

Priced at \$2,095,000

Fully RTI



3444 Hillcrest Drive

Los Angeles, CA 90016

48 Unit + 3± Potential ADUs, 100% Affordable Housing Development, Fully RTI

Located near the Expo Line and La Brea Ave

PARTNERSCRE

Svidler | Petito



TABLE OF CONTENTS

Property Overview	3	Parcel Report	14
Site and Floor Plans	4	2024 Income and Rent Limit	16
Unit Breakdown	9	Section 8 Voucher Payment Standards	18
Maps	10	Photos	19
Metro Subway Line	11	Confidentiality Disclaimer	24
Walk Score	12	Contact Information	25

DARIO SVIDLER
Executive Vice President

424.600.7633
dario@svidlercre.com
DRE 01884474

JORDAN PETITO
Senior Vice President

310.497.4362
jordan@petitocre.com
DRE 02023714

3444 Hillcrest Drive

The Offering

PartnersCRE is proud to present for sale a ready-to-issue (RTI) **48-unit, 100% affordable housing development** on a 9,863 SF lot in the gentrifying neighborhood of West Adams, with the potential to **add 3+/- ADUs after completion**.

The proposed development features a **27,409 SF, 5-story, Type III-A Construction slab on grade** with a primarily stacked design. All 48 units are **1 bedroom, 1 bath** with an average unit size of **approximately 475 SF**, plus hallways, elevators, and stairs.

The restricted rent levels for the project are: **2 very low-income** units, **38 low-income** units, **7 moderate-income** units, and **1 manager's** unit. The rent 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**.

West Adams is known for its rich cultural history and vibrant community. Nearby parks include Vineyard Recreation Center, Jim Gilliam Recreation Center, and Baldwin Hills Recreation Center.

Zero parking spaces will allow developers to avoid the high cost of on-grade parking. The property is conveniently located in a Metro hub off of Exposition Blvd, providing easy transportation running east and west from Downtown to Santa Monica. The Walk Score for this property is **79, indicating it is "Very Walkable" with "Excellent Transit."** The subject property is located within the **Qualified Opportunity Zone (QOZ)**.

Property will be delivered vacant at COE.

Dario Svidler | Jordan Petito

At a Glance

West Adams

\$2,095,000

Price

27,409 SF

Gross Project SF

20,877 SF

Gross Rentable SF

Ready-to-Issue

Proposed Project at COE

9,863 SF

Lot Size

Opportunity Zone

**48 Unit + 3 Potential ADUs,
100% Affordable Housing Development,
Fully RTI**

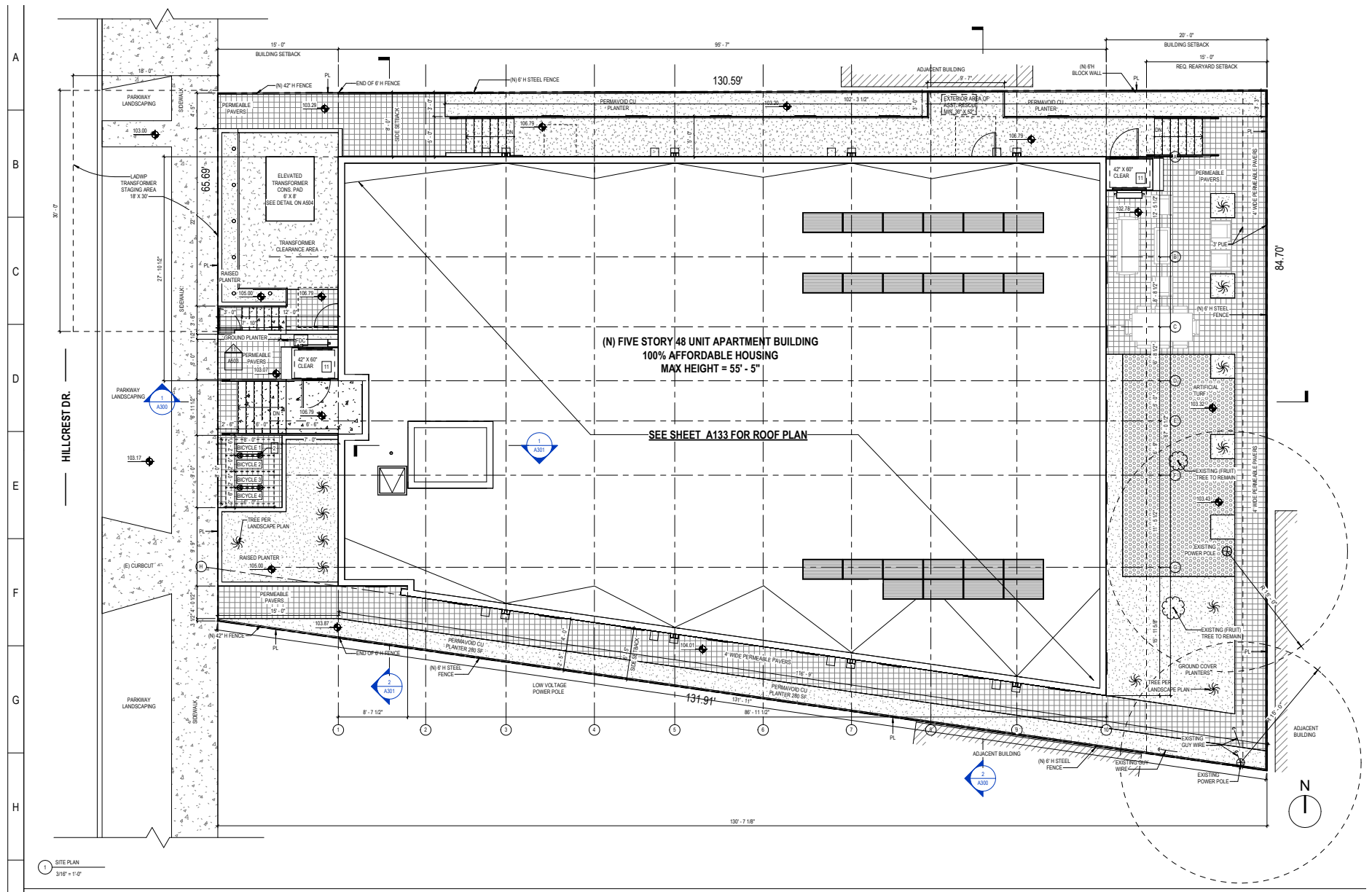
Development Type

Existing Triplex will be delivered vacant

Highlights

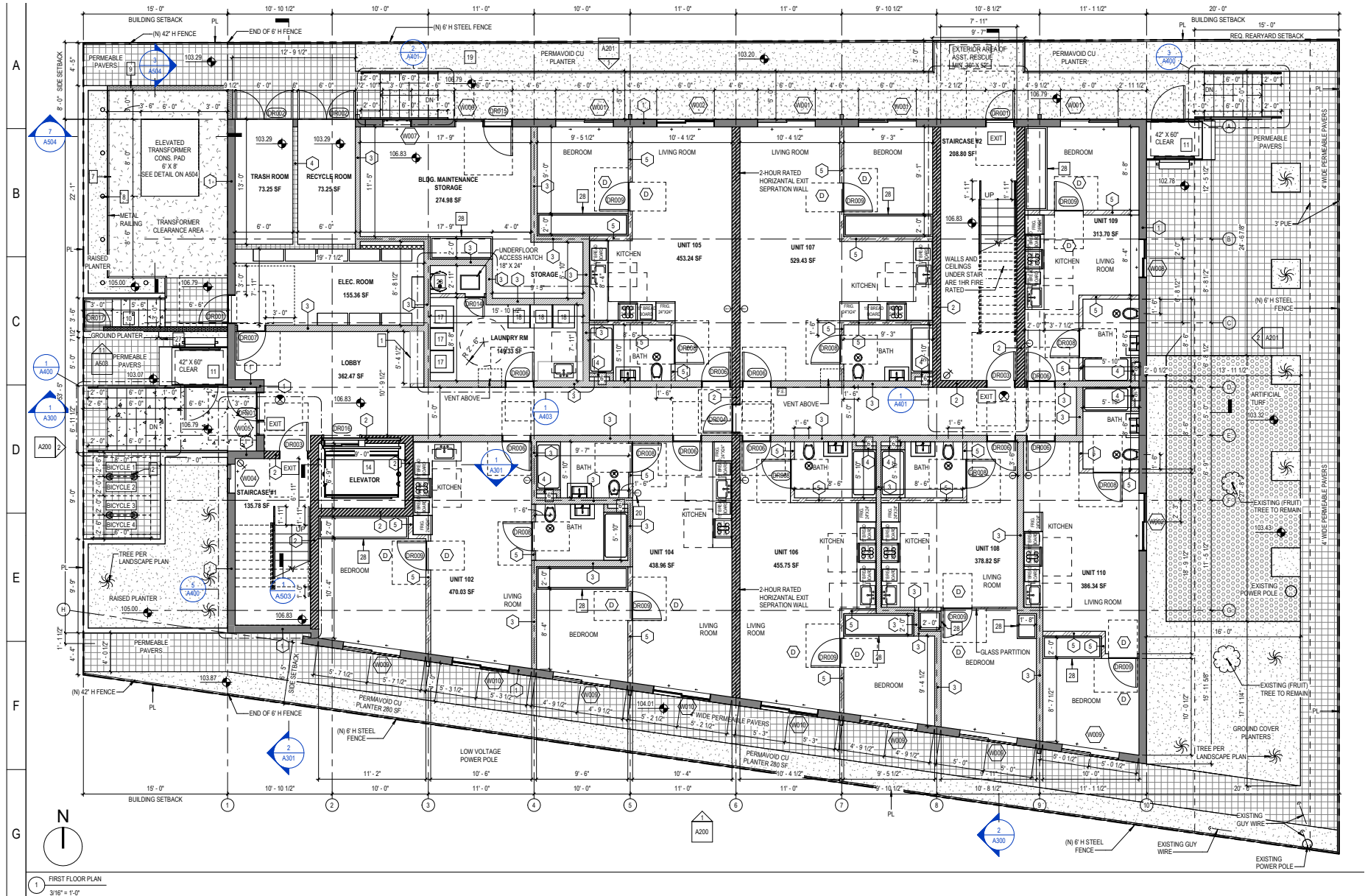
- Ready-to-Issue Plans for 48 Unit 100% Affordable Housing Development
- Potential to add 3+/- ADUs after completion
- Type III-A Construction
- Zoning is RD1.5-1 in the Tier 3 TOC
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Metro access 0.3 miles from EXPO Line Farmdale Station
- Walk Score of 79 'Very Walkable' with Excellent Transit

Site Plan

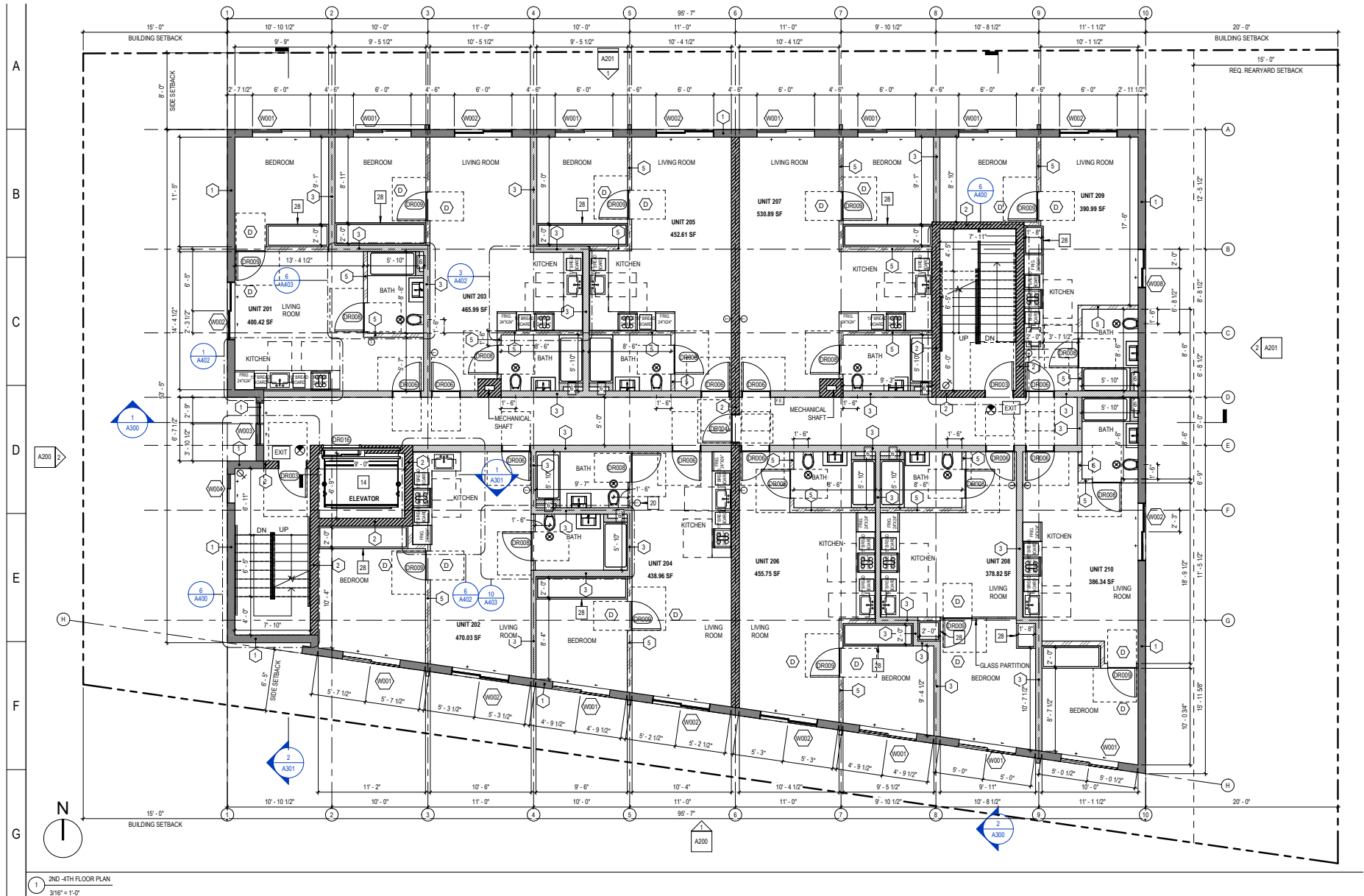


3444 Hillcrest Drive

Floor Plan: First Floor

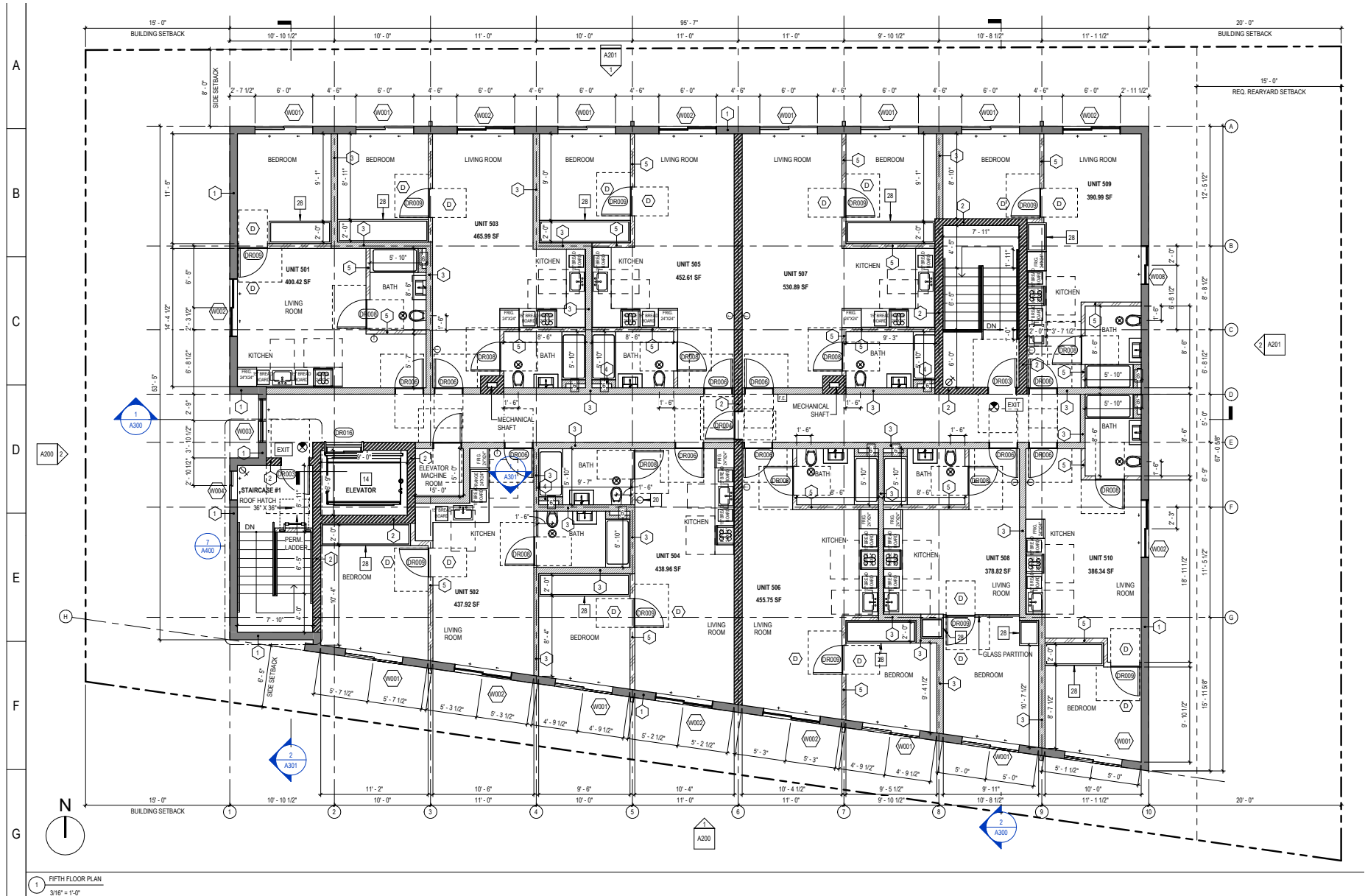


Floor Plan: Second, Third and Fourth Floors

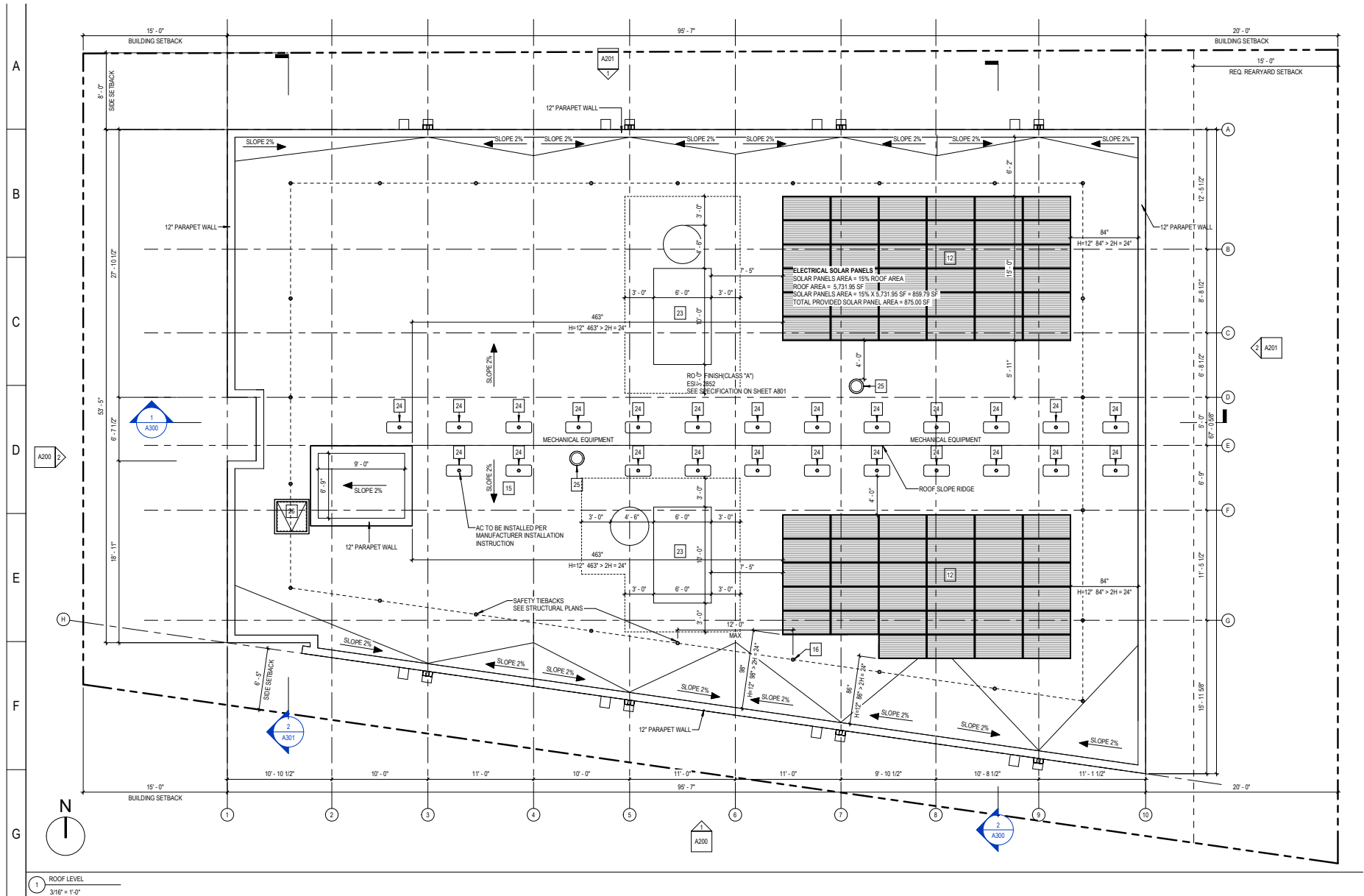


3444 Hillcrest Drive

Floor Plan: Fifth Floor



Floor Plan: Roof



3444 Hillcrest Drive

Project Unit Breakdown

First Floor		
1	102	470
2	104	439
3	105	453
4	106	456
5	107	529
6	108	379
7	109	314
8	110	386
Total Floor SF		3,426

Fourth Floor		
29	401	400
30	402	470
31	403	466
32	404	439
33	405	453
34	406	456
35	407	531
36	408	379
37	409	391
38	410	386
Total Floor SF		4,371

Second Floor		
9	201	400
10	202	470
11	203	466
12	204	439
13	205	453
14	206	456
15	207	531
16	208	379
17	209	391
18	210	386
Total Floor SF		4,371

Fifth Floor		
39	501	400
40	502	438
41	503	466
42	504	439
43	505	453
44	506	456
45	507	531
46	508	379
47	509	391
48	510	386
Total Floor SF		4,339

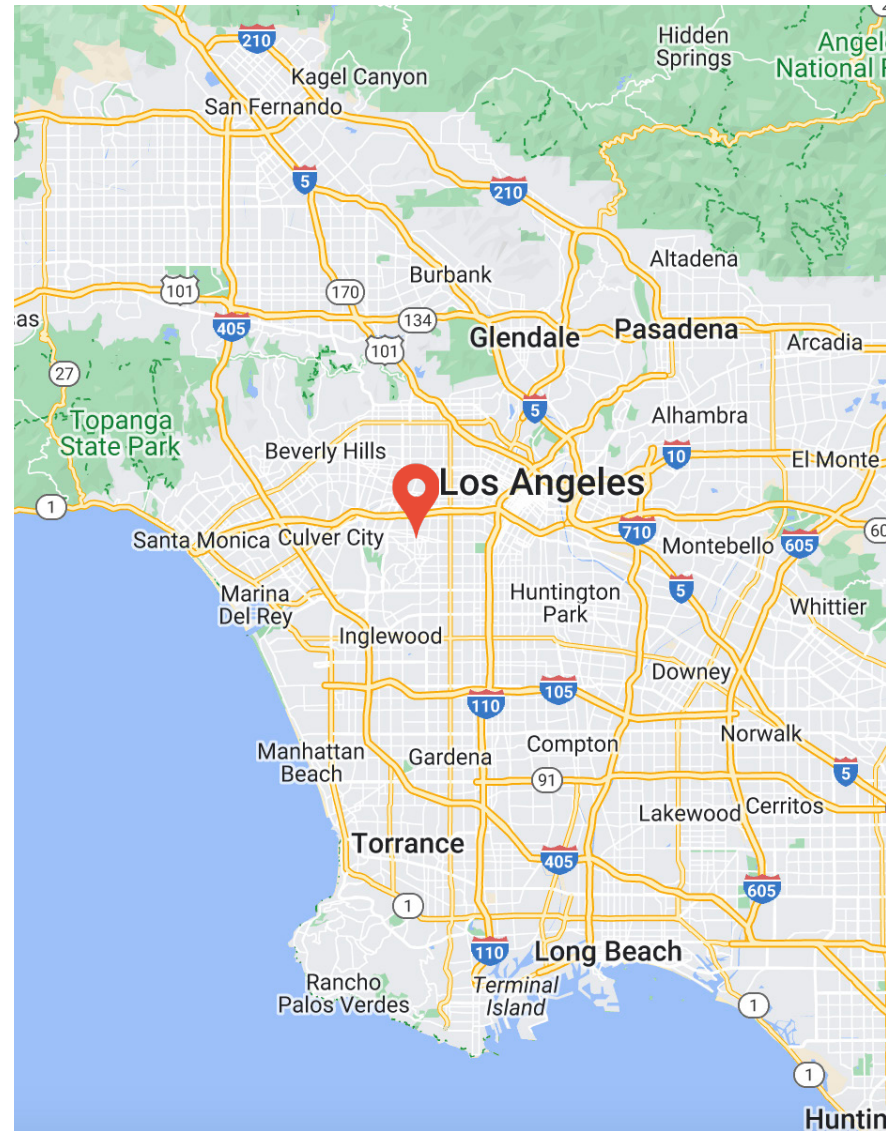
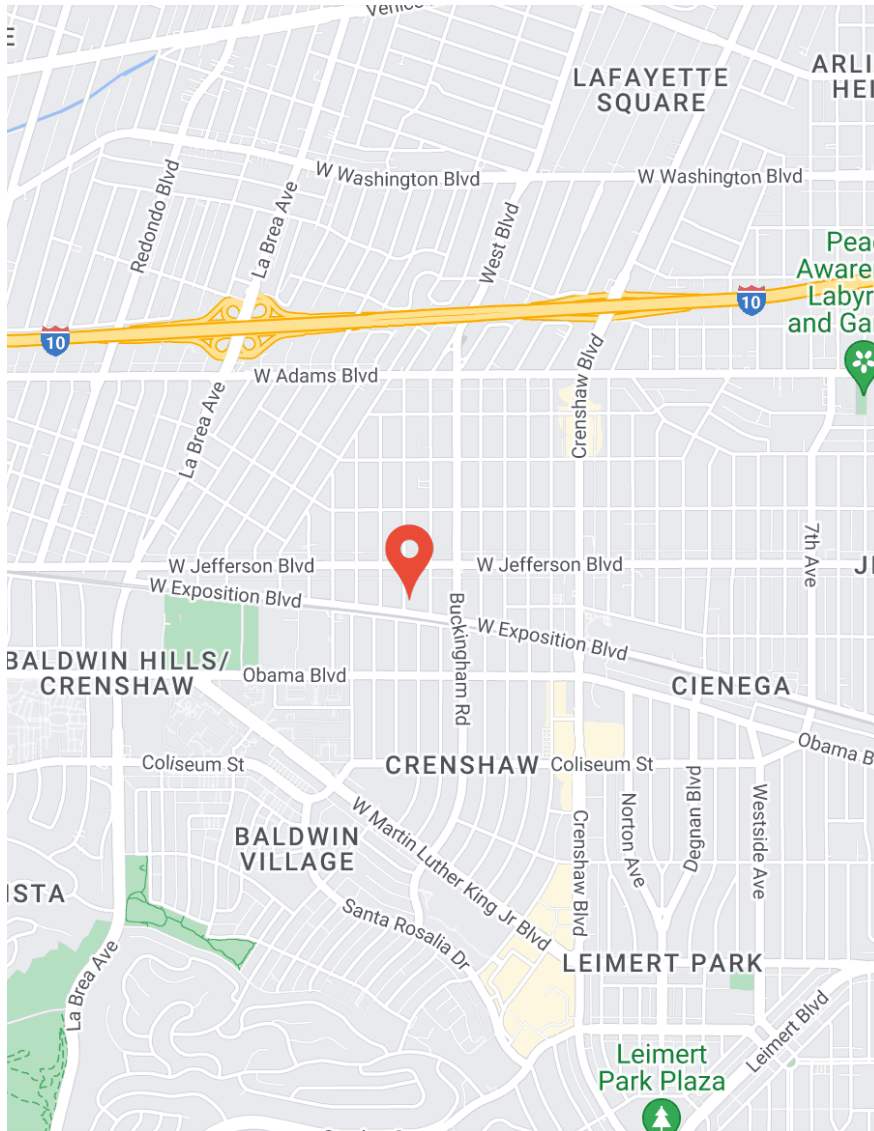
Third Floor		
19	301	400
20	302	470
21	303	466
22	304	439
23	305	453
24	306	456
25	307	531
26	308	379
27	309	391
28	310	386
Total Floor SF		4,731

No 101 or 103	
All Units 1+1	
Total Project Rentable SF	20,887

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3444 Hillcrest Drive

Location Map



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Metro E / Expo Line

Atlantic

East LA Civic Center

Maravilla

Indiana

Soto

Mariachi Plaza

Pico/Aliso

A E

A E

A E

A E B D J

A E J

J

K

Little Tokyo/Arts District

Historic Broadway

Grand Av Arts/Bunker Hill

7th St/Metro Center

Pico

LATTC/Ortho Institute

Jefferson/USC

Expo Park/USC

Expo/Vermont

Expo/Western

Expo/Crenshaw

Farmdale

Expo/La Brea

La Cienega/Jefferson

Culver City

Palms

Westwood/Rancho Park

Expo/Sepulveda

Expo/Bundy

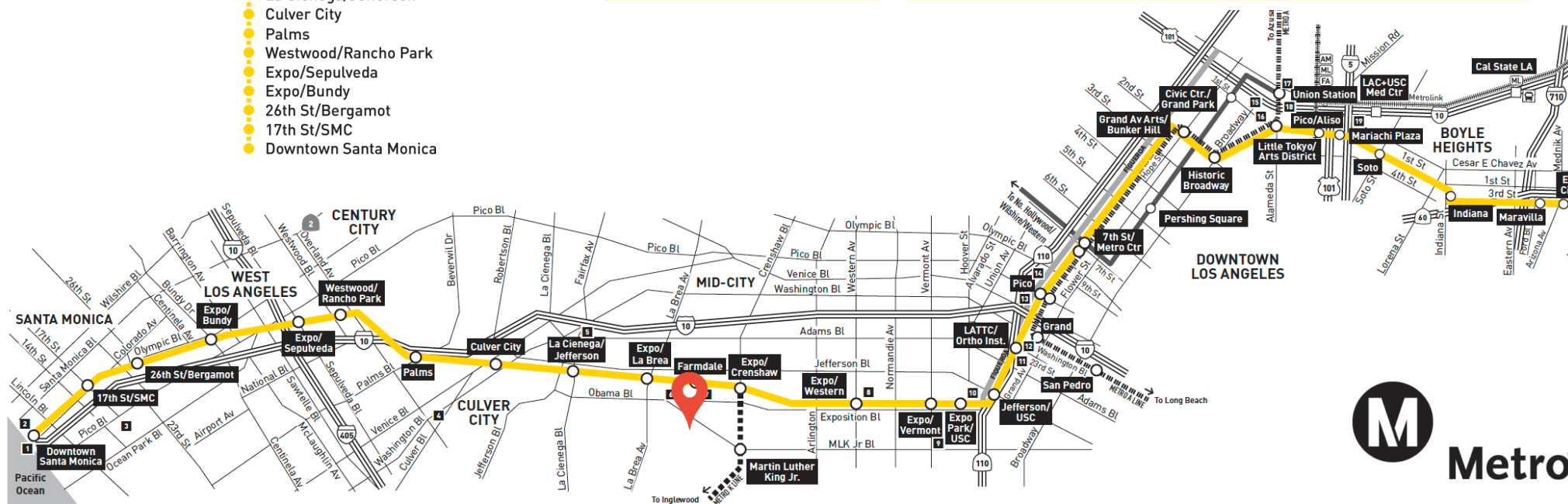
26th St/Bergamot

17th St/SMC

Downtown Santa Monica

- Metro E Line
- Metro A Line
- Metro B & D Lines
- Metro J Line
- Metro K Line
- Metro Rail Stations
- Busway Station
- Map Note (see insert)
- Freeway
- Amtrak
- Metrolink
- FlyAway

1	Santa Monica Pier & Esplanade	10	Galen Center/USC
2	Third Street Promenade	11	Orthopaedic Hospital
3	Santa Monica College	12	LA Trade Tech College
4	Downtown Culver City/ Sony Studios	13	LA Convention Center
5	Washington/Fairfax Transit Hub	14	Crypto.com Arena/L.A. LIVE
6	Rancho Cienega Sports Complex	15	LA Civic Center/Grand Park
7	Dorsey High School	16	MOCA at Geffen/Japanese American National Museum
8	Foshay Learning Center	17	Olvera St
9	LA Memorial Coliseum, California Science Center, Natural History Museum, BMO Stadium	18	Patsaouras Transit Plaza/ Union Station
		19	White Memorial Medical Center
		20	East LA College



3444 Hillcrest Drive, Los Angeles, CA 90016 | Partners CRE • KWBH

3444 Hillcrest Drive

Walk Score

Walk Score® 

Walk Score
80

Very Walkable

Most errands can be accomplished on foot.

Transit Score
61

Good Transit

Many nearby public transportation options.

Bike Score
73

Very Bikeable

Biking is convenient for most trips.

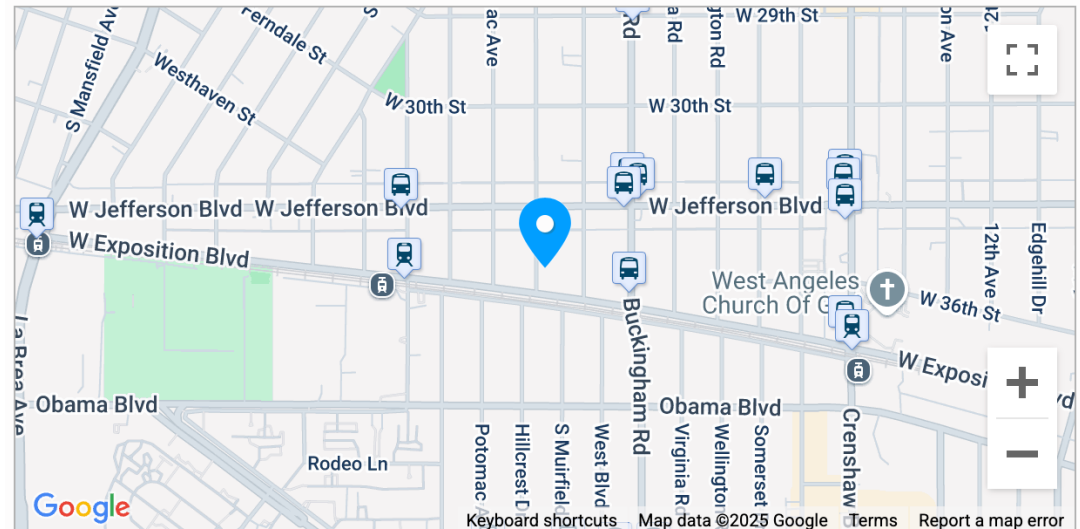
About this Location

3444 Hillcrest Drive has a Walk Score of 80 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

3444 Hillcrest Drive is a four minute walk from the Metro E Line (Expo) at the Farmdale Station stop.

This location is in the West Adams neighborhood in Los Angeles. Nearby parks include Vineyard Recreation Center, Jim Gilliam Recreation Center and Baldwin Hills Recreation Center.

<https://www.walkscore.com/score/3444-hillcrest-dr-los-angeles-ca-90016>



Rail lines:

Metro E Line (Expo) 0.2 mi

Bus lines:

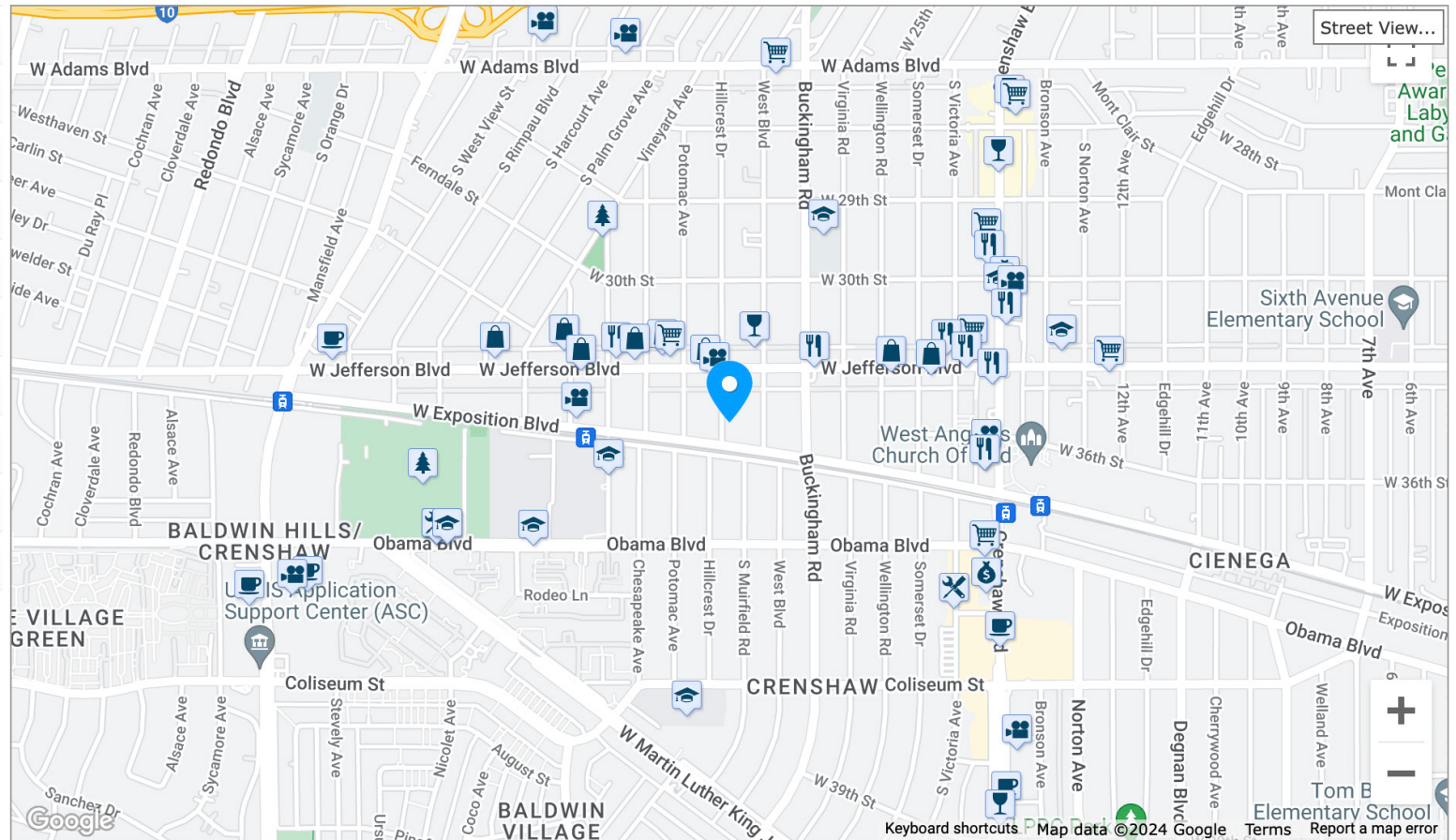
Midtown DASH Midtown	0.1 mi	35/38 Metro Local Line	0.1 mi
Crenshaw Counterclockwise...	0.4 mi	Crenshaw Clockwise DASH ...	0.4 mi
209 Metro Local Line	0.4 mi	210 Metro Local Line	0.4 mi

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3444 Hillcrest Drive

Walk Score

Restaurants:	
Mels' Fish Market	.1mi
Coffee:	
Starbucks	.6mi
Bars:	
Party Beer Co	.1mi
Groceries:	
Pg's Liquor	.1mi
Parks:	
Vineyard Recreation Center	.3mi
Schools:	
Susan Miller Dorsey Senior Hig...	.2mi
Shopping:	
Oscar's Furniture Refinishing	.08mi
Entertainment:	
Joan	.06mi
Errands:	
A Kut Above Hair Design	.4mi
Search Nearby:	



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3444 Hillcrest Drive

Parcel Report



City of Los Angeles Department of City Planning

5/12/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3442 S HILLCREST DR
3444 S HILLCREST DR

ZIP CODES

90016

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-1365-DB-HCA-ED1
CPC-2006-5567-CPU
CPC-1990-346-CA
CPC-1983-506
ORD-184796-SA890
ORD-171682
ORD-171681
ORD-162128
ZA-11649
ENV-2008-478-EIR

Address/Legal Information

PIN Number 120B181 974
Lot/Parcel Area (Calculated) 9,863.4 (sq ft)
Thomas Brothers Grid PAGE 673 - GRID D1
Assessor Parcel No. (APN) 5046007017
Tract TR 7823
Map Reference M B 84-79/81
Block None
Lot 181
Arb (Lot Cut Reference) None
Map Sheet 120B181

Jurisdictional Information

Community Plan Area West Adams - Baldwin Hills - Leimert
Area Planning Commission South Los Angeles APC
Neighborhood Council West Adams
Council District CD 10 - Heather Hutt
Census Tract # 2200.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-1365-DB-HCA-ED1

Planning and Zoning Information

Special Notes None
Zoning RD1.5-1
Zoning Information (ZI)
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2512 Housing Element Sites
ZI-2374 State Enterprise Zone: Los Angeles

General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Citywide)
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
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 Medium
Non-Residential Market Area Medium
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 3
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 2
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 None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5046007017
APN Area (Co. Public Works)* 0.229 (ac)
Use Code 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val. \$121,510
Assessed Improvement Val. \$306,000
Last Owner Change 08/31/2023
Last Sale Amount \$1
Tax Rate Area 67
Deed Ref No. (City Clerk) 97706
147652
0580908

Building 1
Year Built 1951
Building Class D5A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 935.0 (sq ft)
Building 2
Year Built 1926
Building Class D5

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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3444 Hillcrest Drive

Parcel Report

Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	1,594.0 (sq ft)
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)	Yes [APN: 5046007017]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	100 Yr - Zone AE
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.24110296
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None

Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 5046007017]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.33 Units, Moderate
Housing Use within Prior 5 Years	Yes

Public Safety

Police Information	
Bureau	South
Division / Station	Southwest
Reporting District	332
Fire Information	
Bureau	South
Battalion	18
District / Fire Station	94
Red Flag Restricted Parking	No

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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

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3444 Hillcrest Drive

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

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Section 8 - Voucher Payment Standards



Voucher Payment Standards (VPS)

Bedroom Size	Voucher Payment Standard
SRO	\$1,598
0	\$2,132
1	\$2,407
2	\$3,052
3	\$3,915
4	\$4,320
5	\$4,968
6	\$5,616

Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents (FMR), which are established at least annually by U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a three-bedroom 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>



LAHD OCCUPANCY MONITORING: NEXT STEPS

Congratulations! You've completed your covenant. What's next?

1. Read your covenant for specifics

Your covenant specifies the rent that you can charge, tenant household income limits, how many and which units are restricted, term and how to maintain compliance with the City.

2. Contact the City BEFORE you expect to obtain your Certificate of Occupancy

The Owner must contact the City within 120 days of issuance of a Certificate of Occupancy or Certificate of Completion. **Prior** to renting any restricted unit, the Owner must request the City to certify the eligibility of any prospective household by submitting the required **Income Certification Application Package**.

When you contact the City, we will provide:

- Income Certification Application Package
- If needed, training to complete the Application Package. Trainings are provided **by appointment**
- Current income & rent limit schedules

CONTACT US

Email: lahd.occmonitor@lacity.org
Phone: (213) 808-8806

3. Advertise

Your covenant requires you to advertise the affordable units at lahousing.lacity.org to notify the public on how to apply for restricted units. For questions about advertising, email lahd.occmonitor@lacity.org.

4. Select prospective tenants

The Owner makes the selection of an Eligible Household by submitting the required Application Package and required documents to LUcert@ufbahc.com. Our contractor, Urban Futures Bond Administration (UFBA), reviews Income Certification Application Packages. The Owner is responsible for verifying the Households' eligibility using their employment verification, paycheck stubs, bank statements, benefit statements (SSI, SSA, EDD, CalWorks), tax returns and other income and asset documentation. Failure to rent to an Eligible Household will result in the Owner paying the City all rents received for each day of occupancy by unqualified tenants.

5. Keep your records and report annually

After tenants are approved for income eligibility, and the tenants move in, keep those approvals on file. You will be required to submit an annual report to UFBA to ensure your approved tenants have remained and their rents are within the program limit. UFBA will send you an introductory letter when it is time to submit your first report. Another requirement of your covenant is an annual monitoring fee. The City will send you an invoice every year.

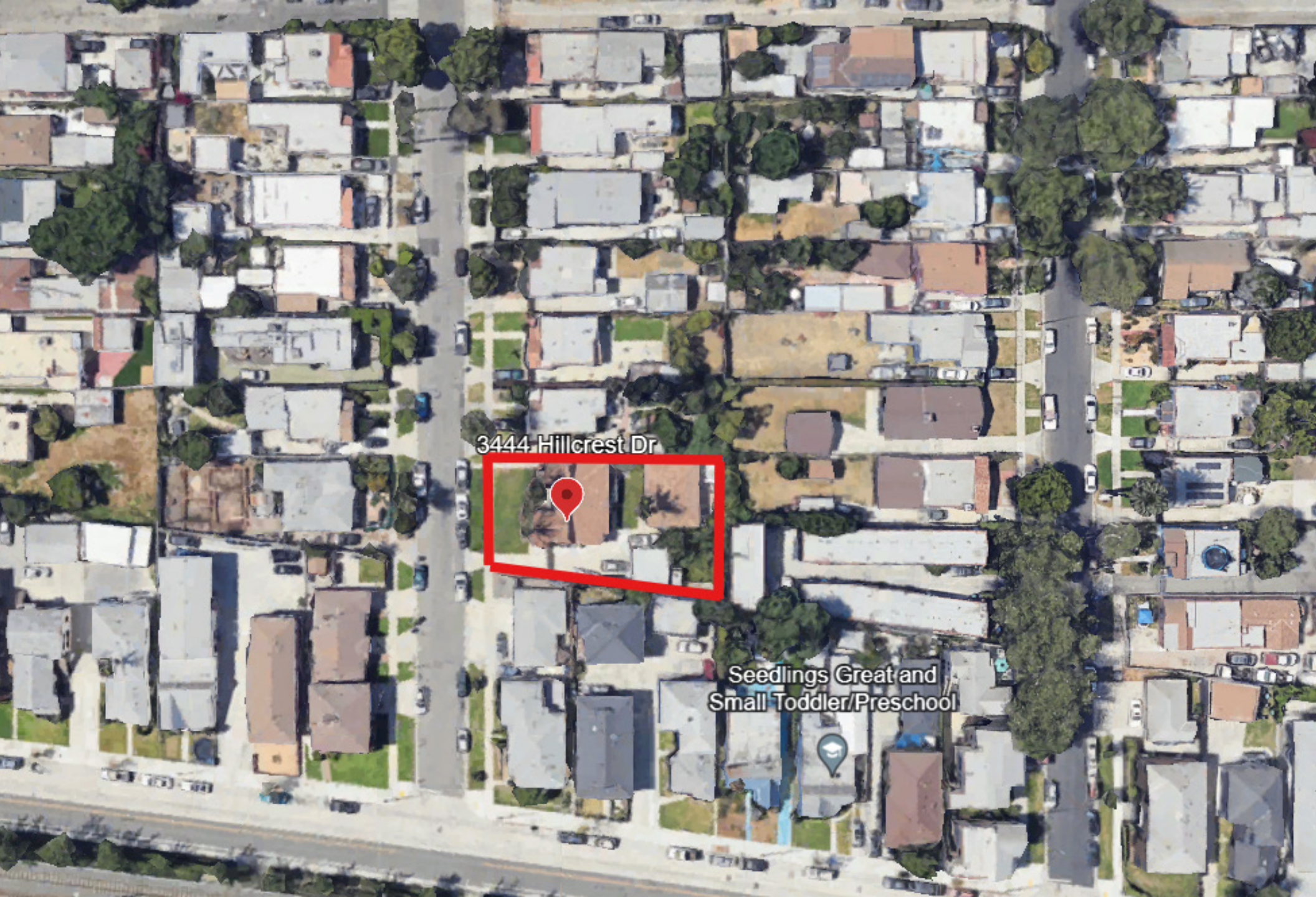
Tenants with Housing Choice Voucher (Section 8) or other rental subsidies

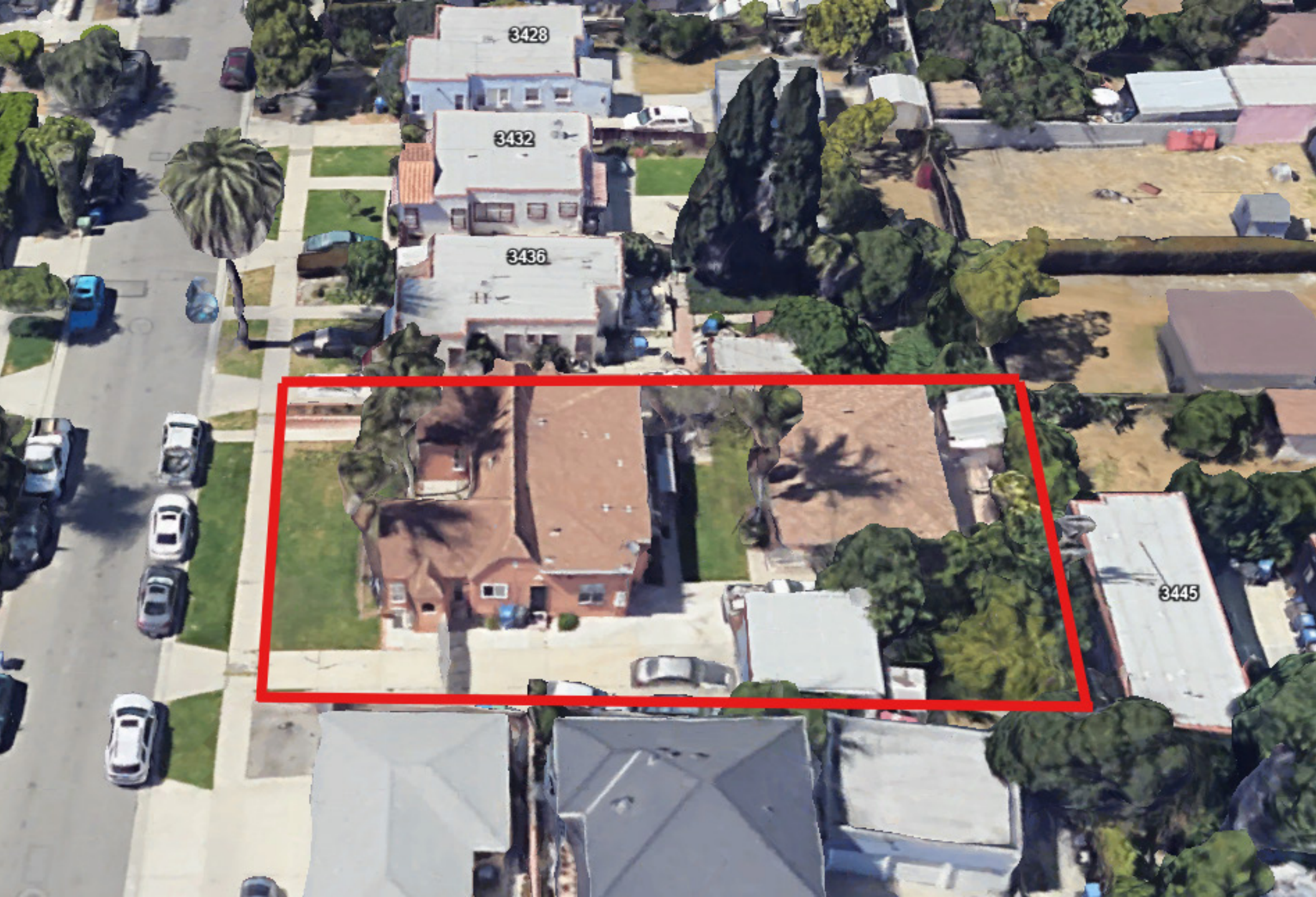
Tenants with rental subsidies may reside in restricted units so long as the tenant's portion does not exceed your covenant's maximum rent limit. The project can collect a monthly rent from the subsidy that is higher than the Covenant's rent limit and remain in compliance with its covenant. *Ask how tenants with a rental subsidy may waive the Income Certification requirement.

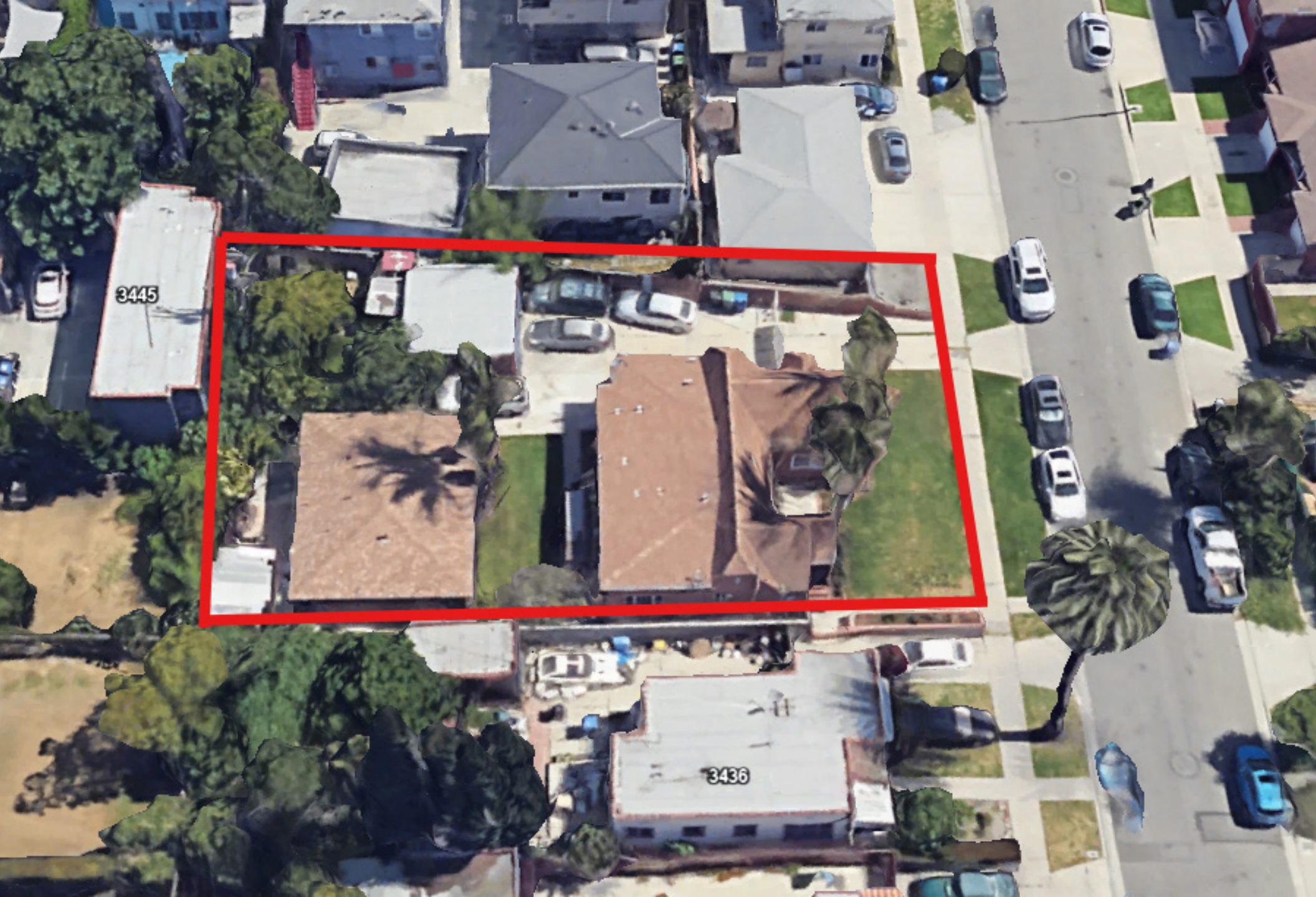
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PARTNERSCRE

DARIO VIDLER
Executive Vice President

424.600.7633
dario@svidlercre.com
DRE 01884474
svidlercre.com

JORDAN PETITO
Senior Vice President

310.497.4362
jordan@petitocre.com
DRE 02023714
partnerscrela.com

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