

Fully RTI



Walking distance to 12,500 hospital jobs

73 units - No Prevailing Wage

No SB 8 replacement requirement

No construction lift needed - under 60 ft height

Priced at \$1,800,000

1412 N. Mariposa Avenue

Los Angeles, CA 90027

100% Affordable Housing Development Opportunity
Opportunity Zone - 73 Units (72 Units + 1 Approved ADU)

PARTNERSCRE
Svidler | Petito



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1412 N. Mariposa Avenue

The Offering

Partner CRE is proud to present a **Ready-to-Issue 73 Units** (72 units + 1 Approved ADU), **100% Affordable Housing Development Project** in an **Opportunity Zone** on a **6,789 SF** lot in vibrant East Hollywood. This project includes a Planning Department **Letter of Compliance - Approved Accessory Dwelling Unit**, enhancing its overall value.

The proposed development features **19,024 SF** of total floor area with **15,062 SF of rentable square footage + 382 SF ADU**, in a 5-story building design with **Type III-A** construction. The majority of the **72 + 1** units are efficiency units, with sizes averaging **195 SF**. This design allows for significantly lower rental prices compared to neighboring properties while still generating high yields per square foot. The restricted rent levels for the project include **80%** designated for **TCAC Schedule IX** low-income tenants and **20%** for **HCD Schedule VI** moderate-income tenants.

East Hollywood is a thriving area known for its rich cultural diversity and strong community. The Mariposa Apartments project is conveniently located within a short walk to **Kaiser Permanente** and **Children's Hospital**, making it an ideal residence for healthcare workers and families. The property is situated in a Transit-Priority Zone, with easy access to major public transportation routes, including the **Vermont/Sunset Metro Subway Station**, further enhancing its appeal to residents who rely on transit.

The property's location offers convenient access to parks and recreational areas (including Barnsdall Park), enhancing the vibrant living experience for residents. **With zero parking**, developers eliminate the high costs associated with on-grade parking, further increasing the project's affordability. Additionally, the area boasts an impressive **Walk Score of 90**, classifying it as a **"Walker's Paradise,"** with a wide range of amenities and services just a short distance away.

All entitlement approvals are in place, and the property will be delivered with Ready-to-Issue status and **vacant** at the **close of escrow**.

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At a Glance

East Hollywood

\$1,800,000

Price

15,062 SF + 382 SF ADU

Rentable Square Footage

19,024 SF

Zoning Total Floor Area

**73 Units (72 + 1) Ready-to-Issue
100% Affordable Housing Project**

6,789 SF

Lot Size

50 FT X 135 FT

Lot Dimensions

5543-024-017

APN

Single Family

Existing Use

Highlights

- 73 (72 + 1) Unit 100% Affordable Housing Development, RTI at COE
- Opportunity Zone
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Focus on efficiency units averaging 195 SF
- Walk Score of 90 "Walker's Paradise"
- Mostly Stacked Design - Type III-A Construction

1412 N. Mariposa Avenue

Project Unit Breakdown

Floor	Total SF Per Floor
1	1,522
2	3,385
3	3,385
4	3,385
5	3,385
Total Building SF	15,062 + 382 SF ADU

1st Floor	Unit	Unit SF	Affordability Level
1	107	388	Manager's Unit
2	108	382	Low Income
ADU	109	382	Market Rate
3	111	388	Moderate Income
4	112	364	Low Income
Total Floor SF		1,522 + 382 SF ADU	

2nd Floor	Unit	Unit SF	Affordability Level
5	201	184	Low Income
6	202	195	Low Income
7	203	195	Low Income
8	204	195	Low Income
9	205	195	Moderate Income
10	206	189	Low Income
11	207	195	Low Income
12	208	195	Low Income
13	209	197	Moderate Income
14	210	196	Low Income
15	211	195	Low Income
16	212	195	Low Income
17	215	195	Moderate Income
18	216	195	Low Income
19	217	196	Low Income
20	218	243	Moderate Income
21	219	230	Low Income
Total Floor SF		3,385	

3rd Floor	Unit	Unit SF	Affordability Level
22	301	184	Low Income
23	302	195	Low Income
24	303	195	Moderate Income
25	304	195	Low Income
26	305	195	Low Income
27	306	189	Low Income
28	307	195	Moderate Income
29	308	195	Low Income
30	309	197	Low Income
31	310	196	Low Income
32	311	195	Moderate Income
33	312	195	Low Income
34	315	195	Low Income
35	316	195	Low Income
36	317	196	Low Income
37	318	243	Low Income
38	319	230	Moderate Income
Total Floor SF		3,385	

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1412 N. Mariposa Avenue

Project Unit Breakdown

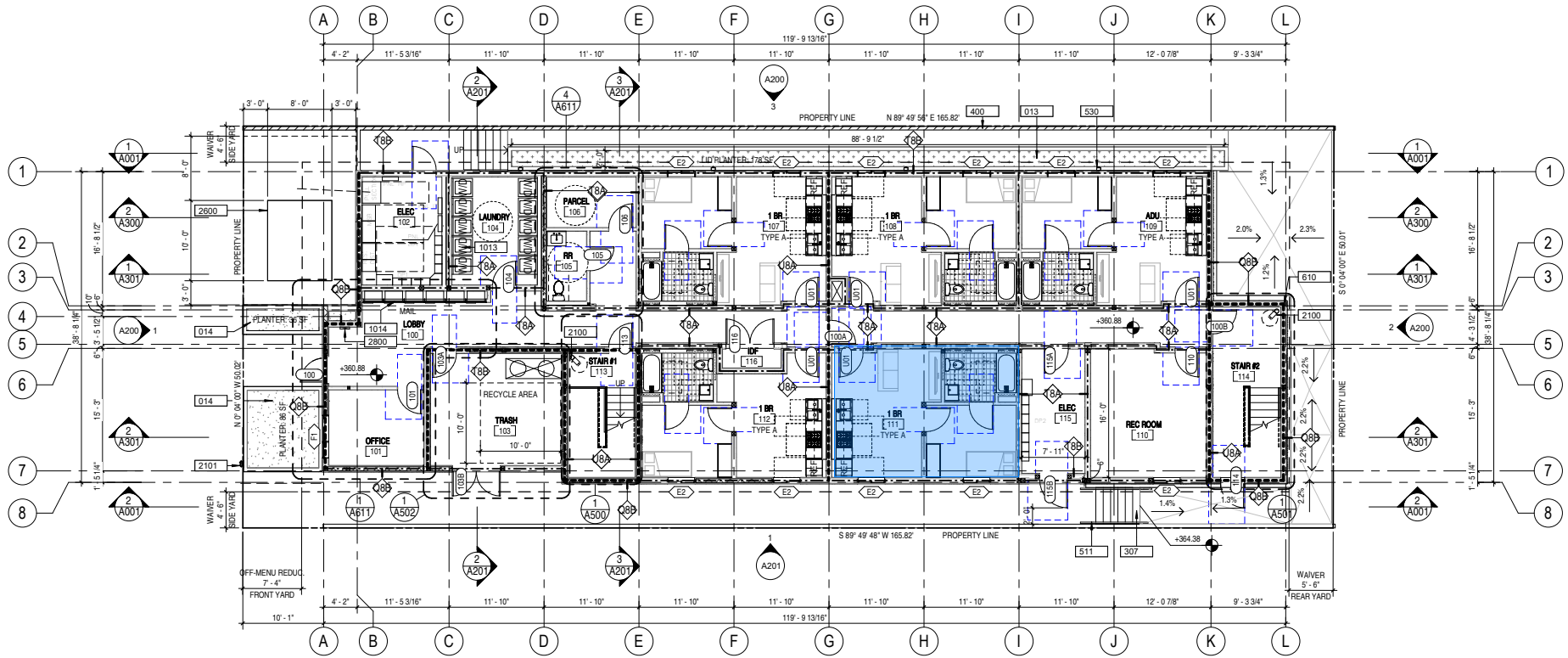
4th Floor	Unit	Unit SF	Affordability Level
39	401	184	Low Income
40	402	195	Low Income
41	403	195	Low Income
42	404	195	Moderate Income
43	405	195	Low Income
44	406	189	Low Income
45	407	195	Low Income
46	408	195	Low Income
47	409	197	Low Income
48	410	196	Low Income
49	411	195	Low Income
50	412	195	Moderate Income
51	415	195	Low Income
52	416	195	Moderate Income
53	417	196	Low Income
54	418	243	Low Income
55	419	230	Low Income
Total Floor SF		3,385	

5th Floor	Unit	Unit SF	Affordability Level
56	501	184	Low Income
57	502	195	Low Income
58	503	195	Low Income
59	504	195	Low Income
60	505	195	Moderate Income
61	506	189	Low Income
62	507	195	Low Income
63	508	195	Low Income
64	509	197	Moderate Income
65	510	196	Low Income
66	511	195	Low Income
67	512	195	Low Income
68	515	195	Low Income
69	516	195	Low Income
70	517	196	Low Income
71	518	243	Moderate Income
72	519	230	Low Income
Total Floor SF		3,385	

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Floor Plan - First Floor

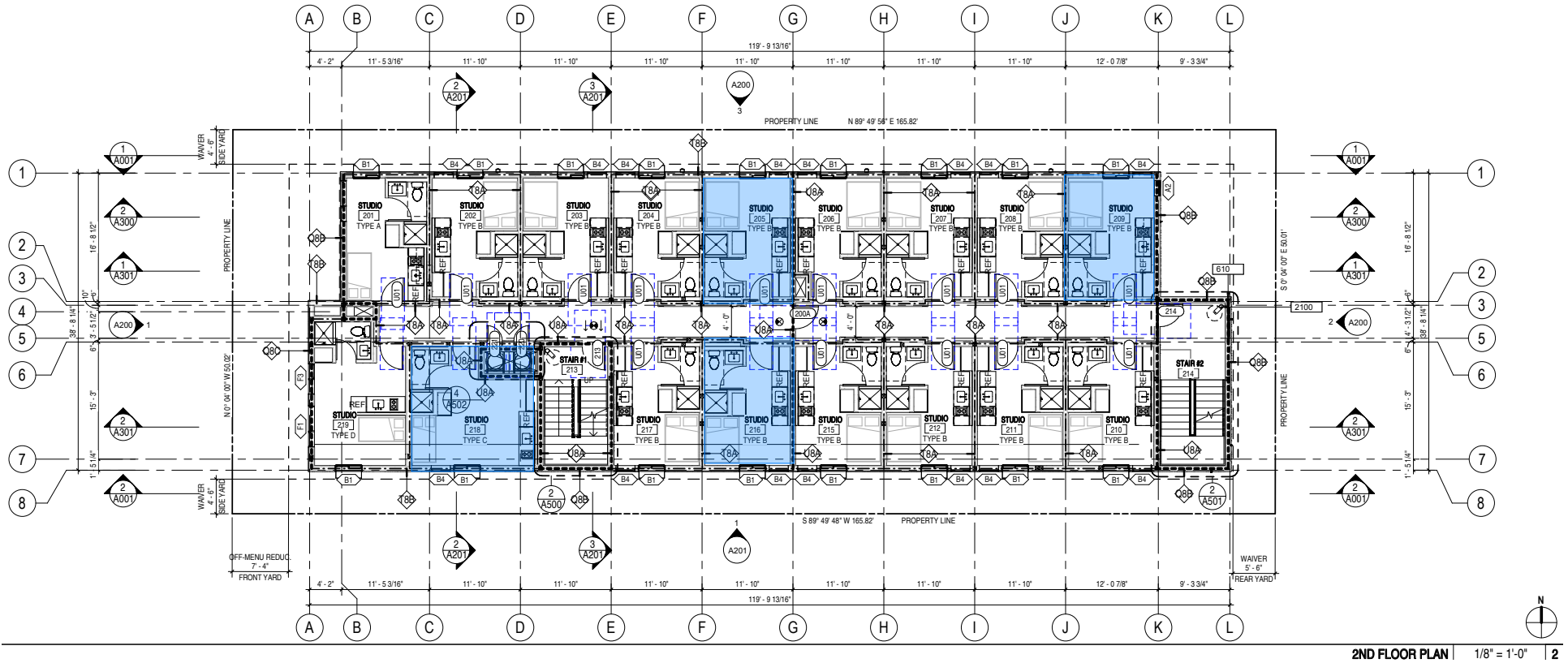


1ST FLOOR PLAN | 1/8" = 1'-0" | 1

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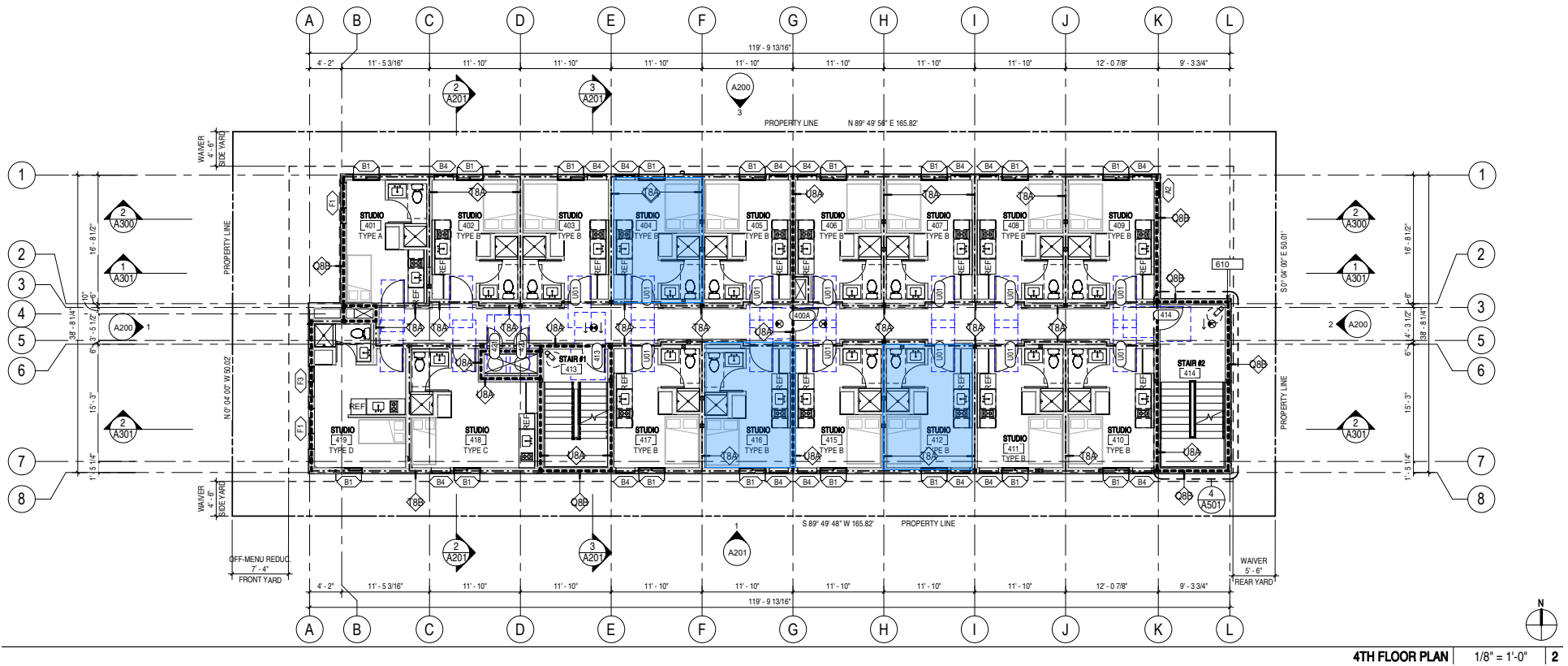
Floor Plan - Second Floor



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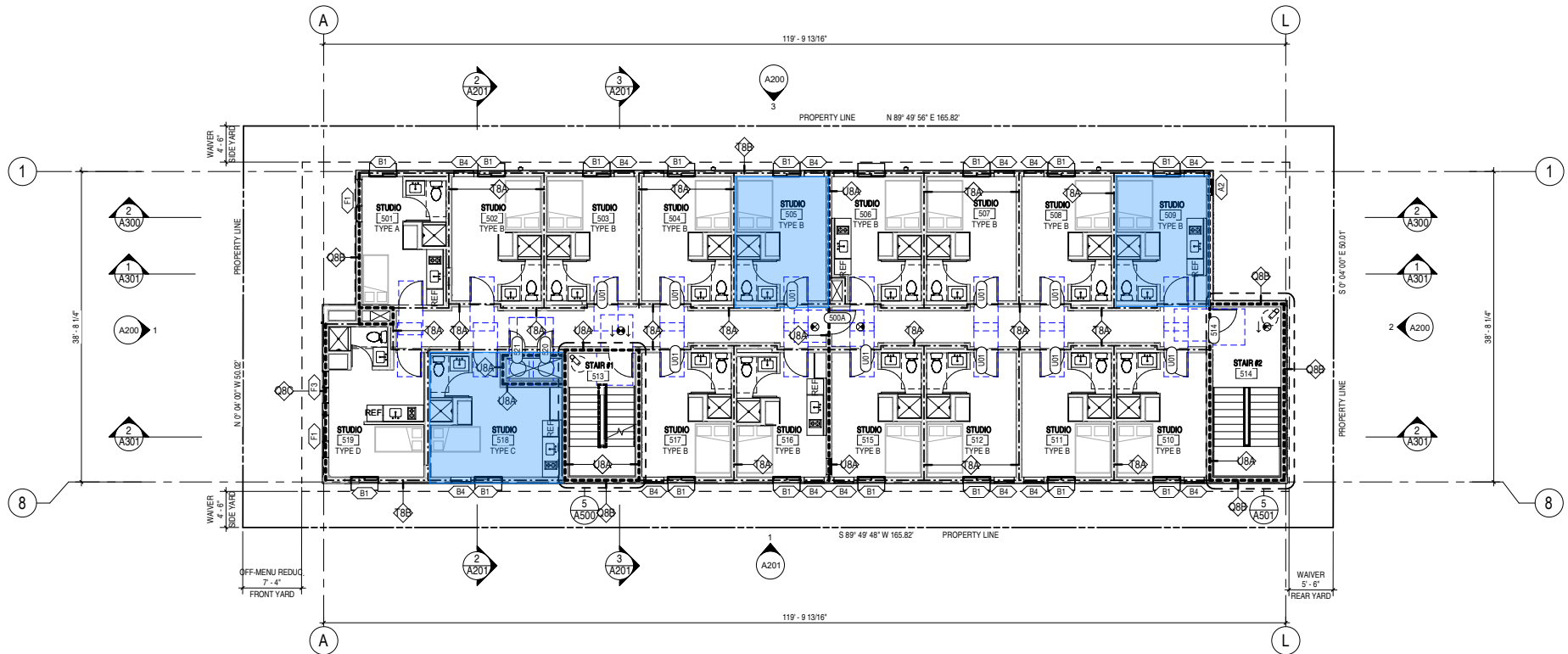
Floor Plan - Fourth Floor



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Floor Plan - Fifth Floor

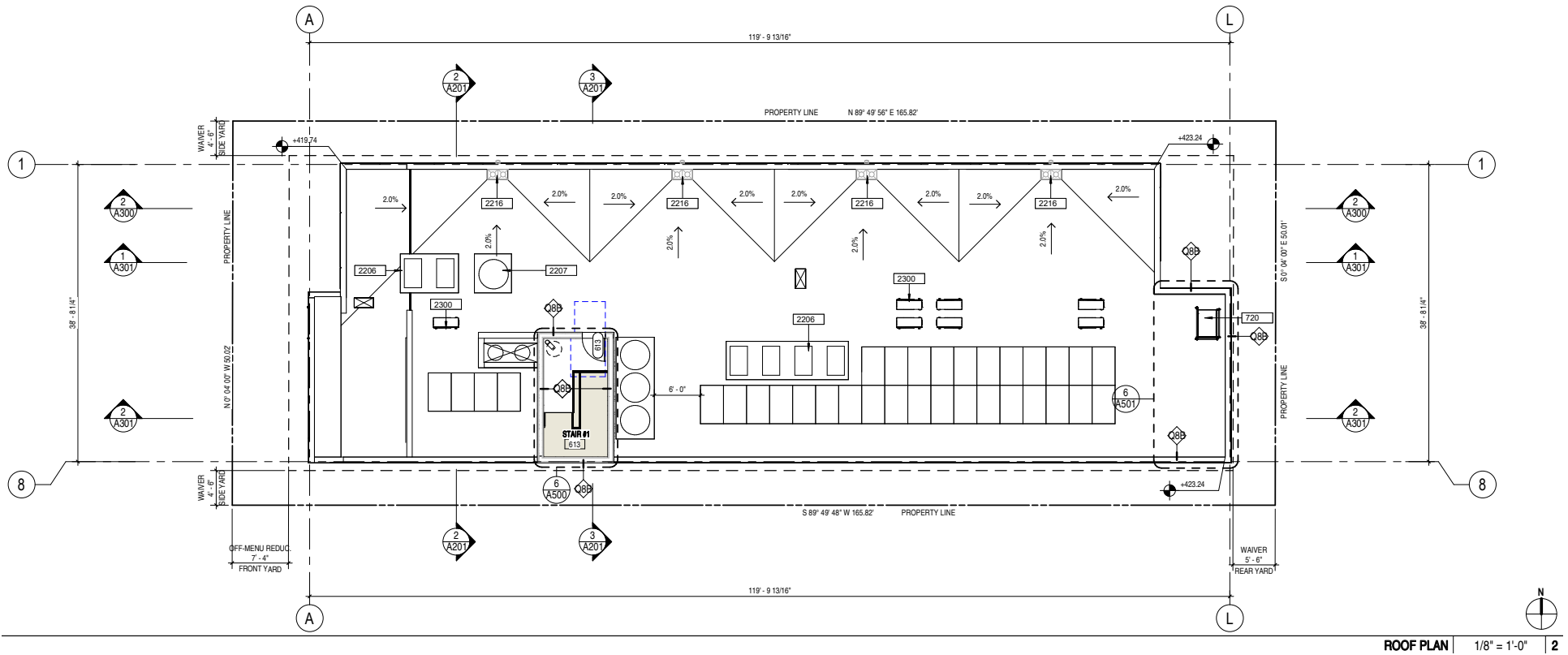


5TH FLOOR PLAN | 1/8" = 1'-0" | 1

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Floor Plan - Roof



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1412 N. Mariposa Avenue

Location Highlights

Barnsdall Art Park

Just half a mile from Mariposa Ave is a cultural gem featuring the historic Hollyhock House designed by Frank Lloyd Wright. The park also has art galleries, beautiful green spaces, and panoramic views of Los Angeles. It's a peaceful spot to enjoy both art and nature.

Vista Theatre

Just 1 mile away, is a historic single-screen movie theater offering a classic, retro film-going experience. Known for its unique architecture and intimate atmosphere, it's a beloved local spot for catching both new releases and special screenings in a nostalgic setting.

Griffith Park

Located about 2 miles away, it is one of the largest urban parks in the U.S., offering miles of hiking trails, scenic views, and a variety of attractions. Visitors can explore the Griffith Observatory and the Los Angeles Zoo and enjoy stunning vistas of the city and the Hollywood Sign. It's a perfect destination for outdoor activities and exploring nature in the heart of Los Angeles.

Hollywood Walk of Fame

Just 2 miles away, is an iconic Los Angeles attraction that stretches along Hollywood Boulevard. The sidewalk is embedded with stars honoring famous figures from the entertainment industry. Visitors can walk along and find the names of their favorite celebrities while enjoying the lively atmosphere of Hollywood.

The Greek Theatre

About 2.5 miles away an iconic outdoor concert venue nestled in Griffith Park. Known for its beautiful, natural setting and great acoustics, it hosts a variety of live performances ranging from music concerts to other entertainment events. It's a fantastic spot to enjoy live performances under the stars.

Los Angeles Zoo and Botanical Gardens

Located about 3 miles away Griffith Park, is home to a wide variety of animals from around the world, as well as lush botanical gardens. It's a family-friendly destination offering educational exhibits and up-close encounters with wildlife, all set in beautifully landscaped surroundings.



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1412 N. Mariposa Avenue

Major Employers and Local Metro Highlights

Netflix and Hollywood Entertainment Hub

Netflix, along with major Hollywood studios like MGM and Paramount, anchors the area as an entertainment employment hub. Netflix's headquarters are 1.5 miles away, employing over 1,500 people, boosting local housing demand for industry professionals.

Kaiser Permanente East Hollywood Campus

Kaiser's expansive East Hollywood campus is undergoing a large-scale, multi-phase expansion, which will add 433,100 square feet of new medical space and create approximately 4,000 new jobs, reinforcing the area's healthcare employment base.

Children's Hospital of Los Angeles (CHLA)

CHLA is the leading pediatric hospital in the Western U.S., serving half a million visits annually. It's expanding locally with a recent property acquisition, further solidifying its role as a major employer in the neighborhood.

Hollywood Presbyterian Medical Center

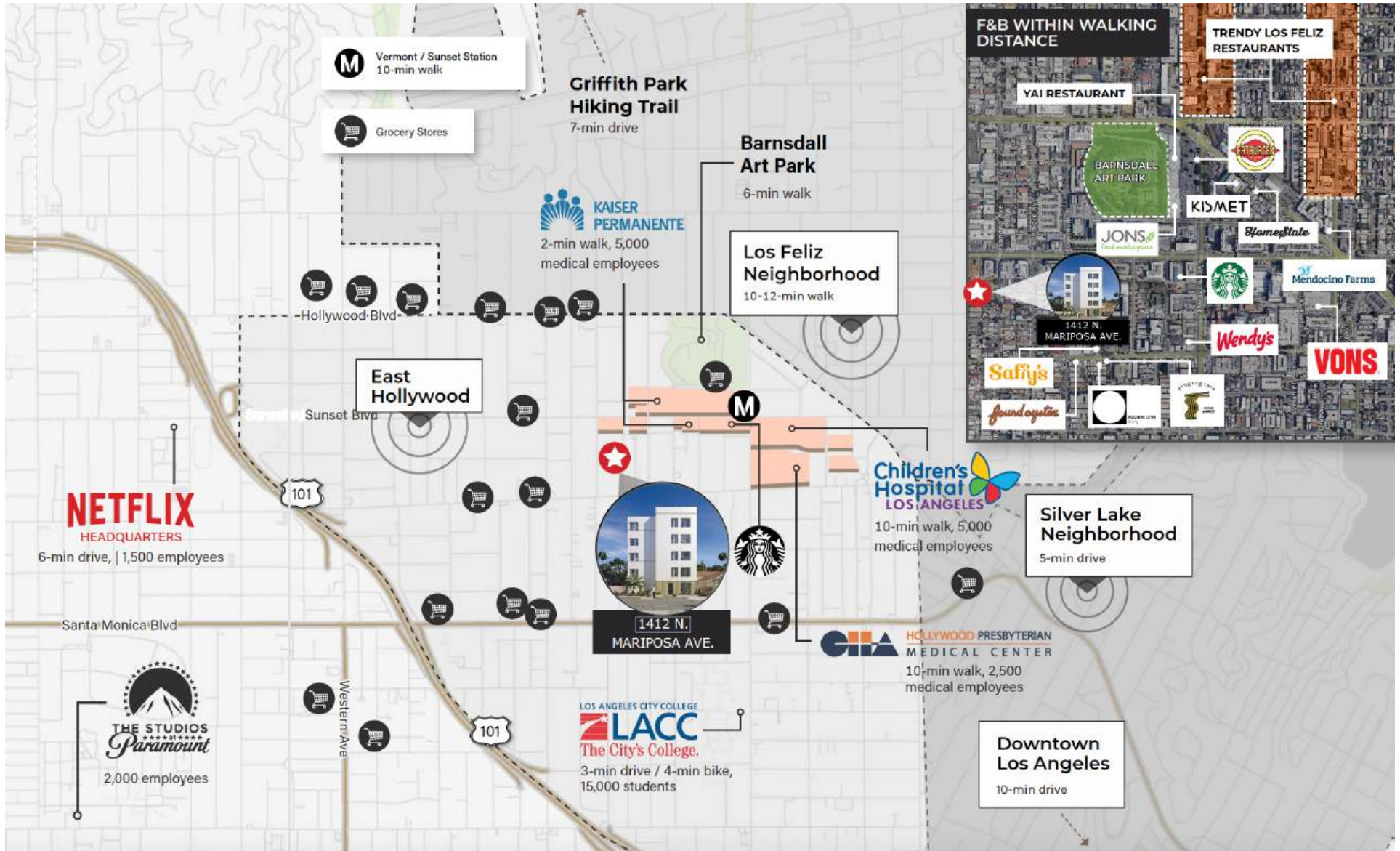
Hollywood Presbyterian is investing \$400 million in expansions, including a new patient tower and additional medical office space, adding to the area's employment growth and housing demand among healthcare professionals.



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Major Employers and Local Metro Highlights



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Major Employers and Local Metro Highlights

Kaiser Permanente Expansion



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Major Employers and Local Metro Highlights



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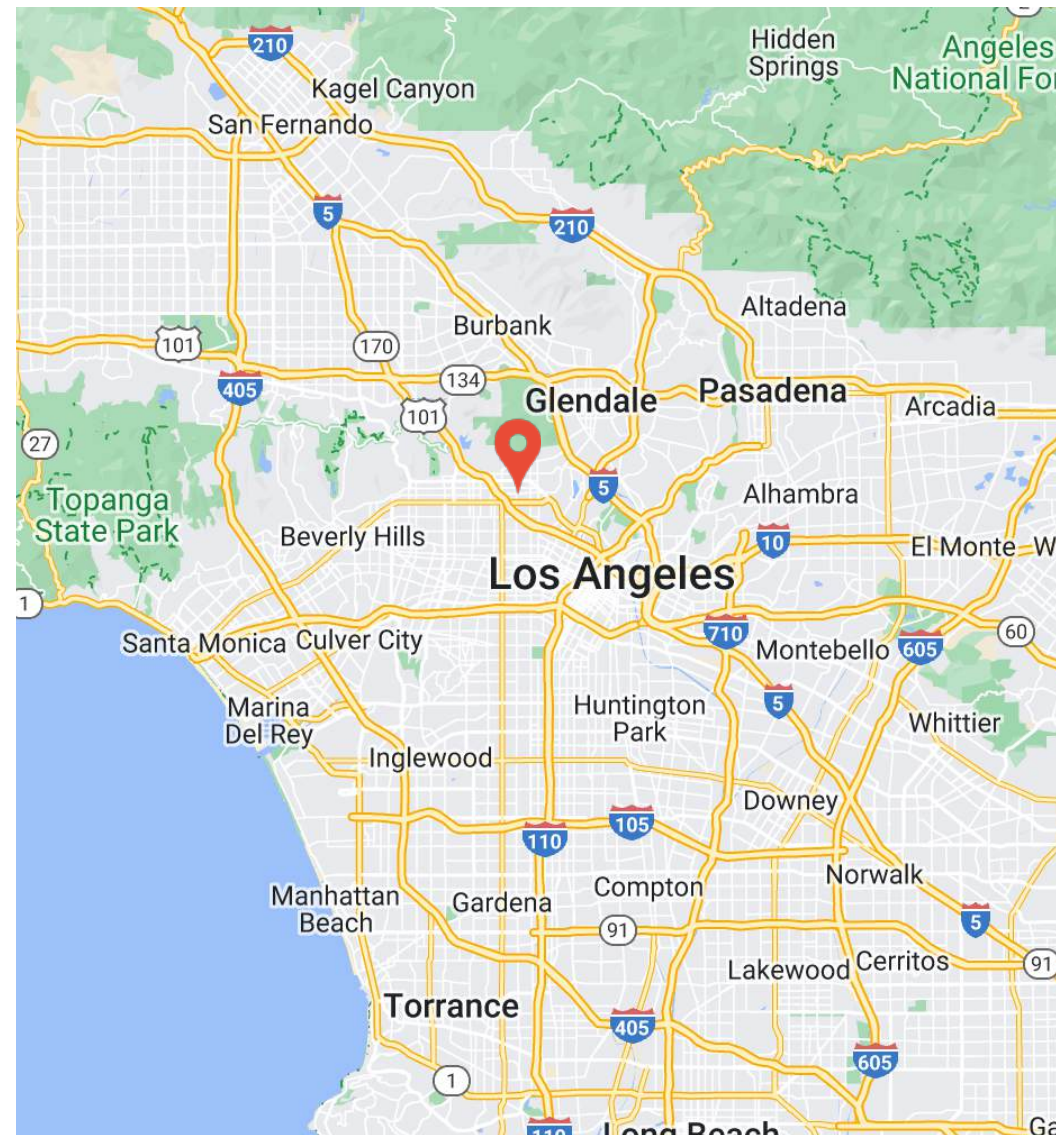
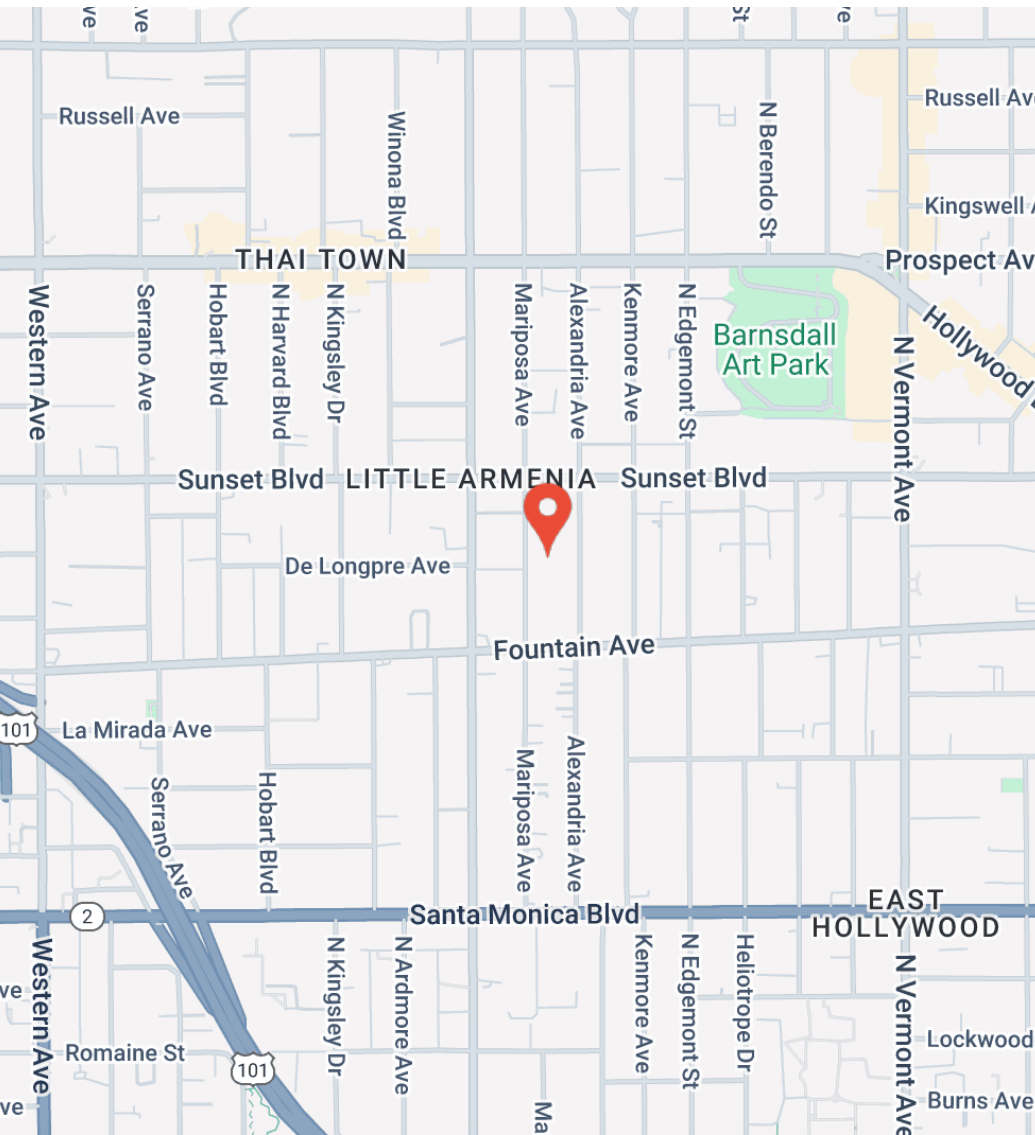
Major Employers and Local Metro Highlights



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1412 N. Mariposa Avenue

Location Map



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1412 N. Mariposa Avenue

Walk Score

Walk Score®

Walk Score
90

Walker's Paradise

Daily errands do not require a car.

Transit Score
72

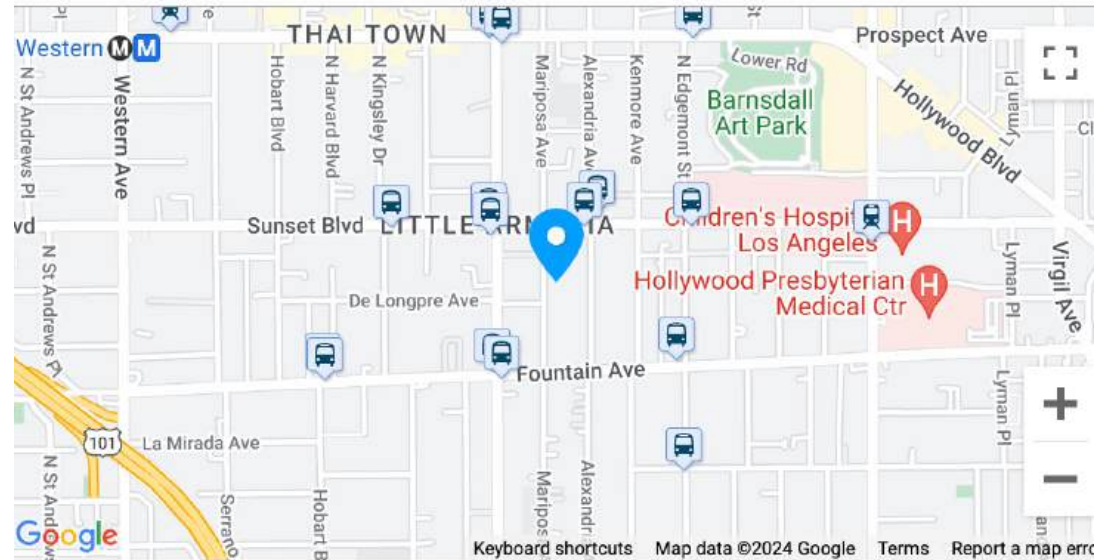
Excellent Transit

Transit is convenient for most trips.

Bike Score
73

Very Bikeable

Biking is convenient for most trips.



Rail lines:

Metro B Line (Red) 0.4 mi

Bus lines:

2 Metro Local Line	0.1 mi	206 Metro Local Line	0.1 m
Hollywood Clockwise DASH ...	0.1 mi	Hollywood Counterclockwis...	0.1 m
180 Metro Local Line	0.3 mi	217 Metro Local Line	0.3 m

About this Location

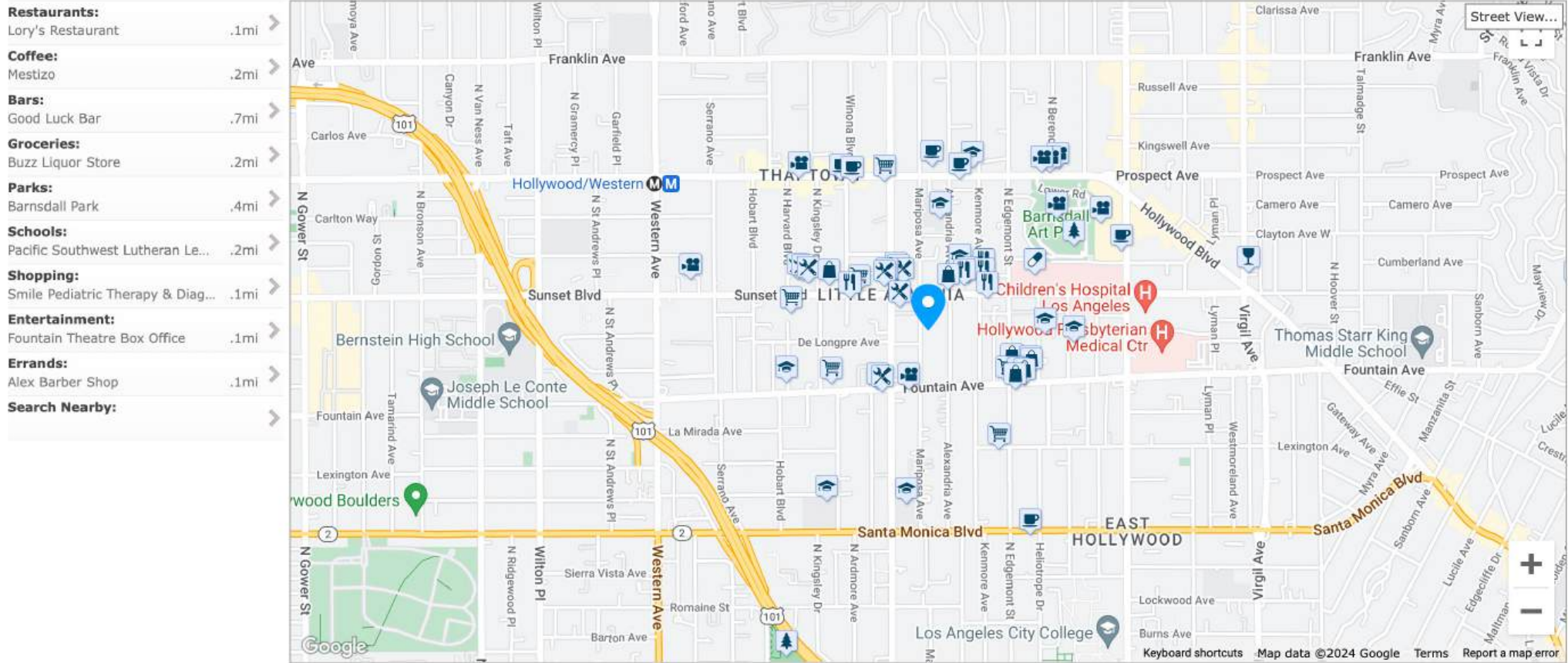
1412 Mariposa Avenue has a Walk Score of 90 out of 100. This location is a Walker's Paradise so daily errands do not require a car. 1412 Mariposa Avenue is a 10 minute walk from the Metro B Line (Red) at the Vermont / Sunset Station stop. This location is in the East Hollywood neighborhood in Los Angeles. Nearby parks include Barnsdall Park, Barnsdall Park and Lemon Grove Park.

<https://www.walkscore.com/score/1412-mariposa-ave-los-angeles-ca-90027#>

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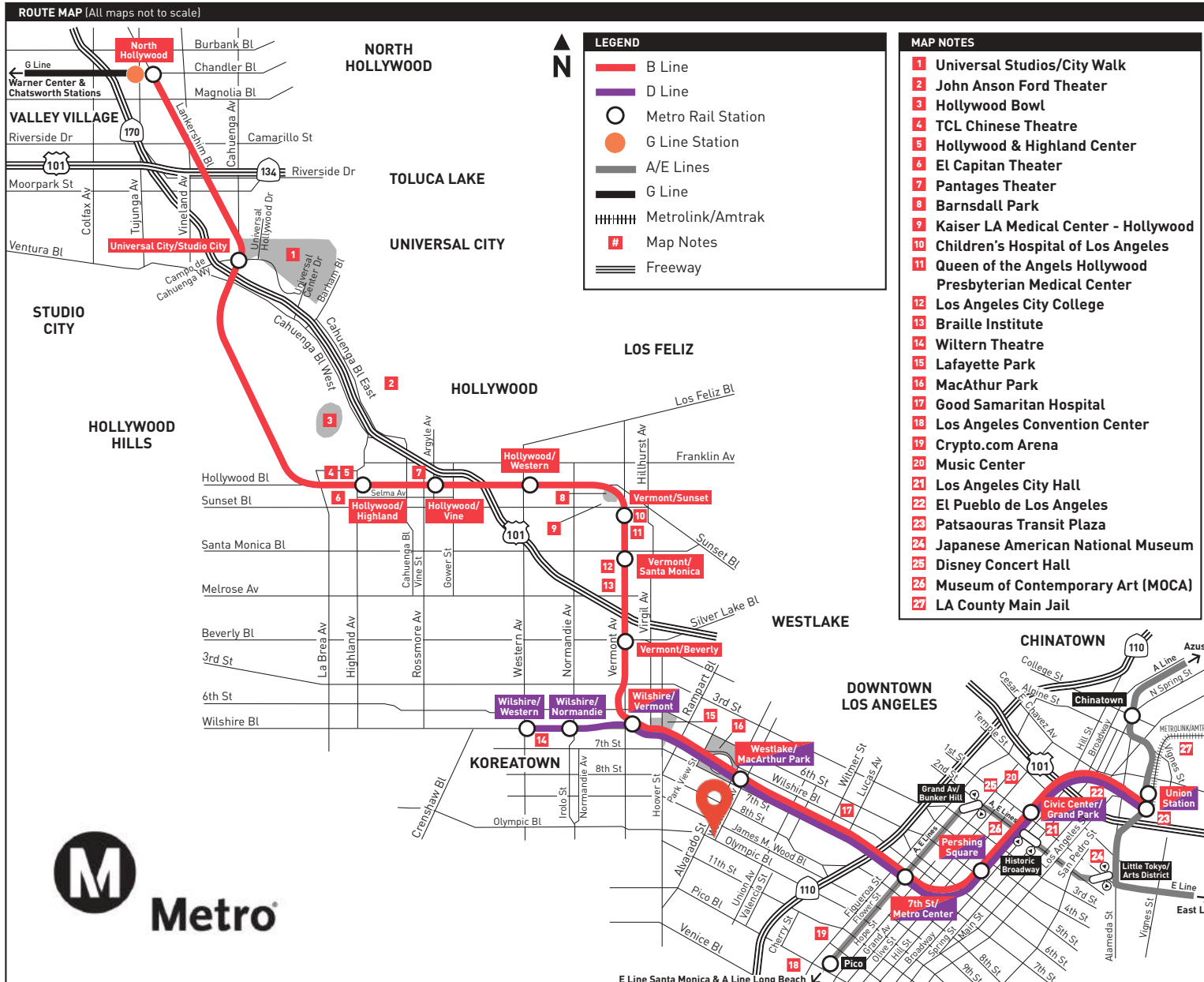
Walk Score



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1412 N. Mariposa Avenue

Metro B & D 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: Wilern 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.

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Dario Swidler | Jordan Petito

1412 N. Mariposa Avenue

Parcel Report



City of Los Angeles Department of City Planning

10/8/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1412 N MARIPOSA AVE
1414 N MARIPOSA AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2023-5886-DB-VHCA-ED1
CPC-2016-1450-CPU
CPC-1986-831-GPC
ORD-164695
ORD-111867
ENV-2016-1451-EIR

Address/Legal Information

PIN Number	147B197 875
Lot/Parcel Area (Calculated)	6,789.4 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID J5
Assessor Parcel No. (APN)	5543024017
Tract	WISENDANGER'S PROSPECT PARK ADDITION
Map Reference	M B 8-4
Block	None
Lot	39
Arb (Lot Cut Reference)	None
Map Sheet	147B197

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	East Hollywood
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1912.01
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	ADM-2023-5886-DB-VHCA-ED1
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Planning and Zoning Information

Special Notes	None
Zoning	RD2-1XL
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	Low Medium II 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

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

AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas Streetscape	Yes
Adaptive Reuse Incentive Area	No
Affordable Housing Linkage Fee	None
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	15
500 Ft School Zone	None
500 Ft Park Zone	None

Assessor Information

Assessor Parcel No. (APN)	5543024017
APN Area (Co. Public Works)*	0.156 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$567,498
Assessed Improvement Val.	\$291,312
Last Owner Change	08/06/2022
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	738550
	6-239
	2068895
	1447946
	1410117
	0645606

Building 1	
Year Built	1920
Building Class	D55B
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	1,596.0 (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: 5543024017]

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	500 Yr
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No

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1412 N. Mariposa Avenue

Parcel Report

Wells	None
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)	0.92165424
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	Los Angeles
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: 5543024017]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Address	1412 N MARIPOSA AVE
Year Built	1920
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	0.3 Units, Above Moderate
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast

Reporting District	1151
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	35
Red Flag Restricted Parking	No

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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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1412 N. Mariposa Avenue

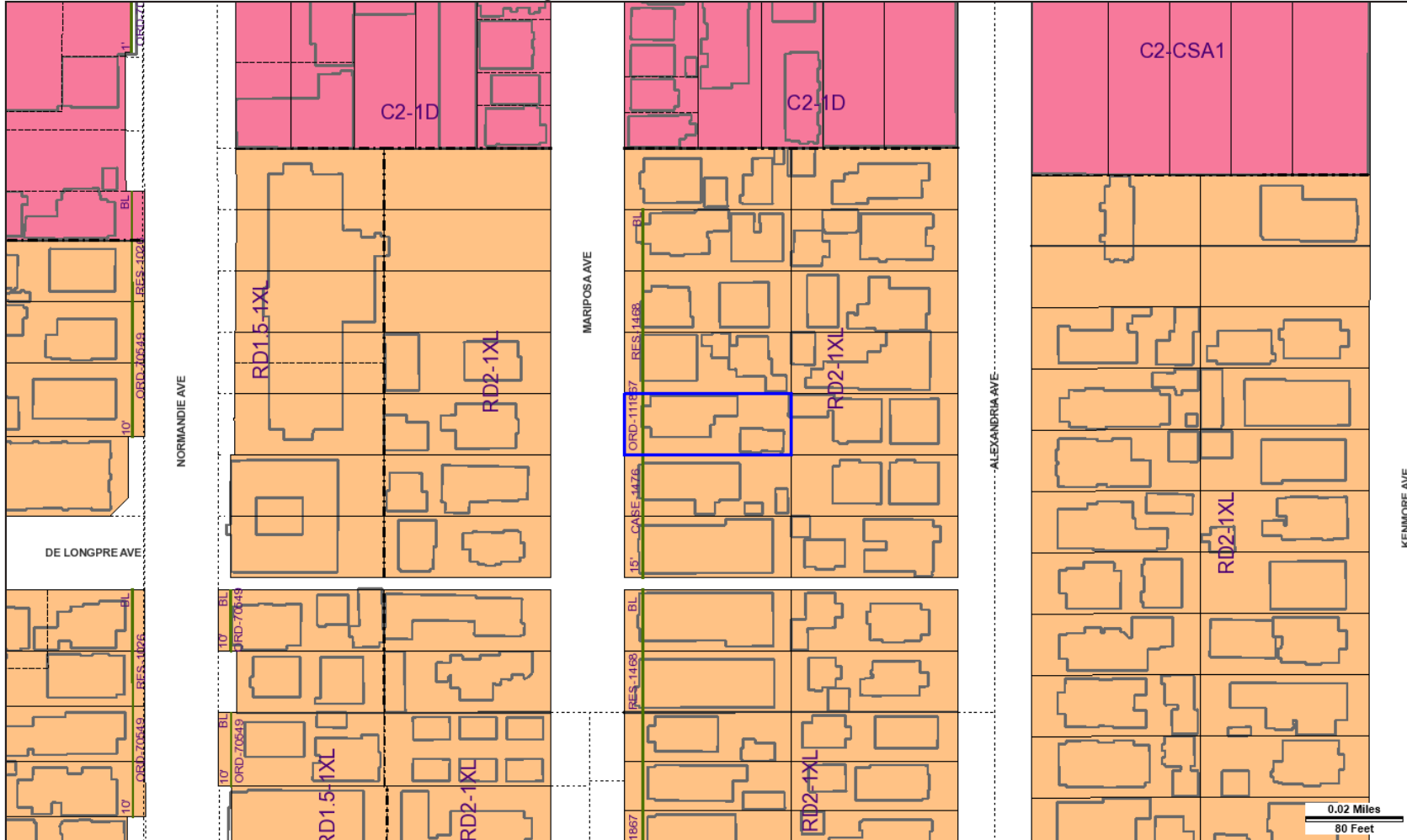
Zimas Map

ZIMAS PUBLIC

Generalized Zoning

10/08/2024

City of Los Angeles
Department of City Planning



Address: 1412 N MARIPOSA AVE

Tract: WISENDANGER'S PROSPECT PARK ADDITION Zoning: RD2-1XL

APN: 5543024017

Block: None

General Plan: Low Medium II Residential

PIN #: 147B197 875

Lot: 39

Arb: None



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1412 N. Mariposa Avenue

LAHD Table of Rental Units - Non-Final



X
 LAHD Staff: _____
 (Internal Use)
 Date: _____

revised
 5-16-2024

Square Footage Per Unit Project Address: 1412 N. Mariposa 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	68	0	0	0
1	4	388	388	Restricted Unit(s) must be = or > 349 Sq. Ft.
2		0	0	0
3		0	0	0
4		0	0	0
5		0	0	0
6		0	0	0
Total:	72			Total Restricted Units: 71

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					
29	X	308	Single	195.00	Low Income	CTCAC Sch. 9	North side						
30	X	309	Single	197.00	Low Income	CTCAC Sch. 9	North East Corner						
31	X	310	Single	196.00	Low Income	CTCAC Sch. 9	South East Corner						
32	X	311	Single	195.00	Moderate Income	HCD Sch. 6	South side						
33	X	312	Single	195.00	Low Income	CTCAC Sch. 9	South side						
34	X	315	Single	195.00	Low Income	CTCAC Sch. 9	South side						
35	X	316	Single	195.00	Low Income	CTCAC Sch. 9	South side						
36	X	317	Single	196.00	Low Income	CTCAC Sch. 9	South side						
37	X	318	Single	243.00	Low Income	CTCAC Sch. 9	South side						
38	X	319	Single	230.00	Moderate Income	HCD Sch. 6	South West Corner						
39	X	401	Single	184.00	Low Income	CTCAC Sch. 9	North West Corner						
40	X	402	Single	195.00	Low Income	CTCAC Sch. 9	North side						
41	X	403	Single	195.00	Low Income	CTCAC Sch. 9	North side						
42	X	404	Single	195.00	Moderate Income	HCD Sch. 6	North side						
43	X	405	Single	195.00	Low Income	CTCAC Sch. 9	North side						
44	X	406	Single	189.00	Low Income	CTCAC Sch. 9	North side						
45	X	407	Single	195.00	Low Income	CTCAC Sch. 9	North side						
46	X	408	Single	195.00	Low Income	CTCAC Sch. 9	North side						
47	X	409	Single	197.00	Low Income	CTCAC Sch. 9	North East Corner						
48	X	410	Single	196.00	Low Income	CTCAC Sch. 9	South East Corner						
49	X	411	Single	195.00	Low Income	CTCAC Sch. 9	South side						
50	X	412	Single	195.00	Moderate Income	HCD Sch. 6	South side						
51	X	415	Single	195.00	Low Income	CTCAC Sch. 9	South side						
52	X	416	Single	195.00	Moderate Income	HCD Sch. 6	South side						
53	X	417	Single	196.00	Low Income	CTCAC Sch. 9	South side						
54	X	418	Single	243.00	Low Income	CTCAC Sch. 9	South side						
55	X	419	Single	230.00	Low Income	CTCAC Sch. 9	South West Corner						
56	X	501	Single	184.00	Low Income	CTCAC Sch. 9	North West Corner						
57	X	502	Single	195.00	Low Income	CTCAC Sch. 9	North side						
58	X	503	Single	195.00	Low Income	CTCAC Sch. 9	North side						
59	X	504	Single	195.00	Low Income	CTCAC Sch. 9	North side						
60	X	505	Single	195.00	Moderate Income	HCD Sch. 6	North side						
61	X	506	Single	189.00	Low Income	CTCAC Sch. 9	North side						
62	X	507	Single	195.00	Low Income	CTCAC Sch. 9	North side						
63	X	508	Single	195.00	Low Income	CTCAC Sch. 9	North side						
64	X	509	Single	197.00	Moderate Income	HCD Sch. 6	North East Corner						
65	X	510	Single	196.00	Low Income	CTCAC Sch. 9	North East Corner						
66	X	511	Single	195.00	Low Income	CTCAC Sch. 9	South side						
67	X	512	Single	195.00	Low Income	CTCAC Sch. 9	South side						
68	X	515	Single	195.00	Low Income	CTCAC Sch. 9	South side						
69	X	516	Single	195.00	Low Income	CTCAC Sch. 9	South side						
70	X	517	Single	196.00	Low Income	CTCAC Sch. 9	South side						
71	X	518	Single	243.00	Moderate Income	HCD Sch. 6	South side						
72	X	519	Single	230.00	Low Income	CTCAC Sch. 9	South West Corner						

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1412 N. Mariposa Avenue

Rental Covenant

1. FUNDAMENTAL PROVISIONS

- (a) Property Address: 1412 North Mariposa Avenue
Los Angeles, CA 90027
- (b) City Planning Case No.: ADM-2023-5886-DB-VHCA-ED1
City Planning Referral Form Nos.: PAR-2023-4627-AHRF-ED1
PAR-2023-4295-ED1-VHCA
- (c) Tentative Tract No.: Not applicable
- (d) Building Permit Application No.: 23010-10000-02770
- (e) Plan Check No.: B23LA12182
- (f) Total Number of Residential Unit(s) at the Project: 72 + 1 ADU (Unit #109)
- (g) Total Number of Restricted Unit(s) at the Project: 71
- (h) Total Number of Senior Unit(s) at the Project: Not applicable
- (i) Allocation, Affordability Level, and Type of Restricted Unit(s) at the Project:

EXHIBIT "B"

2024 AFFORDABILITY SCHEDULE – LOW AND MODERATE
SCHEDULE 9 – CTCAC AND SCHEDULE 6 – HCD
Effective July 1, 2024

MAXIMUM MONTHLY RENT TO BE PAID BY AN ELIGIBLE HOUSEHOLD PER RESTRICTED UNIT		
BEDROOM TYPE	Schedule 9	Schedule 6
	Low 80% AMI	Moderate 30% of 110% of Net AMI
SINGLE	\$1,942	\$1,787
ONE	\$2,080	\$2,043

LOW AND MODERATE INCOME HOUSEHOLDS (Schedule 6-HCD and Schedule 9-CTCAC)

Type (check one): <input type="checkbox"/> Floating or <input checked="" type="checkbox"/> Fixed				
Bedroom Type	Total # of Residential Unit(s) at Project	Total # of Restricted Unit(s) at Project	# Low Income Restricted Unit(s) Sch. 9-CTCAC	# Moderate Income Restricted Unit(s) Sch. 6-HCD
SINGLE	68	68	54	14
ONE	4 + 1 ADU	3	2	1
TOTAL:	72+ 1 ADU	71*	56	15

*Manager's unit is #107, an unrestricted one (1) bedroom unit. Owner understands and agrees that the Restricted Unit(s) shall **NOT** be used as manager's units.

- (j) Owner's Contact Information:
- (k) Owner's Representative:

MAXIMUM INCOME LEVELS			
Household Size	Low (Sch. 9) 80% of AMI at initial move-in	Moderate (Sch. 9) 120% of AMI at recertification	Moderate (Sch. 6) 120% of AMI at initial move-in and recertification
1	\$77,680	\$116,520	\$82,500
2	\$88,720	\$133,080	\$94,300
3	\$99,840	\$149,760	\$106,050
4	\$110,960	\$166,440	\$117,850
5	\$119,840	\$179,760	\$127,300
6	\$128,720	\$193,080	\$136,700
7	\$137,600	\$206,400	\$146,150
8	\$146,480	\$219,720	\$155,550

Tables subject to change to reflect CTCAC or HCD updates of Median Income estimates

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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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1412 N. Mariposa 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

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1412 N. Mariposa Avenue

Section 8 - Voucher Payment Standards

Section 8 - SAFMR



Small Area Fair Market Rents

Effective 01-01-2023, the Section 8 Department will implement Small Area Fair Market Rents (SAFMRs) for applicant and participant families in the Housing Choice Voucher Program (HCVP). SAFMRs are defined based on the U.S. Postal Service ZIP code areas. They reflect rents at the ZIP code level with the goal to improve tenant outcomes. They have been shown to be a more direct approach to encouraging tenant moves to housing in lower poverty areas by increasing the subsidy available in specific ZIP codes to support such moves.

The following chart depicts the SAFMRs for HACLA.

(Effective October 1, 2023 for New Admissions and Effective January 1, 2024 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size								
		0	1	2	3	4	5	6	7	8
1	90005; 90012; 90013; 90020; 90027; 90028; 90038; 90039; 90071; 90240; 90623; 90638; 90701; 90715; 90807; 91001; 91006; 91007; 91008; 91010; 91020; 91024; 91104; 91107; 91108; 91303; 91321; 91324; 91325; 91335; 91345; 91351; 91356; 91384; 91387; 91411; 91504; 91506; 91601; 91607; 91711; 91722; 91724; 91740; 91775; 91780; 91790; 91791; 91792; 93551	\$2,184	\$2,460	\$3,120	\$3,996	\$4,416	\$5,078	\$5,740	\$6,403	\$7,065
2	90010; 90015; 90034; 90035; 90045; 90046; 90056; 90064; 90066; 90068; 90211; 90230; 90232; 90245; 90263; 90278; 90402; 90603; 90712; 90713; 90732; 90746; 90808; 91030; 91214; 91311; 91316; 91326; 91344; 91350; 91355; 91362; 91381; 91390; 91403; 91423; 91505; 91602; 91604; 91608; 91741; 91765; 91773	\$2,448	\$2,760	\$3,504	\$4,488	\$4,956	\$5,698	\$6,442	\$7,185	\$7,929
3	90014; 90024; 90025; 90036; 90048; 90049; 90067; 90069; 90073; 90077; 90094; 90210; 90212; 90254; 90265; 90266; 90272; 90274; 90275; 90290; 90291; 90292; 90293; 90703; 91011; 91105; 91301; 91302; 91307; 91354; 91361; 91364; 91367; 91436; 91789	\$2,796	\$3,216	\$3,948	\$5,280	\$6,036	\$6,940	\$7,846	\$8,751	\$9,657
Voucher Payment Standard (VPS) - All Other ZIP Codes		\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$6,912

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

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LAHD OCCUPANCY MONITORING: NEXT STEPS

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

1. Read your covenant for specifics

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

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

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

When you contact the City, we will provide:

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

CONTACT US

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

3. Advertise

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

4. Select prospective tenants

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

5. Keep your records and report annually

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

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

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

Rev. 9/13/2021

1412 N. Mariposa Avenue

Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

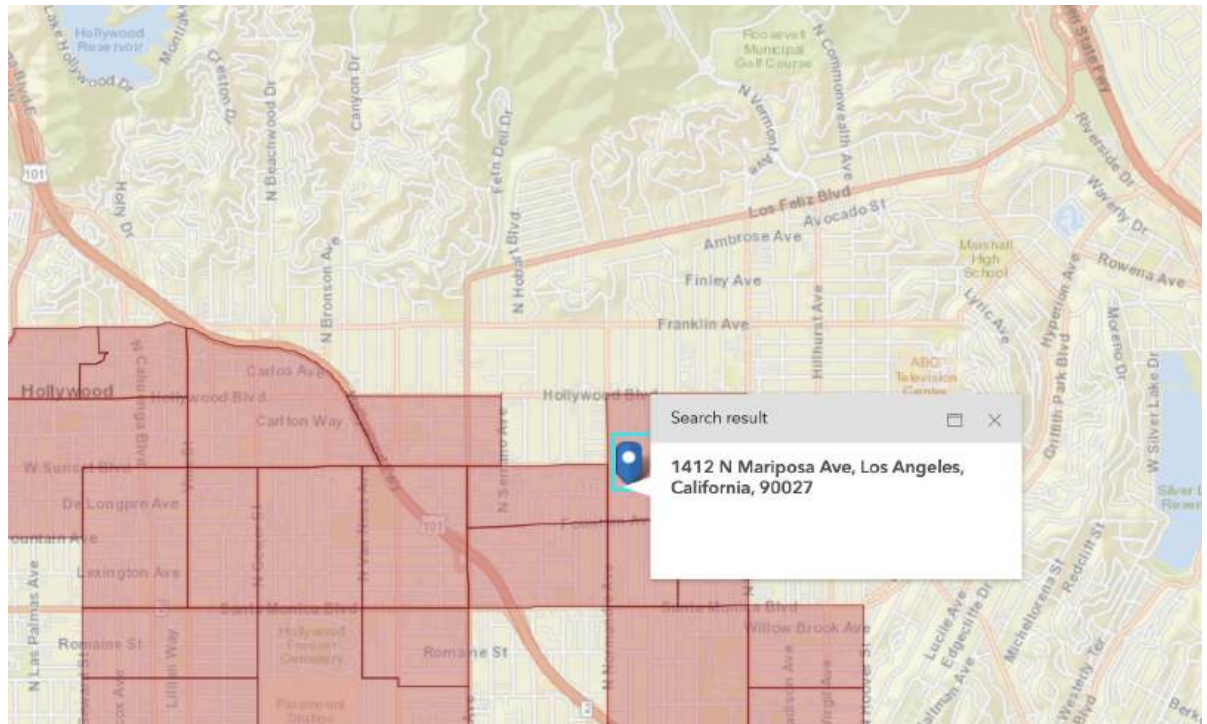
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

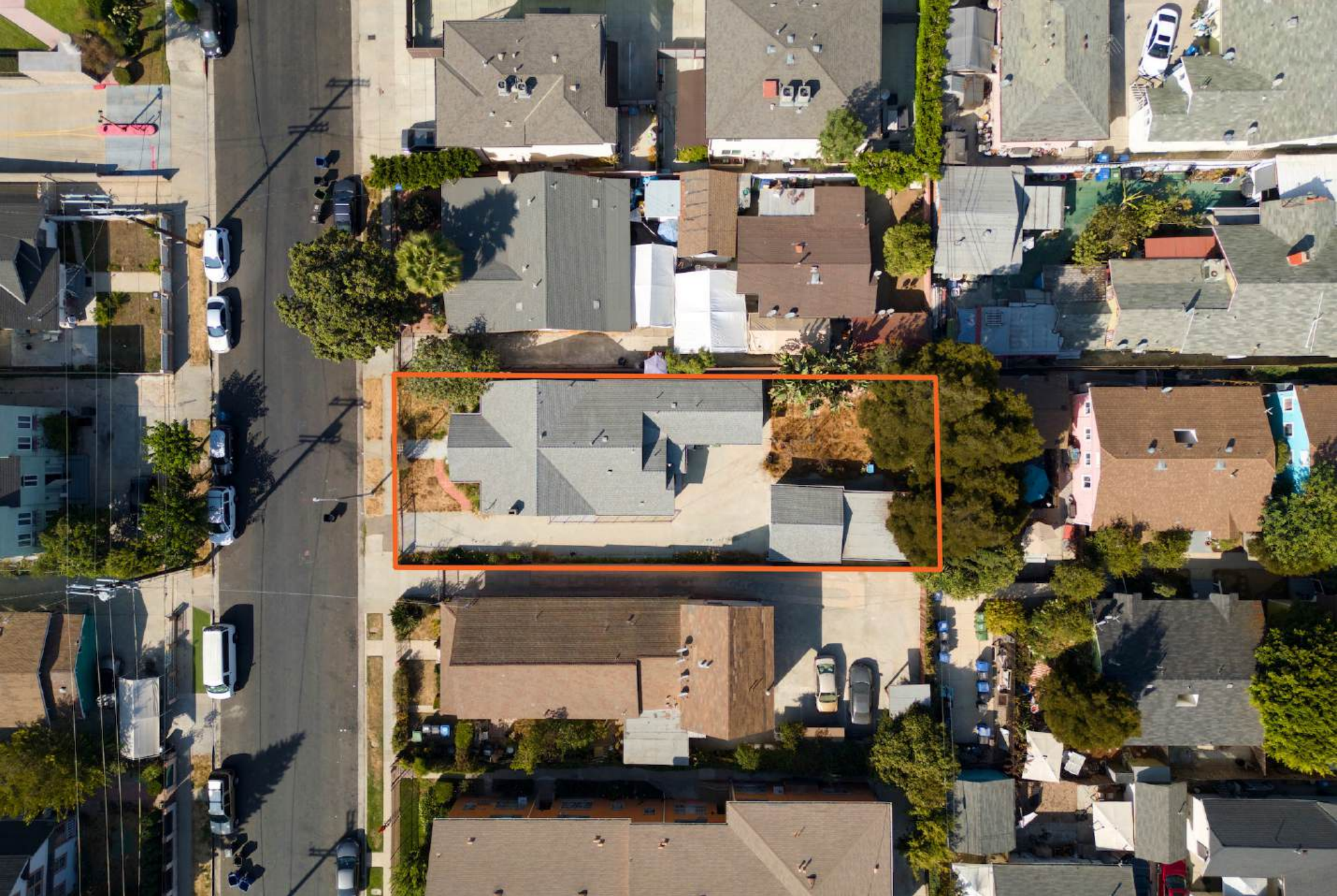
For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

[Click Here to Search Map Below](#)



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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, KW Commercial and JSA Properties International Inc. in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

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