Non-Final



X
 LAHD Staff:
 (Internal Use)
 Date: _____

revised
 5-16-2024

Square Footage Per Unit

Project Address: 142 S Mountain View Ave.

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	0	0	0	0
1	22	451	451	Restricted Unit(s) must be = or > 406 Sq. Ft.
2				
3				
4				
5				
6				
Total:	22			Total Restricted Units: 21

Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	Schedule Type	Location of Unit in Building	In Building
1		101	1	451.00	Manager's Unit		South side	
2	X	102	1	444.00	Low Income	CTCAC Sch. 9	South side	
3	X	103	1	448.00	Low Income	CTCAC Sch. 9	South East Corner	
4	X	104	1	448.00	Low Income	CTCAC Sch. 9	North East Corner	
5	X	105	1	444.00	Low Income	CTCAC Sch. 9	North side	
6	X	106	1	448.00	Low Income	CTCAC Sch. 9	North side	
7	X	201	1	474.00	Moderate Income	HCD Sch. 6	South West Corner	
8	X	202	1	444.00	Low Income	CTCAC Sch. 9	South side	
9	X	203	1	445.00	Very Low Income	HCD Sch. 6	South side	
10	X	204	1	448.00	Low Income	CTCAC Sch. 9	South East Corner	
11	X	205	1	448.00	Low Income	CTCAC Sch. 9	North East Corner	
12	X	206	1	445.00	Low Income	CTCAC Sch. 9	North side	
13	X	207	1	448.00	Low Income	CTCAC Sch. 9	North side	
14	X	208	1	480.00	Moderate Income	HCD Sch. 6	North West Corner	
15	X	301	1	474.00	Moderate Income	HCD Sch. 6	South West Corner	
16	X	302	1	444.00	Low Income	CTCAC Sch. 9	South side	
17	X	303	1	445.00	Low Income	CTCAC Sch. 9	South side	
18	X	304	1	448.00	Low Income	CTCAC Sch. 9	South East Corner	
19	X	305	1	448.00	Moderate Income	HCD Sch. 6	North East Corner	
20	X	306	1	445.00	Low Income	CTCAC Sch. 9	North side	
21	X	307	1	448.00	Low Income	CTCAC Sch. 9	North side	
22	X	308	1	480.00	Moderate Income	HCD Sch. 6	North West Corner	

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.

142 S Mountain View Avenue

Location Highlights

MacArthur Park

Located just a short walk from the property, MacArthur Park is one of Los Angeles' most iconic urban parks, featuring a large lake, walking paths, and a variety of recreational spaces. The park frequently hosts cultural events, concerts, and weekend markets, making it a vibrant gathering spot for locals. It's an ideal place for residents to enjoy picnics, strolls, and community activities.

Echo Park

A few minutes' drive from the property, Echo Park offers scenic views, paddle boating on its lake, and lush green spaces with palm trees and gardens. The park is a popular destination for outdoor enthusiasts and families, providing jogging paths, picnic spots, and a relaxed atmosphere. It's also home to a variety of events, including the annual Lotus Festival, celebrating the neighborhood's rich cultural diversity.

Koreatown

Situated just minutes from the property, Koreatown is a dynamic neighborhood known for its late-night eateries, unique cafes, and trendy bars. It's a go-to area for dining and nightlife, with a variety of options ranging from Korean BBQ and fusion cuisine to karaoke lounges. Koreatown also has popular markets, spas, and cultural venues, making it a convenient entertainment hub for residents.



Downtown Los Angeles (DTLA)

Easily accessible by public transit, Downtown LA offers world-class attractions such as the Walt Disney Concert Hall, the contemporary art museum The Broad, and the historic Grand Central Market. DTLA's Arts District is a haven for creative professionals and art lovers, featuring galleries, murals, and unique shops. Residents can quickly access DTLA's thriving business district, restaurants, and cultural sites.

Good Samaritan Hospital

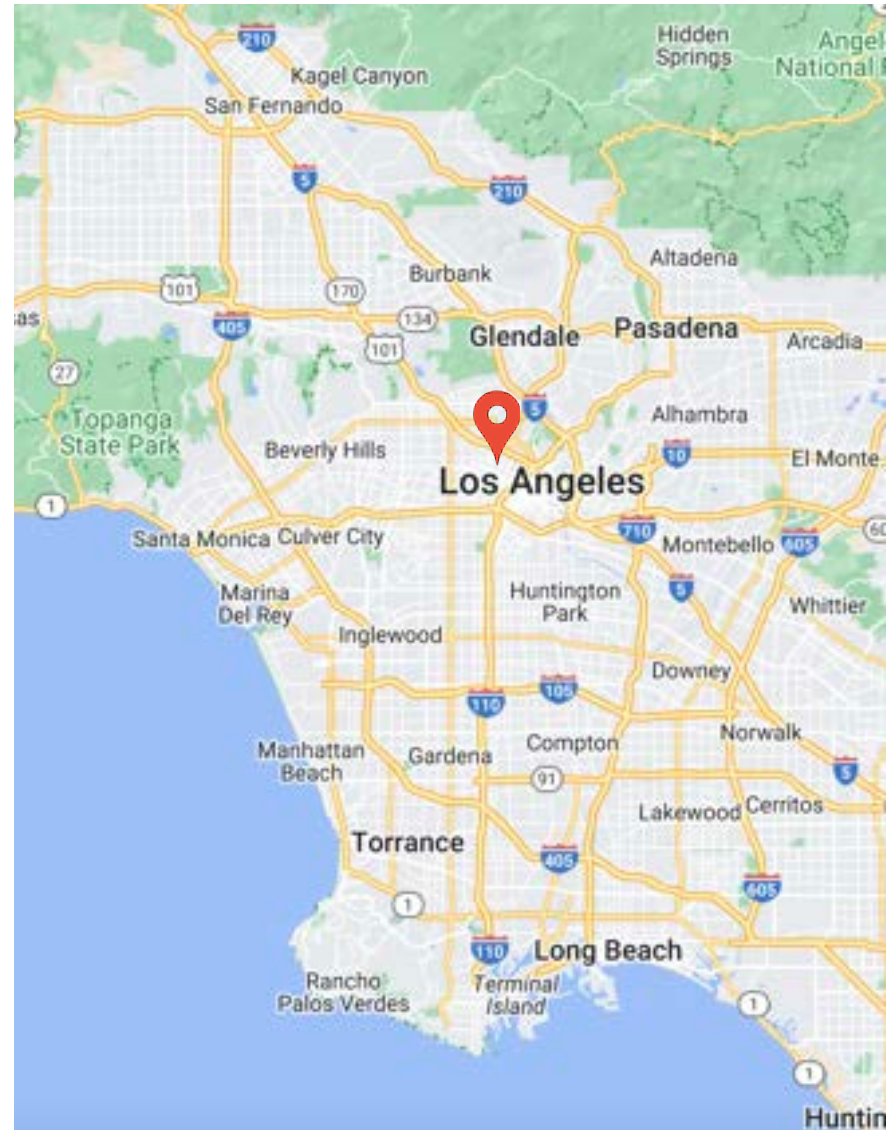
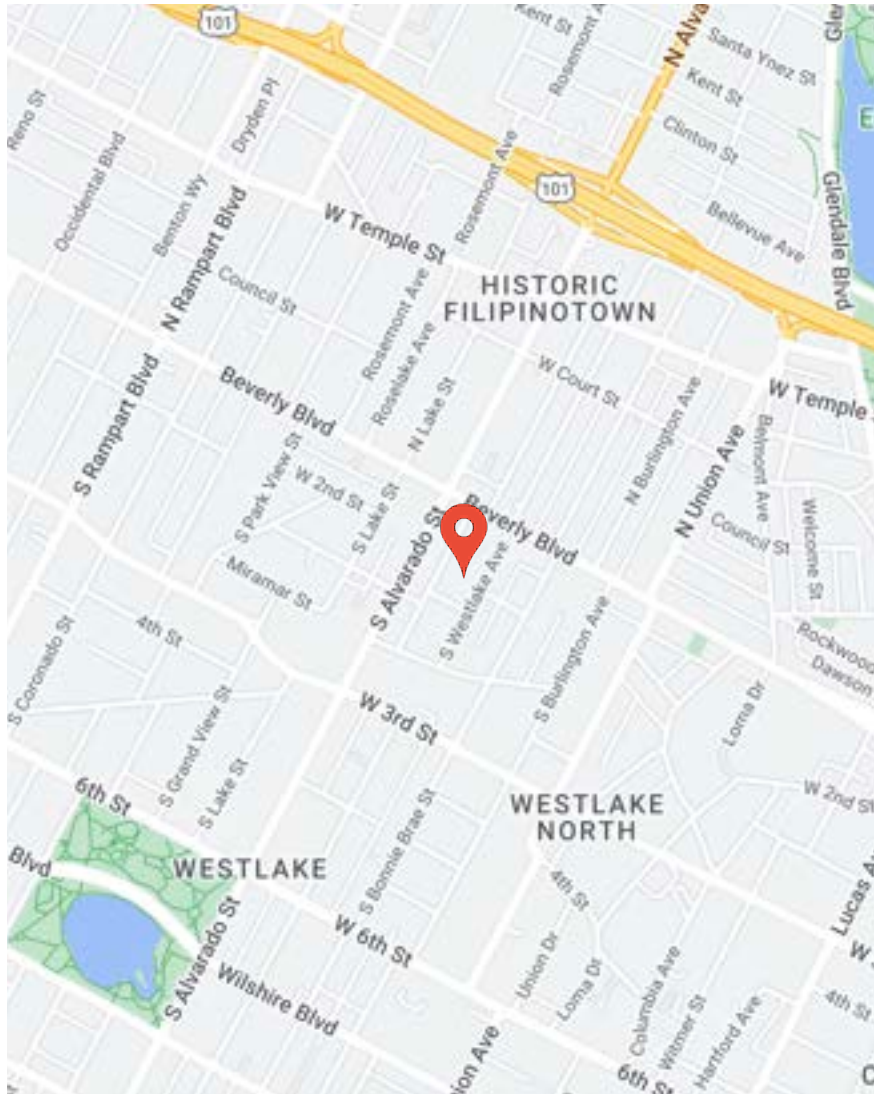
Located nearby, Good Samaritan Hospital is a highly-regarded medical center, providing convenient healthcare access for residents. The hospital is known for its comprehensive services, including emergency care, specialized medical treatments, and wellness programs. Its proximity makes the property an attractive option for healthcare workers and families who prioritize nearby medical facilities.



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.

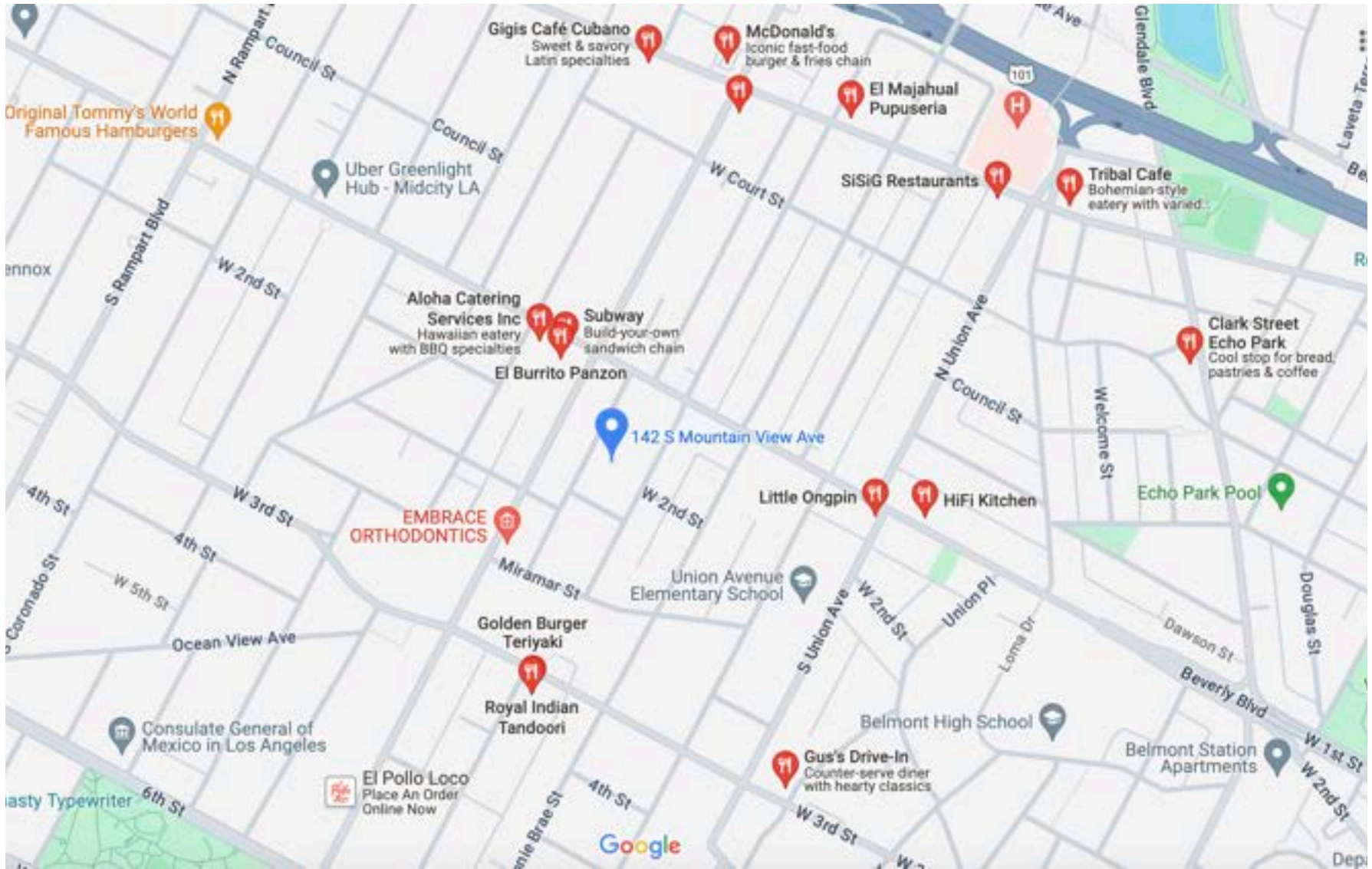
142 S Mountain View Avenue

Location Map



142 S Mountain View Avenue

Area Map



142 S Mountain View Avenue

Metro

Metro - Red (B Line) and Purple Lines

The **B Line (Red)**, Metro's 1st subway line to be built, runs between Downtown Los Angeles and North Hollywood. Landmark stops include: Grand Central Market, LA Convention Center, Staples Center, MacArthur Park, the Pantages Theater, the Walk of Fame and Universal Studios.

The **Metro D Line (Purple)** shares the Metro B Line (Red) track until Wilshire/Vermont where it forks and ends with two stops in Koreatown. Possible destinations include: Wiltern Theater, MacArthur Park, Staples Center, LA Convention Center, Grand Central Market, the Music Center, Grand Park.

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the **Purple (D Line) Extension Transit Project**. This critical, highly anticipated new addition to Metro's network will add seven new stations and a reliable, high-speed connection between downtown and the Westside.

As one of LA's busiest areas, the Westside is the region's second-largest job center. With the Metro Purple (D Line) Extension Transit Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.



Metro Purple (D Line) Extension Transit Project



142 S Mountain View Avenue

Walk Score

Walk Score®



Very Walkable

Most errands can be accomplished on foot.



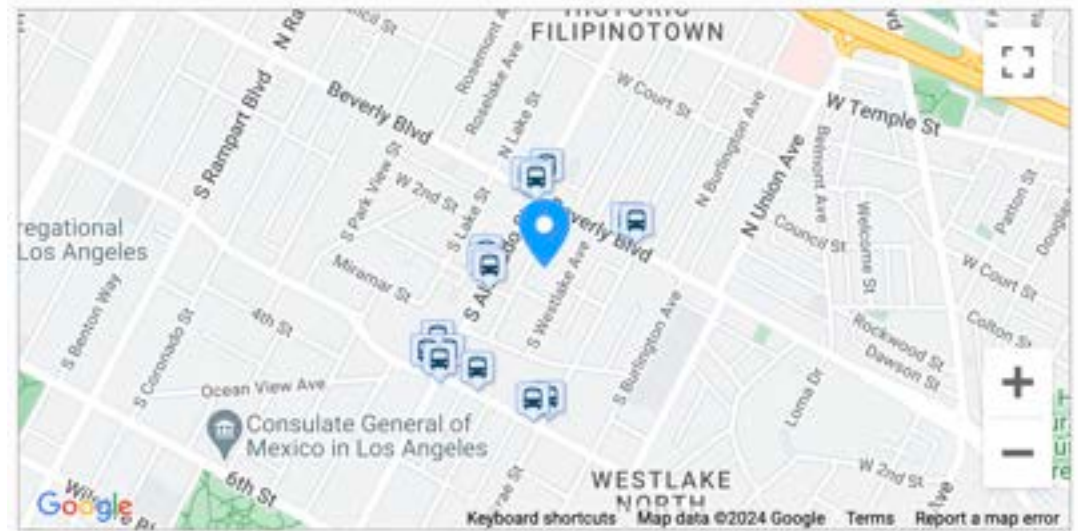
Excellent Transit

Transit is convenient for most trips.



Bikeable

Some bike infrastructure.



Rail lines:

Metro E Line (Expo)	1.3 mi	Metro A Line (Blue)	1.3 mi
Metro D Line (Purple)	1.3 mi	Metro B Line (Red)	1.3 mi

Bus lines:

Pico Union/Echo Park DASH...	0.1 mi	2 Metro Local Line	0.1 mi
14/37 Metro Local Line	0.1 mi	16 Metro Local Line	0.2 mi

About this Location

142 South Mountain View Avenue has a Walk Score of 89 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Westlake neighborhood in Los Angeles. Nearby parks include Parkview Playground, MacArthur Park, Los Angeles, CA and MacArthur Park.

<https://www.walkscore.com/score/142-s-mountain-view-ave-los-angeles-ca-90057>

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.

142 S Mountain View Avenue

Parcel Report



City of Los Angeles Department of City Planning

6/19/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

142 S MOUNTAIN VIEW AVE

ZIP CODES

90057

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-1641-DB-HCA-ED1
CPC-2007-2851-CPU
CPC-1986-605-GPC
CPC-1984-1-HD
ORD-164625-SA1617
ORD-161116-SA33A
ORD-129279
ENV-2008-372-EIR

Address/Legal Information

PIN Number 135A205 103
Lot/Parcel Area (Calculated) 6,243.0 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID C2
PAGE 634 - GRID D2
Assessor Parcel No. (APN) 5154004016
Tract HAYS TRACT
Map Reference M R 25-37
Block B
Lot 16
Arb (Lot Cut Reference) None
Map Sheet 135A205

Jurisdictional Information

Community Plan Area Westlake
Area Planning Commission Central
Neighborhood Council Westlake North
Council District CD 1 - Eunisses Hernandez
Census Tract # 2084.01
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-1641-DB-HCA-ED1

Planning and Zoning Information

Special Notes None
Zoning R3-1
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2512 Housing Element Inventory of Sites
ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use Medium Residential
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
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 None
Subarea None
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 Medium
Non-Residential Market Area Medium
Transit Oriented Communities (TOC) Tier 2
ED 1 Eligibility Eligible Site
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5154004016
APN Area (Co. Public Works)* 0.143 (ac)
Use Code 0100 - Residential - Single Family Residence
Assessed Land Val. \$47,506
Assessed Improvement Val. \$133,620
Last Owner Change 03/06/2023
Last Sale Amount \$655,006
Tax Rate Area 67
Deed Ref No. (City Clerk) 913070-1
1434182
0139611

Building 1
Year Built 1930
Building Class D45A
Number of Units 1
Number of Bedrooms 1
Number of Bathrooms 1
Building Square Footage 500.0 (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: 5154004016]

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
Hazardous Waste / Border Zone Properties No
Methane Hazard Site Methane Zone
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A-13372) Yes
Wells 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
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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.

142 S Mountain View Avenue

Parcel Report

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)	1.65509448
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	None
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: 5154004016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5154004016
Address	142 S MOUNTAIN VIEW AVE
Year Built	1930
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.74 Units, Lower
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Central
Division / Station	Rampart
Reporting District	236
Fire Information	

Bureau	Central
Battalion	11
District / Fire Station	20
Red Flag Restricted Parking	No

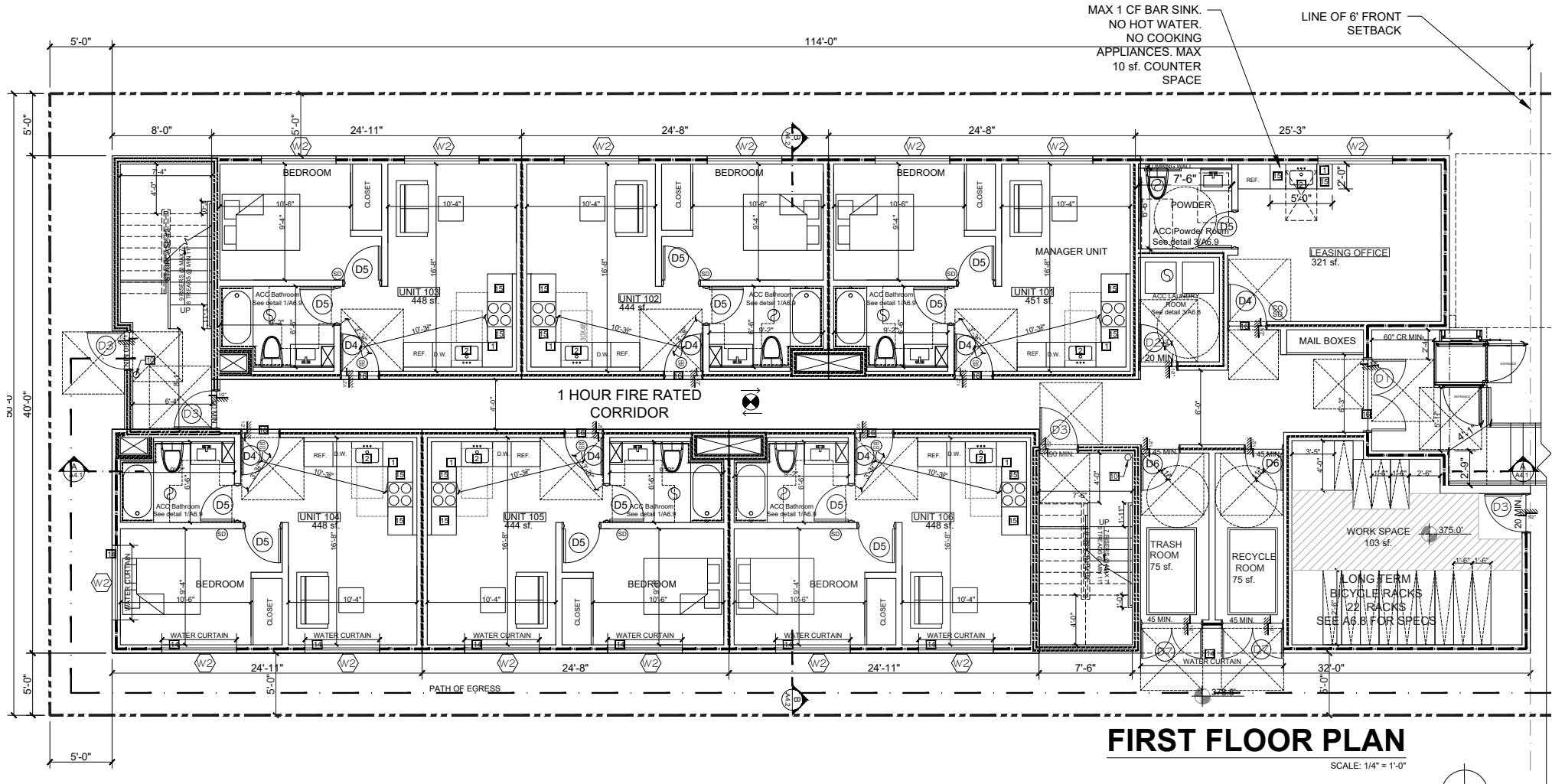
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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.

zimas.lacity.org | planning.lacity.org

142 S Mountain View Avenue

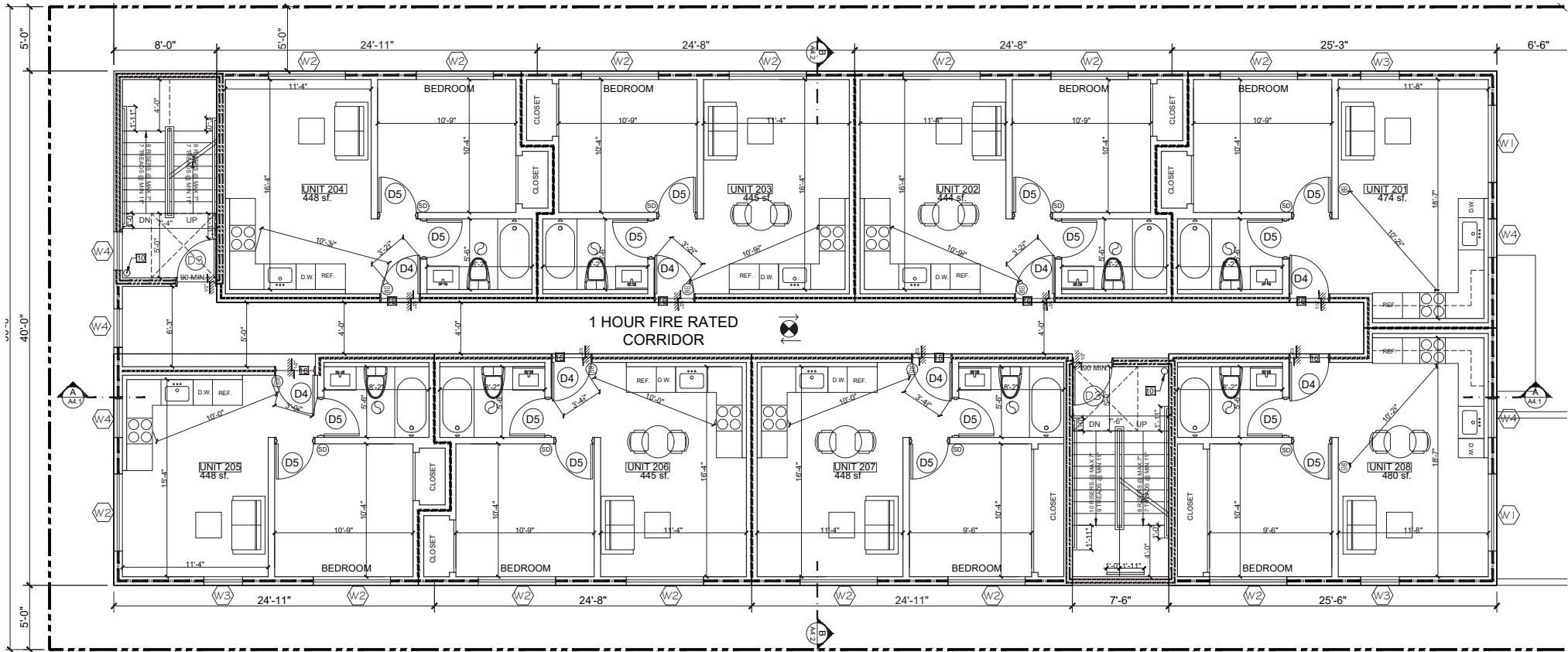
Floor Plan - First Floor



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.

142 S Mountain View Avenue

Floor Plan - Second Floor



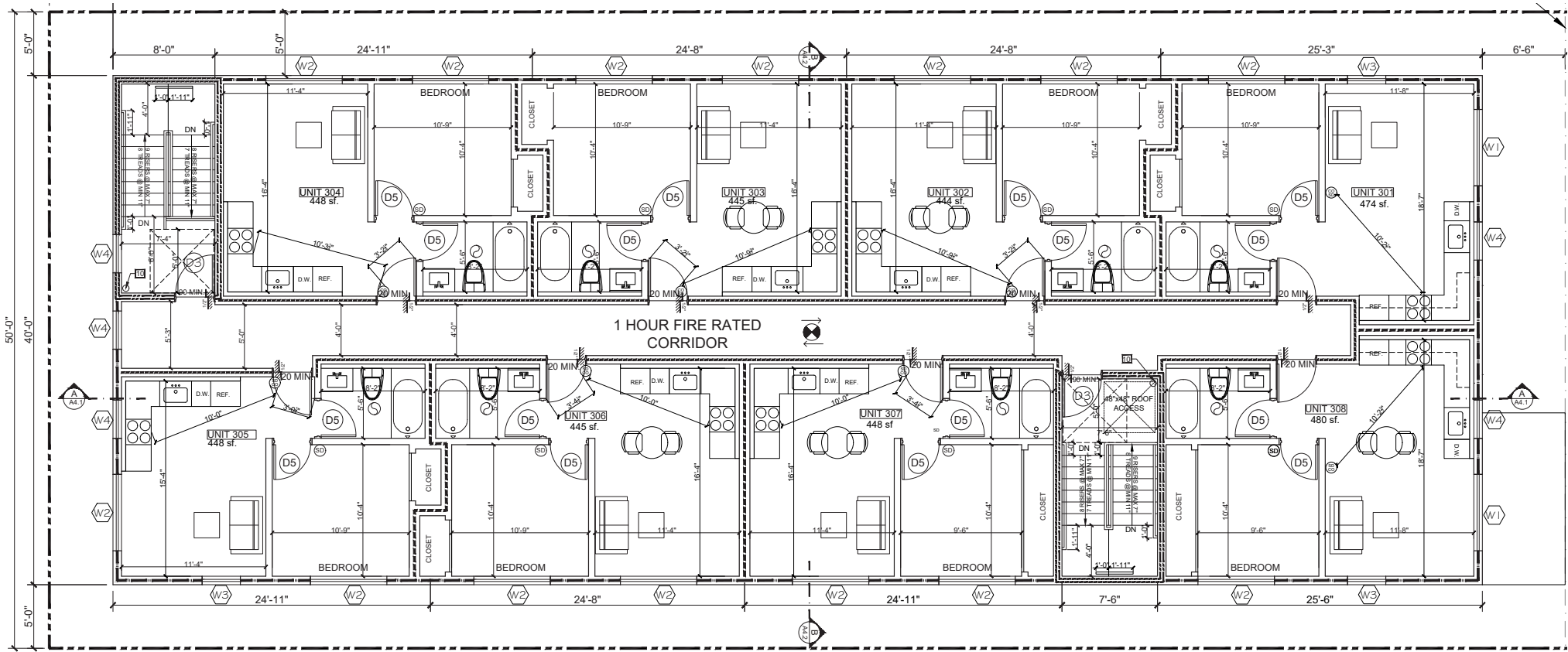
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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.

142 S Mountain View Avenue

Floor Plan - Third Floor



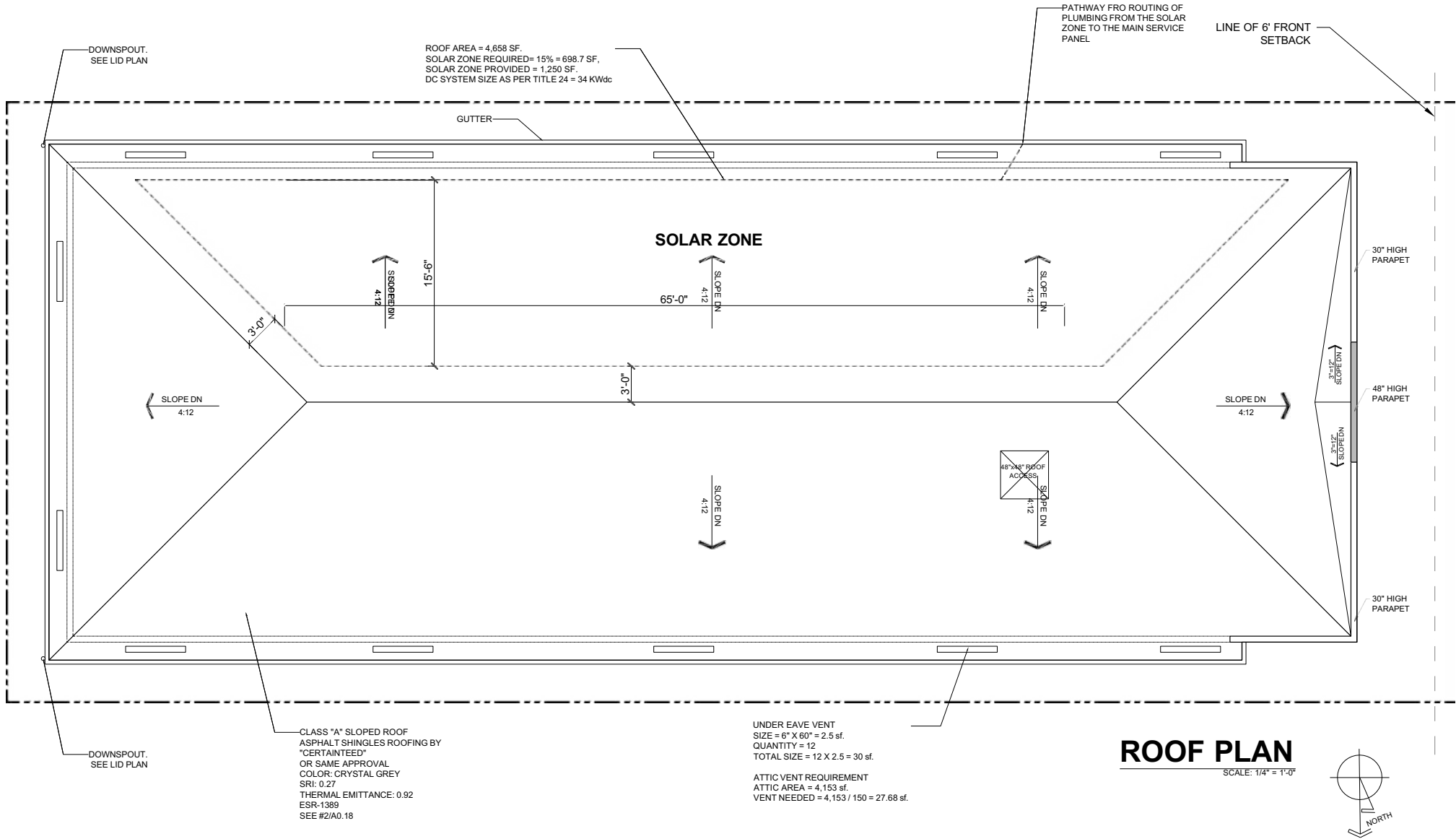
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

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.

142 S Mountain View Avenue

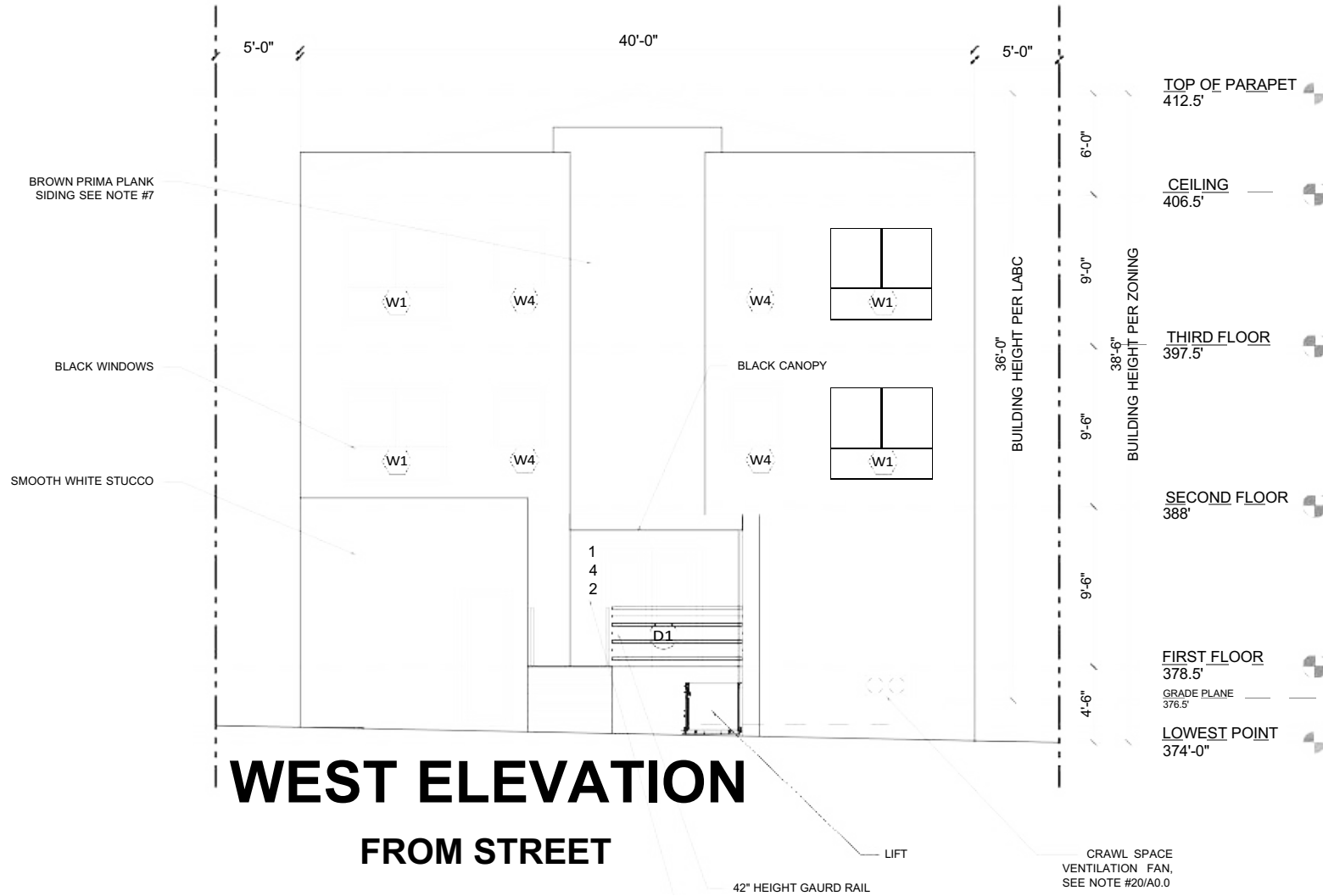
Floor Plan - Roof



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.

142 S Mountain View Avenue

Floor Plan - West Elevation



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.

142 S Mountain View Avenue

Floor Plan - East Elevation

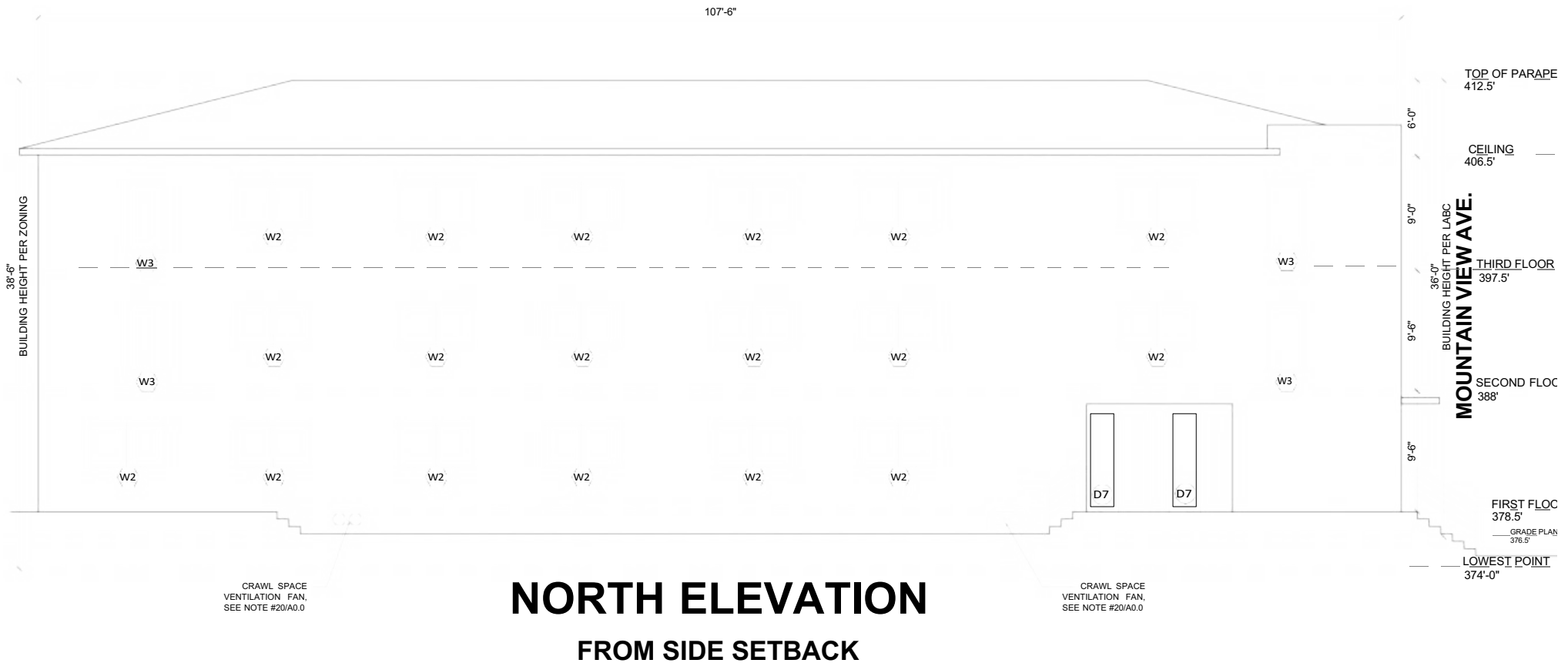


EAST ELEVATION FROM REAR SETBACK

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.

142 S Mountain View Avenue

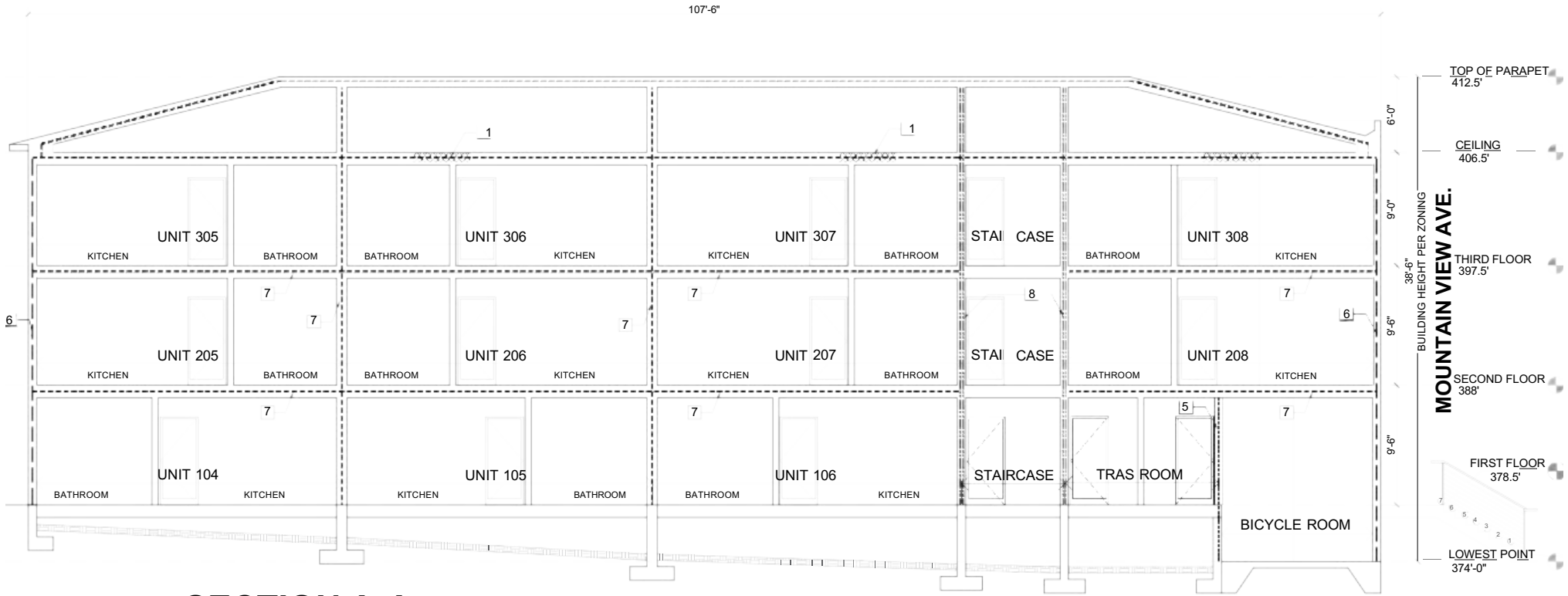
Floor Plan - North Elevation



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.

142 S Mountain View Avenue

Floor Plan - Section A-A

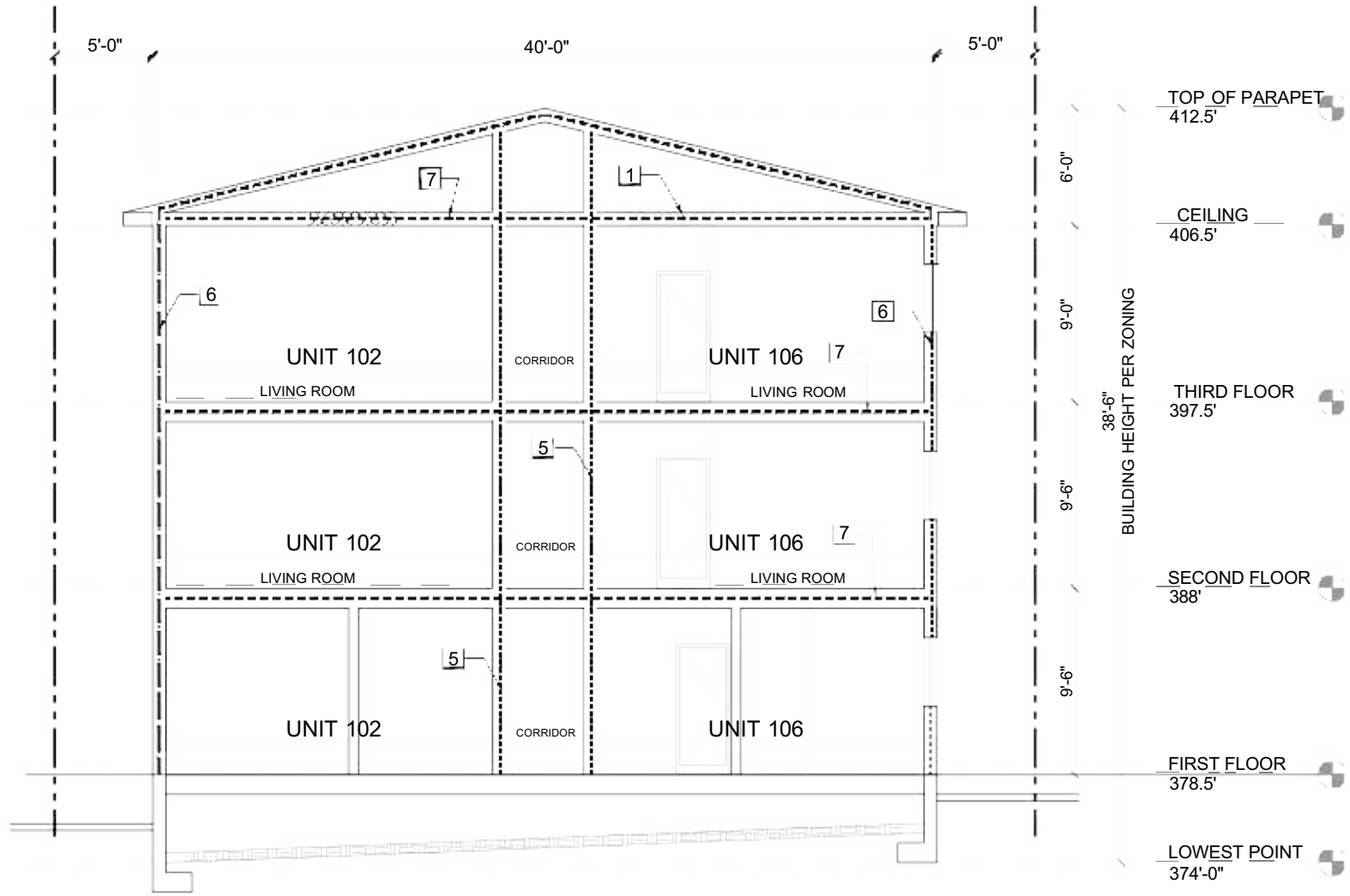


SECTION A-A

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.

142 S Mountain View Avenue

Floor Plan - Section B-B



SECTION B-B

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.

142 S Mountain View Avenue

2024 Income and Rent Limit - Land Use Schedule VI

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 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.

142 S Mountain View Avenue

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

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.

142 S Mountain View Avenue

Section 8 - Voucher Payment Standards



Voucher Payment Standards (VPS)

Bedroom Size	Voucher Payment Standard
SFO	\$1,598
0	\$2,032
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>

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.



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) 806-8806

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 LUkert@ufba.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. 8/15/2020











Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

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.

PARTNERSCRE

DARIO SVIDLER
Executive Vice President

818.653.2663
dario@svidlercre.com
DRE 01884474
svidlercre.com

JORDAN PETITO
Senior Vice President

310.497.4362
jordan@petitocre.com
DRE 02023714
partnerscrela.com

KW Beverly Hills is a real estate broker licensed by the state of California and abides by equal housing opportunity laws. License number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.