

**Investment Highlights:**

- Prime LAR4/TOC Tier 3 site in 90048
- Vacant for 5+ years — SB-8 exempt
- Almost RTI plans for 20 units | 3 low income
- Potential for small lot subdivision or 100% affordable via EDI

350 HAYWORTH AVE LOS ANGELES

OFFERING MEMORANDUM  
**350 N HAYWORTH AVE**

LOS ANGELES, CA 90048 LAND

CAMERON SAMIMI  
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# PROPERTY INFORMATION

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350 N Hayworth Ave - Los Angeles, CA 90048



# THE OFFERING



## **Over \$400,000 Price Improvement!**

SB8 Exempt w/ LAR4 Zoning & Tier 3 TOC

The Samimi Investment Group at Lyon Stahl Investment Real Estate proudly presents **350 N Hayworth Ave**—a prime redevelopment opportunity located in the heart of Beverly Grove, 90048. The property currently features a vacant, fire-damaged 4-unit building totaling 5,070 square feet and is ready for demolition. Sitting on a 7,526 square foot LAR4-zoned lot, the site benefits from an SB-8 exemption, as it has remained unoccupied for over five years. This exemption opens the door to a range of development options that do not require the replacement of low-income housing.

Almost RTI-approved plans include a 20-unit multifamily project consisting of 16 one-bedroom, one-bathroom units and 4 two-bedroom, two-bathroom units, with three designated as Extremely Low Income (ELI). There is flexibility to relocate the affordability covenant as long as the overall bedroom count remains equivalent.

Alternative development scenarios include a small lot subdivision supporting four to six single-family homes or a 100% affordable housing project under Executive Directive 1 (ED1). This site represents a rare blank canvas in one of Los Angeles' most sought-after neighborhoods, offering strong potential for a range of high-value development strategies.



<b>Address</b>	<b>350 N Hayworth Ave Los Angeles, CA 90048</b>
Total Units	4
Total Building Sqft.	5,070 SF
Total Lot Size	7,528 SF
Year Built	1927
Zoning	R4-1
Transit Oriented Communities (TOC)	Tier 3
APN	5527-036-004
Pricing	\$2,495,000



## INVESTMENT HIGHLIGHTS

- **Prime Location & Opportunity:** Rare development site in desirable Beverly Grove, 90048 with flexible zoning and strong potential
- **Existing Structure:** Fire-damaged 4-unit apartment building
- **Occupancy Status:** Vacant since 2018/2019 – SB8 Exempt
- **Development Plans:** Almost RTI plans for a 20-unit building | Includes 3 low-income units
- **Alternative Development Options:** Small lot subdivision & 100% affordable housing under Executive Directive 1 (ED1)



PROPERTY INFORMATION

# PROPERTY PHOTOS

**SAMIMI**  
INVESTMENTS



350 N Hayworth Ave - Los Angeles, CA 90048



PROPERTY INFORMATION

# LOCATION OVERVIEW



350 N Hayworth Ave - Los Angeles, CA 90048



PROPERTY INFORMATION

# CONCEPTUAL RENDERING

**SAMIMI**  
INVESTMENTS



350 N Hayworth Ave - Los Angeles, CA 90048

PROPOSED 5 STORY 20 UNITS (2 EXTREMELY LOW INCOME & 1 LOW INCOME) AFFORDABLE HOUSING APARTMENT TO INCLUDE 4 STORY TYPE IIIA APARTMENT OVER 1 STORY TYPE IA APARTMENT / GARAGE, TIER 3 TOC WITH ADDITIONAL INCENTIVE

# ALTERNATIVE DEVELOPMENT OPTION SMALL LOT SUBDIVISION

## SMALL LOT SUBDIVISION

Buildable Units	5
Price/Buildable Unit	\$499,000
Proposed Building Area SF	8,000
Land SF	7,528
Price/Land SF	\$331

## EXIT STRATEGY

<b>Purchase Price</b>		<b>\$2,495,000</b>
Construction Costs (\$/SF)	\$250	\$2,000,000
<b>Total Cost</b>		<b>\$4,495,000</b>

<b>Projected Sales Value</b>		<b>\$8,000,000</b>
Cost of Sale	6%	\$480,000
<b>Net Sale Proceeds</b>		<b>\$7,520,000</b>

<b>Total Return</b>		<b>\$3,025,000</b>
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## BUILDING SUMMARY

Buildable Units	Bed / Bath	AVG SF	Projected Rents
5	3 Bed / 3 Bath	1,600	\$7,000
	<b>TOTAL</b>	<b>8,000</b>	<b>\$35,000</b>

Buildable Units	Bed / Bath	AVG SF	Projected Rents
4	4 Bed / 4 Bath	2,000	\$9,000
	<b>TOTAL</b>	<b>8,000</b>	<b>\$36,000</b>



# SALES COMPARABLES

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# SALES COMPARABLES

## SALES COMPS ANALYSIS

Address	Price	Lot SF	Price/ SF Lot	Zoning	TOC	Existing Use	COE
618 Westbourne Dr, 90069 (WEHO)	\$3,600,000	12,150	\$296	WDR2*	-	Vacant Land	6/30/2025
930 S Mansfield Ave, 90036	\$1,800,000	8,331	\$216	R3-1	Tier 3	Vacant Land	6/8/2025
110-116 S Kings Rd, 90048	\$4,350,000	14,176	\$307	R3-1-O	Tier 2	Side-by-Side Triplexes	5/1/2025
401 S Le Doux Rd, 90048	\$2,626,000	6,861	\$383	[Q]R4-1-O	Tier 3	6-Unit	3/15/2024
1242 N Formosa Ave, 90046 (WEHO)	\$7,400,000	13,437	\$551	WDR3C*	-	Duplex, SFR	7/3/2023
806 N Edinburgh Ave, 90046	\$5,200,000	13,251	\$392	[Q]R3-1	Tier 2	Two 4-Unit	3/3/2022
112 S Croft Ave, 90048	\$2,750,000	7,497	\$367	R3-1	Tier 2	4-Unit	3/1/2022
815 N Edinburgh Ave, 90046	\$2,200,000	6,551	\$336	[Q]R3-1	Tier 2	Duplex	10/8/2021
453 N Stanley Ave, 90036	\$2,300,000	6,359	\$362	RD1.5-1-O	Tier 1	Duplex	9/28/2021
8234 Blackburn Ave, 90048	\$2,150,000	6,251	\$344	R3-1-O	Tier 1	Vacant Duplex	9/21/2021
111 N Orlando Ave, 90048	\$1,700,000	5,502	\$309	R3-1	Tier 2	SFR	3/4/2021
8447 Romaine St, 90069	\$2,700,000	6,495	\$416	[Q]R4-1	Tier 3	SFR	11/17/2020
852 N West Knoll Dr, 90069 (WEHO)	\$3,000,000	7,680	\$391	WDR3C*	-	4-Unit	9/8/2020
<b>Average - ALL COMPS</b>		<b>8,811</b>	<b>\$359</b>				
<b>350 N Hayworth Ave, Los Angeles, CA 90048</b>	<b>\$2,495,000</b>	<b>7,528</b>	<b>\$331</b>	<b>R4-1</b>	<b>Tier 3</b>	<b>Vacant 4-Unit</b>	<b>N/A</b>





# HAYWORTH

WILSHIRE



BUILDING A BETTER DAY  
UNITED STATES PATENT AND  
TRADEMARK OFFICE REG. NO. 5,426,828

**MOBBIL**



Greetings,

We know that creative projects requires a unique combination of drive, ambition, skills and technical knowledge, at mobbil we do our best to provide a turnkey design solution for our clients that is both realistic and extraordinary!

Mobbil Inc., a California Incorporated AEC company of registered Professional Civil Engineers (License # C79581) has prepared the preliminary project understanding, and the feasibility study for the above-referenced project. We have used a dynamic collection of information from agencies planning and zoning records to create this study. Our information is industry standard and to the best of our knowledge is accurate and complete. However, we strongly urge that your organization discuss these studies with and forward this letter, together with information regarding the project and contracts, to a project specific liability insurance consultant, and, as with all contractual matters, we recommend that you consult with legal counsel.

Before finalizing the Project documents here, we need your instructions regarding bonds and insurance. If you have any particular bond or insurance requirements for this Project, or you have your own bond or insurance clauses, specifications, requirements, or standard provisions, please send those to us. Indicate not only the types and amounts of coverage desired, but also how you want the standard provisions of the enclosed General Conditions and Supplementary Conditions documents to be modified. Please furnish us with specific wording for our guidance in each instance.

We expressly disclaim the responsibility or liability for the purchase or sale of this subject property based on this initial feasibility study, which is not to be used as a binding document for the development choices of the site. If you have questions or comments, please contact me at 310-909-3564 , or [bbozorgnia@mobbil.com](mailto:bbozorgnia@mobbil.com).

Sincerely,

Behrouz Bozorgnia, PE, CEO  
MOBBIL INC.



## PROPERTY INFORMATION

- Owner: Cameron Samimi
- Address: 350 N Hayworth Ave
- Lot Dimensions: 50 ft X 149.98 ft
- Lot Area: 7,527.0 Sq.ft.
- Property Zone: R4-1
- General Plan LU: High Medium Residential
- AB 2097: Yes
- TOC: Tier 3
- MIIP: TOIA Tier 2
- TCAC Opportunity Area: Highest
- ED1: Review Eligible
- Historic: No Records Found.
- CUGU: None
- Building Line: None
- Very High Fire Hazard: No
- Fire District 1: No
- Methane Zone: Methane Zone
- Hillside Grading: No
- Liquefaction: Yes
- Hwy Ded: No records found.
- Vacated Alley: No Records Found.
- Substandard lot < 5000 Sf or < 50 ft: No.
- Transitional height requirements: No.
- Easement and Encroachment: No Records Found.
- Title Report Provided: No
- The Owner's Development Objectives:
- Opportunity Zone: No





# DENSITY + FLOOR AREA + LIMITATIONS

ACTUAL NUMBER OF UNITS WILL BE DETERMINED AFTER CONCEPTUAL DESIGN

## DENSITY & FAR CALCULATIONS

Property Zoned: R4-1

Base Density: 1 unit per 400 sq.ft.

Total Lot Area: 7,527 sq.ft. + (10 x 50)

Buildable Area: 4,799.2 sq.ft.

Base Floor Area Ratio: The base FAR is 3:1 which allows construction of 3 times the buildable area.

Total Floor Area Allowed by Zoning Code: 4,799.2 sq.ft. x 3 = 14,397 sq.ft.

## MARKET RATE

Density Allowed :  $8,027 / 400 = 20$  units (round down per zoning code)

FAR Allowed : 14,397 sq.ft.

## TOC

TOC Tier 3 if Qualified: Up to 70% Density Bonus, and increase in FAR by 50% i.e. 4.5:1

Density Allowed (Mixed Income):  $21 \times 1.7 \approx 36$  units (roundup per the zoning code)

FAR Allowed (Mixed Income):  $4,799.2 \times 4.5 = 21,596$  Sq.ft.

Density Allowed (100% TOC):  $21 \times 1.8 \approx 38$  units

FAR Allowed (100% TOC):  $4,799.2 \times 4.65 = 22,316$  Sq.ft.

## AB2097 + TOC

Density Allowed (Mixed Income): 36 units

FAR Allowed (Mixed Income): 21,596 Sq.ft.

No Parking Required

## AB2345 (State Density)

Density Allowed (100% Affordable) : Unlimited

FAR Allowed (100% Affordable): 14,397 sq.ft.

No Parking Required

3 Story or 33 Feet Height increase

## CHIP - MIIP

Unlimited Density Bonus, and increase in FAR by 45% i.e. 4.35:1

Density Allowed (Mixed-Income): Unlimited units

FAR Allowed (Mixed-Income):  $4,799.2 \times 4.35 = 20,876$  Sq.ft.

No parking required.

2 story or up to 22 ft additional height.

## SB684 - Small Lot Subdivision

Property not eligible for SB684 as the property is occupied by tenants.

## LIMITATIONS

Height: Not Restricted.

Setbacks:

- Front Yard Setback Required is at least 15 ft.
- Side Yard Setbacks Required at least 5 ft and additional 1 ft for every story above 2nd.
- Rear Setback Required at least 15 ft and additional 1 ft for every story above 3rd.

Required Parking:

- 1 Space Per Unit < 3 Habitable Rooms.
- 1.5 Space Per Unit = 3 Habitable Rooms.
- 2 Space Per Unit > 3 Habitable Rooms.
- If TOC tier 3 qualified, 0.5 space per unit.

## EXISTING USE

Per LA County Assessor's, 5,070 sq.ft. 4-Unit Residential Building.



# 100% AFFORDABLE HOUSING DEVELOPMENT

## EXECUTIVE DIRECTIVE 1 (ED 1)

### EXECUTIVE DIRECTIVE 1 (ED 1)

ED 1 applies to all Shelter projects and 100 Percent Affordable Housing Projects with an active or valid City Planning application or referral form filed with City Planning, and any ED 1 eligible projects under review by LADBS or LAHD.

A housing project with five or more units, and with all units affordable either at 80% of Area Median Income or lower (U.S. Department of Housing and Urban Development (HUD) rent levels), or at mixed income with up to 20% of units at 120% AMI (California Department of Housing and Community Development (HCD) rent levels) and the balance at 80% AMI or lower (HUD/TCAC rent levels), as technically described here: A Housing Development Project, as defined in California Government Code Section(§) 65589.5, that includes 100% restricted affordable units (excluding any manager's units) for which rental or mortgage amounts are limited so as to be affordable to and occupied by Lower Income households, as defined in California Health and Safety Code §50079.5, or that meets the definition of a 100% affordable housing development in CA Government Code §65915(b)(1)(G), as determined by the Los Angeles Housing Department (LAHD).

As stated in ED 1, projects requiring a legislative action (e.g., General Plan Amendment, Zone Change, Height District Change,) or projects seeking a deviation from development standards (e.g., adjustment, variance, specific plan exception, waiver of dedication/Improvement), and subdivisions are ineligible for the ED 1 Ministerial Approval Process. Projects that require consideration of a Coastal Development Permit or are subject to the Subdivision Map Act are also ineligible. In no instance shall the project be located in a single family or more restrictive zone.

Projects eligible for the ED 1 Ministerial Approval Process shall be exempt from California Environmental Quality Act (CEQA) as a ministerial project and from Site Plan Review procedures.

Through the ED 1 Ministerial Approval Process, City Planning will review only the objective development standards of the Zoning Code and of any applicable Specific Plans, Redevelopment Plan, Historic Preservation Overlay Zone, Community Plan Implementation Overlay or other Zoning Overlay areas. Any requested State Density Bonus and LAMC bonuses, incentives, waivers and concessions that are allowable through the incentive programs may be used to achieve compliance with applicable objective zoning standards.

If a project changes at any time in the review and construction process such that it no longer meets ED 1 eligibility criteria, the project becomes disqualified from ED 1 streamlining and all prior determinations on the project become inapplicable.

All plan check and inspection procedures will be expedited for review and approvals in the permitting and inspection process within the given applicable timelines of ED 1 and within the boundaries of state and local guidelines.

#### **Menu of Incentives are as below:**

1. Yard/Setback
2. Lot Coverage
3. Lot Width
4. Floor Area Ratio
5. Height
6. Open Space
7. Density Calculation
8. Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access

#### **Waiver or Modification of any Development Standard(s) Not on the Menu.**

The decision-maker shall approve a Density Bonus and requested waiver or modification of any development standard



# TOC PROGRAM INCENTIVES

## REQUIRES CITY PLANNING VERIFICATION

Eligible Housing Development - Housing Development that includes On-Site

Restricted Affordable Units at a rate that meets or exceeds the minimum requirements to satisfy the TOC Incentives.

Housing Development - Construction of five or more residential dwelling units.

### On-Site Restricted Affordable Units:

- Tier 1 - 8% ELI, or 11% VLI, or 20% LI of Total number of units.
- Tier 2 - 9% ELI, or 12% VLI, or 21% LI of Total number of units.
- Tier 3 - 10% ELI, or 14% VLI, or 23% LI of Total number of units.
- Tier 4 - 11% ELI, or 15% VLI, or 25% LI of Total number of units.

### Base Incentives:

- Residential Density Bonus
  - Tier 1 – 50%
  - Tier 2 – 60%
  - Tier 3 – 70%
  - Tier 4 – 80%
  - Exception - In “RD” Zones
    - Tier 1 – 35%
    - Tier 2 – 35%
    - Tier 3 – 40%
    - Tier 4 – 45%

### Floor Area Ratio (FAR):

- Tier 1 – up to 40%, or 2.75:1 FAR in commercial zones, whichever is greater.
- Tier 2 – up to 45%, or 3.25:1 FAR in commercial zones, whichever is greater.
- Tier 3 – up to 50%, or 3.75:1 FAR in commercial zones, whichever is greater.
- Tier 4 – up to 55%, or 4.25:1 FAR in commercial zones, whichever is greater.

- Exceptions
  - RD Zone or a Specific Plan or overlay district that regulates residential FAR, the maximum FAR increase shall be limited to 45%.
  - If the allowable base FAR is less than 1.25:1 then the maximum FAR allowed is limited to 2.75:1.

### Automobile Parking:

- Tier 1 - not exceed 0.5 spaces per bedroom.
- Tier 2 - not required to exceed 1 space per unit.
- Tier 3 - not exceed 0.5 spaces per unit.
- Tier 4 - No required parking.

### Nonresidential Parking:

- Tier 1 - Up to a 10% reduction.
- Tier 2 - Up to a 20% reduction.
- Tier 3 - Up to a 30% reduction.
- Tier 4 - Up to a 40% reduction

## 100% ON-SITE RESTRICTED AFFORDABLE HOUSING

### On-Site Restricted Affordable Units:

- 100% On-Site Restricted Affordable units, exclusive of a building manager's unit.

### TOC Affordable Housing Incentive Area Tier:

- Eligible for one increase in Tier than otherwise would be provided.

No parking required for below housing developments as property qualifies for AB2334

- 1) AH100 housing development for individuals who are 55 years of age or older with paratransit service.
- 2) AH100 housing development for either a special needs housing development, or a supportive housing development with paratransit service.

# TOC ADDITIONAL INCENTIVES (DISCRETIONARY APPROVAL)

REQUIRES CITY PLANNING REVIEW / ENTITLEMENT

All Eligible Housing Developments are eligible to receive Up to three Additional Incentives based upon the affordability requirements. The affordable housing units required per this may also count towards the On-Site Restricted Affordable Units requirement.

On-Site Restricted Affordable Units:

- 1 Additional Incentive - 4% ELI, or 5% VLI, or 10% LI of Base number of units.
- 2 Additional Incentives - 7% ELI, or 10% VLI, or 20% LI of Base number of units.
- 3 Additional Incentives - 11% ELI, or 15% VLI, or 30% LI of Base number of units.

Additional Incentives:

- Yard/Setback
  - Commercial Zones - Utilize yard requirements for the RAS3 zone.
  - Residential Zones -
    - Side and Rear Yards:
      - Tier 1 - Up to a 25% decrease one individual yard or setback.
      - Tier 2 - Up to a 30% decrease one individual yard or setback.
      - Tier 3 - Up to a 30% decrease two individual yards or setbacks.
      - Tier 4 - Up to a 35% decrease two individual yards or setbacks.
      - Exception. Yard reductions may not be applied along any property line that abuts an R1 or more restrictive residential zoned property.

Open Space:

- Tiers 1 & 2 - Up to a 20% decrease in required open space.
- Tiers 3 & 4 - Up to a 25% decrease in required open space.

Lot Coverage:

- Tiers 1 & 2 - Up to a 25% increase in maximum lot coverage
- Tiers 3 & 4 - Up to a 35% increase in maximum lot coverage

Lot Width:

- All Tiers - Up to a 25% decrease in required minimum lot width

Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access.

Height:

- Total Height - When height or number of stories is limited, this height increase shall permit a maximum of:
  - Tier 1 and 2 – One additional story up to 11 additional feet
  - Tier 3 – Two additional stories up to 22 additional feet
  - Tier 4 – Three additional stories up to 33 additional feet
  - Exception - When height limit of 45 feet or less, or located within a Specific Plan or overlay district that regulates height, any height increases over 11 feet to be stepped-back at least 15 feet from the exterior face of the Ground Floor of the building located along any street frontage.
- Transitional Height:
  - Tiers 1 and 2 - Height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 15 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive residential zone or Specific Plan subarea.
  - Tier 3 – The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or more restrictive zone or Specific Plan subarea.
  - Tier 4 – Within the first 25 feet of the property line abutting or across the street or alley from the RW1 or more restrictive zone the building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal plane originating 25 feet above grade at the property line of the adjoining lot in the more restrictive zone or Specific Plan subarea.



# MIXED INCOME INCENTIVE PROGRAM (EXPANDED ADMINISTRATIVE REVIEW)

A project shall be eligible for up to four additional incentives. A project can request the incentives listed below

## **Yards**

C Zones - Side, Rear, and Front Yards. Projects may use yard requirements for the RAS3 zone. Projects on commercially zoned sites next to RD or more restrictive zones may have a rear yard of at least five feet.

R Zones - Front yard reductions are limited to no more than the average of the front yards, regardless of a required building line of adjacent buildings along the same street frontage. Alternatively, if a site is a corner lot or adjacent to a vacant lot, the front yard setback may align with the facade of the adjacent building along the same front lot line. If there are no adjacent buildings, no reduction is permitted. If a project occupies all the lots on an entire street frontage, a reduction to the front yard is permitted as long as it corresponds to the same dimension as an increase to the rear yard. Side and Rear Yards up to a 30% decrease in the required width or depth of any individual yard or setback is permitted.

## **Ground Floor Height**

A project may request a 30% reduction in any ground floor height requirement.

## **Transitional Height**

Any requirements for reduced building heights when a project site is adjoining a more restrictive zone, shall need to be met.

## **Ground Floor Activation**

Where nonresidential Floor Area is required, that requirement may be reduced by 50 percent and be satisfied by providing services and assistance to residents of the building or the general public.

## **Building spacing & Passageways**

Up to a 30% reduction in the space between buildings as required pursuant to Section 12.21C.2(a).

Up to a 50% reduction in the required passageway width per Section 12.21C.2(b) or the space provided to meet side yard requirement, whichever is greater.

## **Commercial Parking**

A project may request the elimination of any requirement to provide new or maintain existing automobile parking spaces associated with a commercial use that is proposed in conjunction with the project.

## **Lot Coverage**

A project may request up to a 20% increase in lot coverage limits if the landscaping meets a minimum of 30 points under the Landscape and Site Design Ordinance point system.

## **Lot Width**

A project may request up to a 25% reduction from a lot width requirement, provided that the landscaping for the project meets a minimum of 30 points under the Landscape and Site Design Ordinance point system.

## **Open Space**

A project may calculate its usable open space requirement as 15% of the total lot area or 10% of the total floor area confined within the perimeter walls of the provided Residential Units, whichever is greater, provided that the overall design of the project meets a minimum of 30 points under the Landscape and Site Design Ordinance point system. Common Open Space shall constitute at least 50% of the usable open space calculated under this incentive and shall be provided as outdoor space.

## **Density Calculation**

The area of any land required to be dedicated for street or alley purposes may be included as a part of the lot area for purposes of calculating the maximum density permitted by the underlying zone in which the project is located.

## **Averaging of Floor Area Ratio, Density, Parking or Open Space, and permitting Vehicular Access**

## **Relief from Development Standard**

20% relief from any Zoning code Development standard, each request will be counted as separate incentive.

# RENT SCHEDULE (NON-HCID-FUNDED PROJECTS)

ACTUAL RENT SCHEDULE DETERMINATIONS ARE MADE ON AN INDIVIDUAL PROPERTY BASIS, DEPENDING ON THE TYPE OF ENTITLEMENTS.

## LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

- TOC (non-replacement units) – HUD Schedule X
- Density Bonus with or without on-menu incentives – HCD Schedule VI
- 100% affordable Density Bonus project (utilizing AB 1763/AB 2345/AB 2334) with or without on-menu incentives – HCD Schedule VI (20% of total units) and TCAC Schedule IX (80% of the total units)
- Discretionary – HUD Schedule I
- Unpermitted Dwelling Units – HCD Schedule VIII
- Any affordable replacement unit(s) required per a Replacement Unit Determination at the applicable affordability levels – HCD Schedule VI

## 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 II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size						
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	7-BR
Acutely Low (15%)	\$244	\$279	\$313	\$348	\$376	\$404	\$460
Extremely Low (30%)	\$487	\$557	\$627	\$696	\$752	\$808	\$919
Very Low (50%)	\$812	\$929	\$1,045	\$1,161	\$1,253	\$1,346	\$1,532
Low (60%)	\$975	\$1,114	\$1,253	\$1,393	\$1,504	\$1,616	\$1,838
Moderate (110%)	\$1,787	\$2,043	\$2,298	\$2,553	\$2,758	\$2,962	\$3,370

## LOS ANGELES HOUSING DEPARTMENT

### 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 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



# DEFINITIONS

**Lot:** A Parcel Of Land Occupied Or To Be Occupied By A Use, Building Or Unit Group Of Buildings And Accessory Buildings And Uses, Together With The Yards, Open Spaces, Lot Width And Lot Area As Are Required By This Chapter And Fronting For A Distance Of At Least 20 Feet Upon A Street As Defined Here, Or Upon A Private Street As Defined In Article 8 Of This Chapter. The Width Of An Access-strip Portion Of A Lot Shall Not Be Less Than 20 Feet At Any Point. In A Residential Planned Development Or An Approved Small Lot Subdivision A Lot Need Have Only The Street Frontage Or Access As Is Provided On The Recorded Subdivision Tract Or Parcel Map For The Development.

**Lot Area:** The Total Horizontal Area Within The Lot Lines Of A Lot.

**Residential Building:** A Building Or Portion Thereof Designed Or Used For Human Habitation.

**Floor Area Ratio (Far):** A Ratio Establishing Relationship Between A Property And The Amount Of Development Permitted For That Property, And Is Expressed As A Percentage Or A Ratio Of The Buildable Area Or Lot Size.

**Height Of Building Or Structure:** Is The Vertical Distance Above Grade Measured To The Highest Point Of The Roof, Structure, Or The Parapet Wall, Whichever Is Highest. Retaining Walls Shall Not Be Used For The Purpose Of Raising The Effective Elevation Of The Finished Grade For Purposes Of Measuring The Height Of A Building Or Structure.

**Yard:** An Open Space Other Than A Court, On A Lot, Unoccupied And Unobstructed From The Ground Upward.

**Yard, Front:** A Yard Extending Across The Full Width Of A Lot, The Depth Of Which Is The Minimum Horizontal Distance Between The Front Lot Line And A Line Parallel Thereto On The Lot.

**Yard, Rear:** A Yard Extending Across The Full Width Of The Lot, The Depth Of Which Is The Minimum Horizontal Distance Between The Rear Lot Line And A Line Parallel Thereto On The Lot.

**Yard, Side:** A Yard More Than Six (6) Inches In Width Between A Main Building And The Side Lot Line, Extending From The Front Yard Or The Front Lot Line Where No Front Yard Is Required, To The Rear Yard. The Width Of The Required Side Yard Shall Be Measured Horizontally From The Nearest Point Of The Side Lot Line Toward The Nearest Part Of The Main Building.

**Open Space:** Open Space Shall Mean An Area Which Is Designed And Intended To Be Used For Active Or Passive Recreation.

Each Lot In A Toc Affordable Housing Incentive Area Shall Be Determined To Be In A Specific Tier (1-4) Based On The Shortest Distance Between Any Point On The Lot And A Qualified Major Transit Stop.

**Qualified Major Transit Stop - Major Transit Stop** Is A Site Containing A Rail Station Or The Intersection Of Two Or More Bus Routes With A Service Interval Of 15 Minutes Or Less During The Morning And Afternoon Peak Commute Periods. The Stations Or Bus Routes May Be Existing, Under Construction Or Included In The Most Recent Southern California Association Of Governments (Scag) Regional Transportation Plan (Rtp).

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