

Over 33k SF of C2 Land



Priced at \$3,950,000

ED1 Eligible

**1218 - 1238 Manchester Ave.**  
**Los Angeles, CA 90044**

**PARTNERSCRE**  
**SVIDLER | STRIKOWSKI**

200± Units Possible On Site  
129 Unit Mixed-Use Project Available - Near RTI



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# 1218 - 1238 Manchester Ave.

## Property Overview

Partners CRE is proud to present for sale a **redevelopment opportunity** in the heart of South Los Angeles.

The **Commercially Zoned** property spans **240 feet of frontage** on Manchester Ave., sitting in front of a **16 foot alley**, and totals over **33k SF of land**, three quarters of an acre! Sitting between Normandie Ave. & Vermont Ave., you are just a hop and a skip to the 110 Freeway.

A Developer can potentially build up to **200± units by utilizing ED1**. However, to keep to a cost-effective development with only 3 stories, a **100-unit project** is very doable with rewarding numbers. Taking into account the alley in back, a building partially or fully **parked** may be in the future.

The Seller has submitted a **129-Unit Mixed-Use Project** to the City. The existing TOC Project can be **delivered almost-RTI**, with the only requirements pending being the Grading Bond (around \$20k) and the Sewer Tie Fee (around \$65k) - work estimated to take around 30 days. Plans are available upon request.

There is a leased Cell Tower in the back of the property that has about 12 years remaining on the lease, with **built-in income**.

The property is in a dense area with over 400K people in a 3-mile radius. The development site is a short commute to the City of Inglewood, which is home to **Sofi Stadium, Kia Forum** and **Intuit Dome**.

The property will be delivered **vacant** at the close of escrow – with only the Cell Tower lease.

## At a Glance

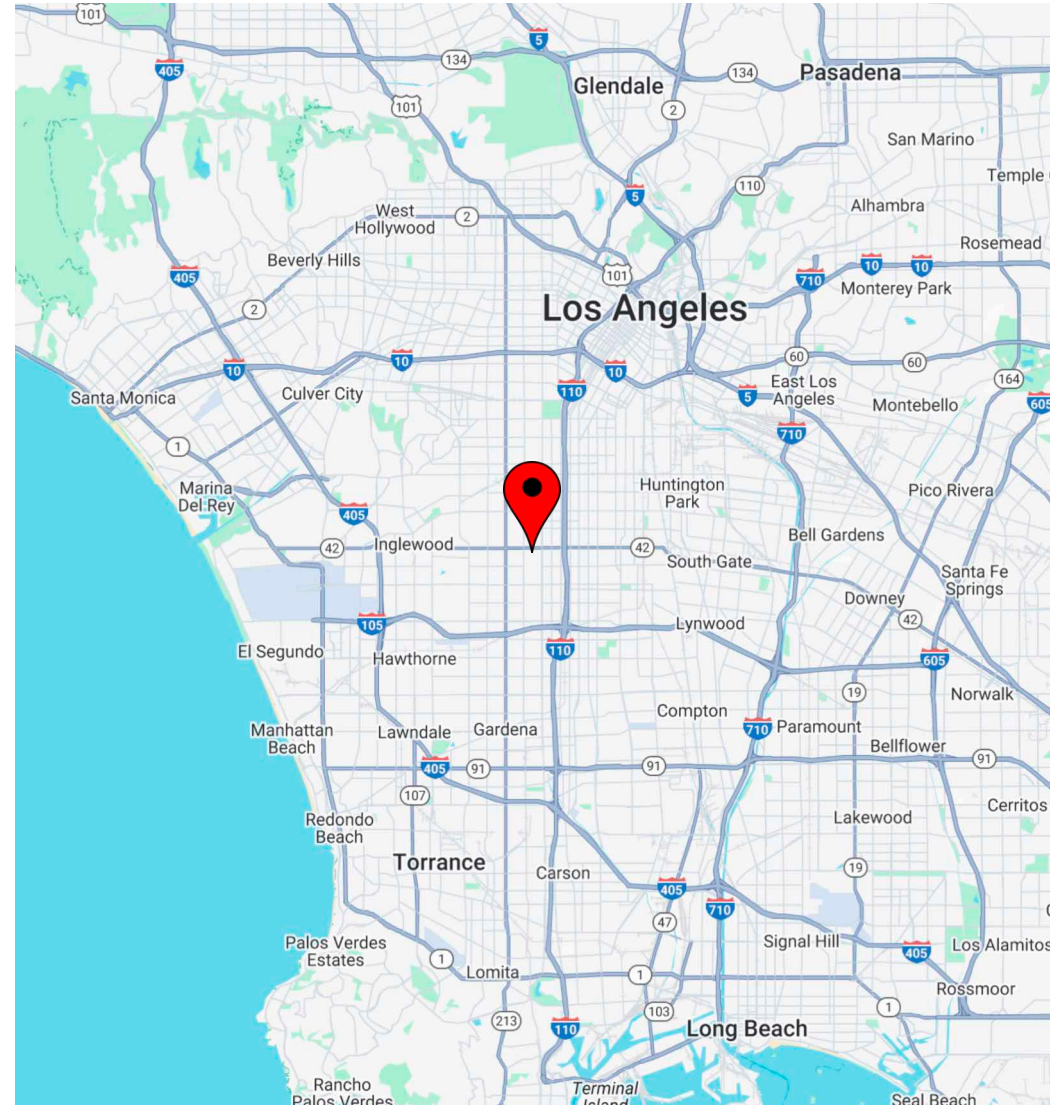
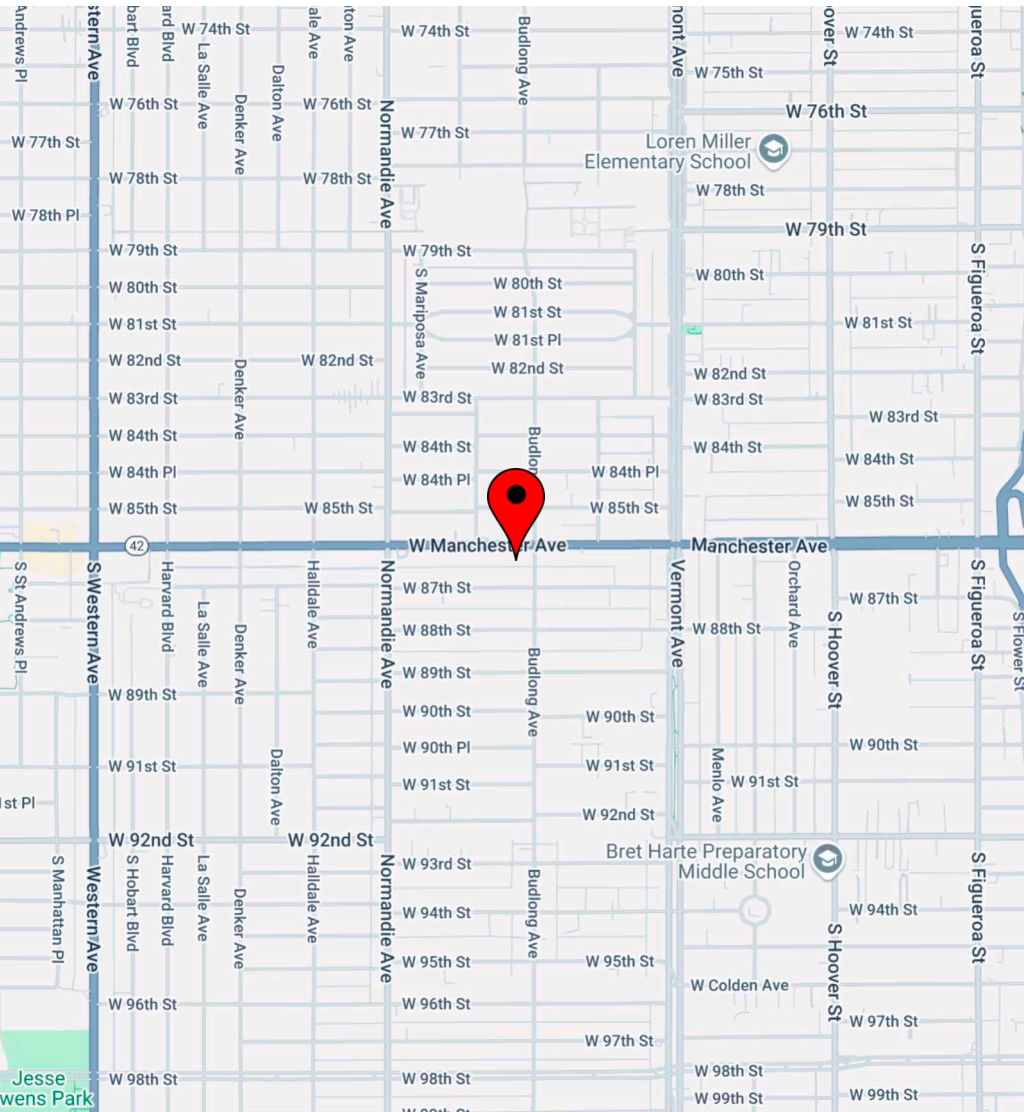
## South Los Angeles

<b>200± Units Possible On Site</b>	
<b>129 Unit Mixed-Use Project Near RTI</b>	
<b>\$3,950,000</b> Price	<b>C2-1L-CPIO Tier 3</b> Zoning
<b>33,022 SF</b> Combined Lot Square Footage	<b>240 x 137</b> Dimensions
Assessor Parcel Numbers	
<b>6047-002-004</b>	<b>6047-002-005</b>
<b>6047-002-006</b>	<b>6047-002-007</b>
<b>Tremendous Visibility</b>	
<b>ED1 Eligible</b>	
<b>16 Foot Alley</b>	
<b>Delivered Vacant - No need for Relocation</b>	
<b>Cell Tower with built-in income</b>	
<b>240 feet of frontage on Manchester</b>	
<b>Short commute to Inglewood</b>	

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# 1218 - 1238 Manchester Ave.

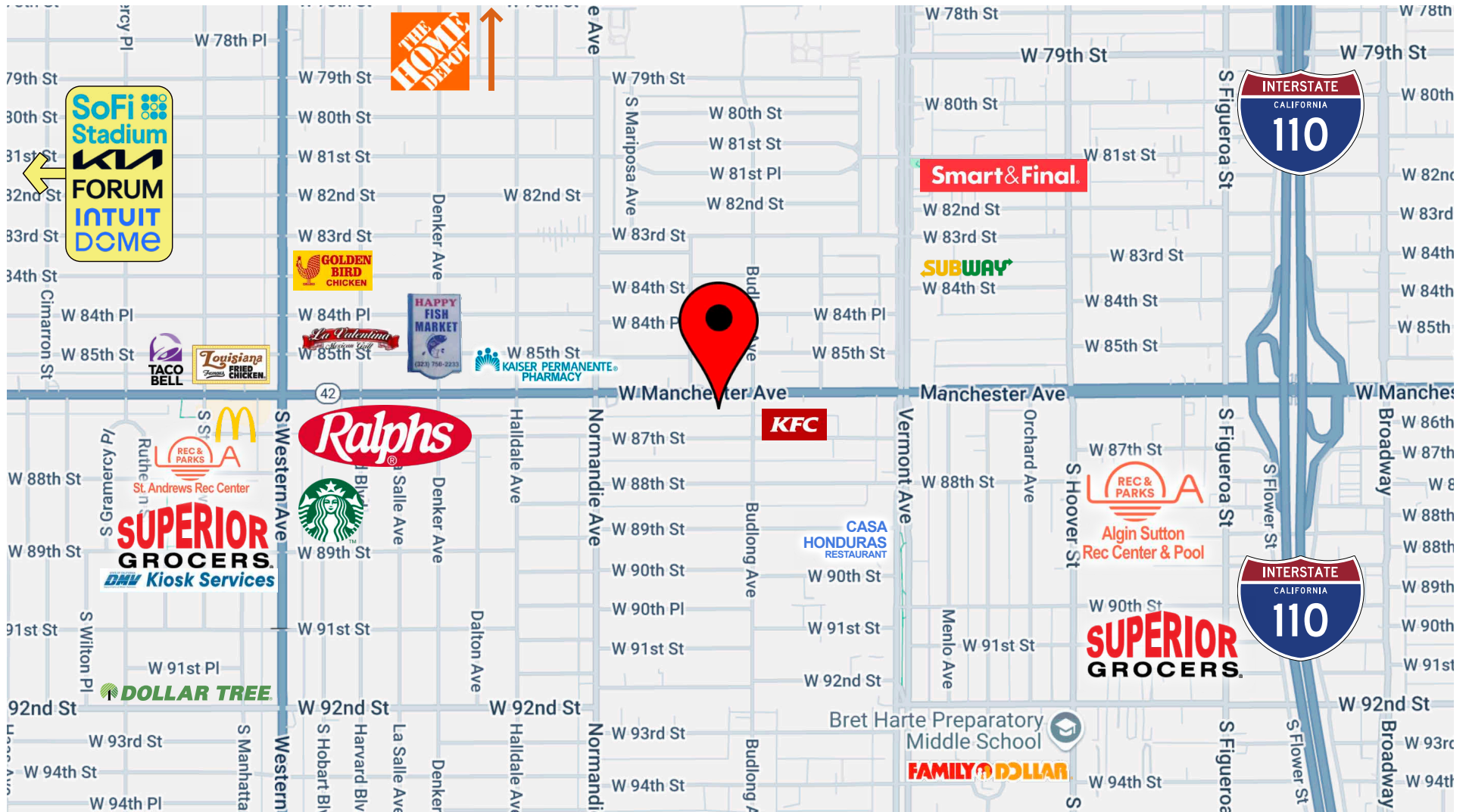
## Maps



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# 1218 - 1238 Manchester Ave.

## Area Map



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## Area Development

### Senior Supportive Housing Development 3 Blocks from Subject Site 1623 W Manchester Avenue - 50 Age-Restricted Units

The project, which John Stanley is developing in partnership with the church and Innovative Housing Opportunities, is located on a .82-acre site at 1613-1639 W. Manchester Avenue - formerly the church's parking lot. Plans call for the construction of a five-story building featuring 50 studio and one-bedroom apartments above 1,600 square feet of ground-floor commercial space and a two-level 100-car podium garage which will include replacement parking for Southside Church.

Billed as a public-private partnership with the City of Los Angeles, Serenity is funded through a \$9.2-million loan of Measure HHH funds as well as nearly \$20 million in bonds. The project is a combination of affordable and permanent supportive housing, with space for 36 homeless seniors, as well as 14 apartments reserved for independent senior households.

The apartments is reserved for residents aged 55 years and older, with annual incomes at or below 60 percent of the Los Angeles County area median income.

Withee Malcolm Architects is designing the apartment complex, which would incorporate a laundry facility and a club room. Plans also call for a third level courtyard featuring a barbeque area and outdoor seating.



<https://la.urbanize.city/post/senior-supportive-housing-development-breaks-ground-1623-w-manchester-avenue>

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# 1218 - 1238 Manchester Ave.

## Brickwork - ED1 Report



### South Los Angeles C2-1L Zoned Lots, 142 Potential Units With TOC Tier 3 and 200 Potential Units With ED-1



#### Address

<b>C2-1L-CPIO</b>	<b>142; 200</b>	<b>33,007 SQ. FT.</b>	<b>Tier 3</b>	<b>6</b>
Zoning Height District	Max Unit	Lot Size	TOC	Lots

#### Existing Conditions

Floor Area	8,566 sq. ft. (combined)
Residential Units	1
Assessed Improvement Value	\$677,667 (combined)
Assessed Land Value	\$839,595 (combined)

#### Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	
Feet	75 ft.
Stories	6
Minimum Setbacks	
Front	0 ft.
Side	0 ft. for commercial uses, 5 ft. for residential uses. 1 ft for each story over second not to exceed 15 ft.
Back	0 ft. for commercial uses, 15 ft for residential uses. 1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	33,007 sq. ft.
Max Buildable Area, Envelope	49,511 sq. ft.
Max Dwelling Units	<b>41</b>

Affordable Units Required	None
Parking Required	1.25 spaces for studios at 400 sqft or less 1.5 spaces for 1 bedrooms or studios over 400 sqft 2 spaces for 2 bedrooms or more
Required Bicycle Parking	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Long Term	
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	N/A
Required Open Space	N/A
Other Development Notes	-

#### Development Potential With TOC Tier 3

Maximum FAR	3:75:1
Maximum Height	
Feet	97 ft.
Stories	8
Minimum Setbacks	
Front	0 ft.
Side	0 ft. for commercial uses, 5ft for ground floor commercial.
Back	0 ft. for commercial uses, 5 ft for residential uses.
Max Buildable Area, Footprint	33,007 sq. ft.
Max Buildable Area, Envelope	123,776 sq. ft.
Max Dwelling Units	<b>142</b>
Affordable Units Required	At least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income
Parking Required	No Parking per AB 2097

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# 1218 - 1238 Manchester Ave.

## Brickwork - ED1 Report

Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	N/A
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	
Development Potential with ED-1	
Maximum FAR	3.5:1
Maximum Height	
Feet	88 ft.
Stories	8
Minimum Setbacks	
Front	0 ft.
Side	0 ft. for commercial uses, 5 ft. for residential uses. 1 ft for each story over second not to exceed 15 ft.
Back	10 ft. for commercial uses, 15 ft for residential uses. 1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	33,007 sq. ft.
Max Buildable Area, Envelope	115,524 sq. ft.
Max Dwelling Units	<b>200</b>
Parking Required	No Parking per AB 2097
Density Calculation	Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%)  115,524 sf x 0.15 = 17,329 sf for common areas 98,195 sf -(28,056 sf ground floor commercial) Net rentable envelope: 70,139 sf / 350 sf average unit size  Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.

Required Bicycle Parking	
Long Term	A 50% reduction in bicycle parking.
Short Term	A 50% reduction in bicycle parking.
Transitional Height Limitations	For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.
Required Open Space	A 50% reduction in open space.
Other Development Notes	1. Waiver - Tree planting 2. 50% reduction in open space 3. 50% reduction in bicycle parking 4. FAR to 3.5 5. 30% reduction ground story min height, glazing/transparency, pedestrian entrance number and spacing. 6. TBD  Above is at the discretion of applicant. Projects seeking Density Bonuses under LAMC Section 12.22A.25 shall be eligible for no more than five incentives and one waiver.

Jurisdictional	
Legal Description	Lots FR 38-43, Tract GRIDER-HAMILTON OSWALD COMPANY'S MANCHESTER HEIGHTS
Land Use	Community Commercial
Area Planning Commission	South Los Angeles
Community Plan Area	South Los Angeles
Neighborhood Council	Empowerment Congress Southwest
Council District	8
Council member	Marqueece Harris-Dawson




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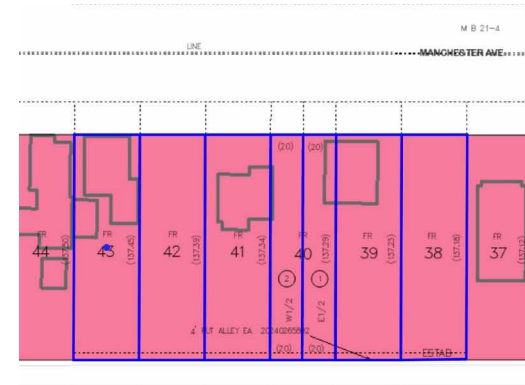
## Brickwork - ED1 Report

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	Yes
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	Yes
Opportunity Zone	No
Other	No

Red Flags	
 Property is subject to The Vermont/Manchester Redevelopment Agency, which could limit the development of the site.	
 Property is within the South Los Angeles CPIO subarea General Corridor, which requires additional design and other overlays not covered in this report	
 Property is within the South Los Angeles Alcohol Sales Specific Plan, which requires additional requirements pertaining to commercial uses not covered in this report.	

## Parcel Numbers

APN # 6047002004, 6047002005, 6047002006, 6047002007



## Property Report Disclaimer

This property report is provided for informational purposes only and is based on data obtained from publicly available government sources. No independent verification has been conducted to confirm the accuracy, completeness, or currency of the information presented herein. Users are advised to consult the original government records or relevant authorities for authoritative and updated information.

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## Zimas - Sample APN (4 APNs Total)



### City of Los Angeles Department of City Planning

#### 12/16/2024 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

1218 W MANCHESTER AVE

#### ZIP CODES

90044

#### RECENT ACTIVITY

ADM-2024-816-CPIOC

#### CASE NUMBERS

CPC-2021-8640-DB-CU-SPR-PHP-VHCA

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2278-GPA

CPC-2008-1552-CPU

CPC-2007-3827-ICO

CPC-2004-2391-ICO

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506

ORD-188312

ORD-185927

ORD-185926-SA5640

ORD-180103

ORD-176589

ORD-171682

ORD-171681

ORD-167093-SA5562

ORD-162128

ZA-2007-4362-CU

ENV-2021-8641-CE

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3170-CE

ENV-2010-2279-CE

ENV-2008-1781-EIR

ENV-2007-4361-MND

ENV-2007-3828-CE

ENV-2004-2409-CE-ICO

AFF-7514

#### Address/Legal Information

PIN Number	097-5A197 350
Lot/Parcel Area (Calculated)	5,495.8 (sq ft)
Thomas Brothers Grid	PAGE 704 - GRID A2 PAGE 704 - GRID A3
Assessor Parcel No. (APN)	6047002004
Tract	GRIDER-HAMILTON OSWALD COMPANY'S MANCHESTER HEIGHTS
Map Reference	M B 12-89
Block	None
Lot	FR 38
Arb (Lot Cut Reference)	None
Map Sheet	097-5A197

#### Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	Empowerment Congress Southwest
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2382.00
LADS District Office	Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review	None
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#### Planning and Zoning Information

Special Notes	None
Zoning	C2-1L-CPIO
Zoning Information (ZI)	ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2484 Community Plan Implementation Overlay: South Los Angeles ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2512 Housing Element Inventory of Sites ZI-2488 Redevelopment Project Area: Vermont/Manchester Recovery

General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
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	South Los Angeles
Subarea	General Corridor
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	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Vermont/Manchester Recovery
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Vox Collegiate of Los Angeles
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	6047002004
APN Area (Co. Public Works)*	0.126 (ac)
Use Code	260V - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - Vacant Land
Assessed Land Val.	\$128,724
Assessed Improvement Val.	\$0
Last Owner Change	07/24/2019
Last Sale Amount	\$9
Tax Rate Area	297
Deed Ref No. (City Clerk)	6-66

	468406
	415992
	2590130
	2557056
	2063108
	1946334
	1940605-06
	0356611
Building 1	No data for building 1
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: 6047002004]

#### 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

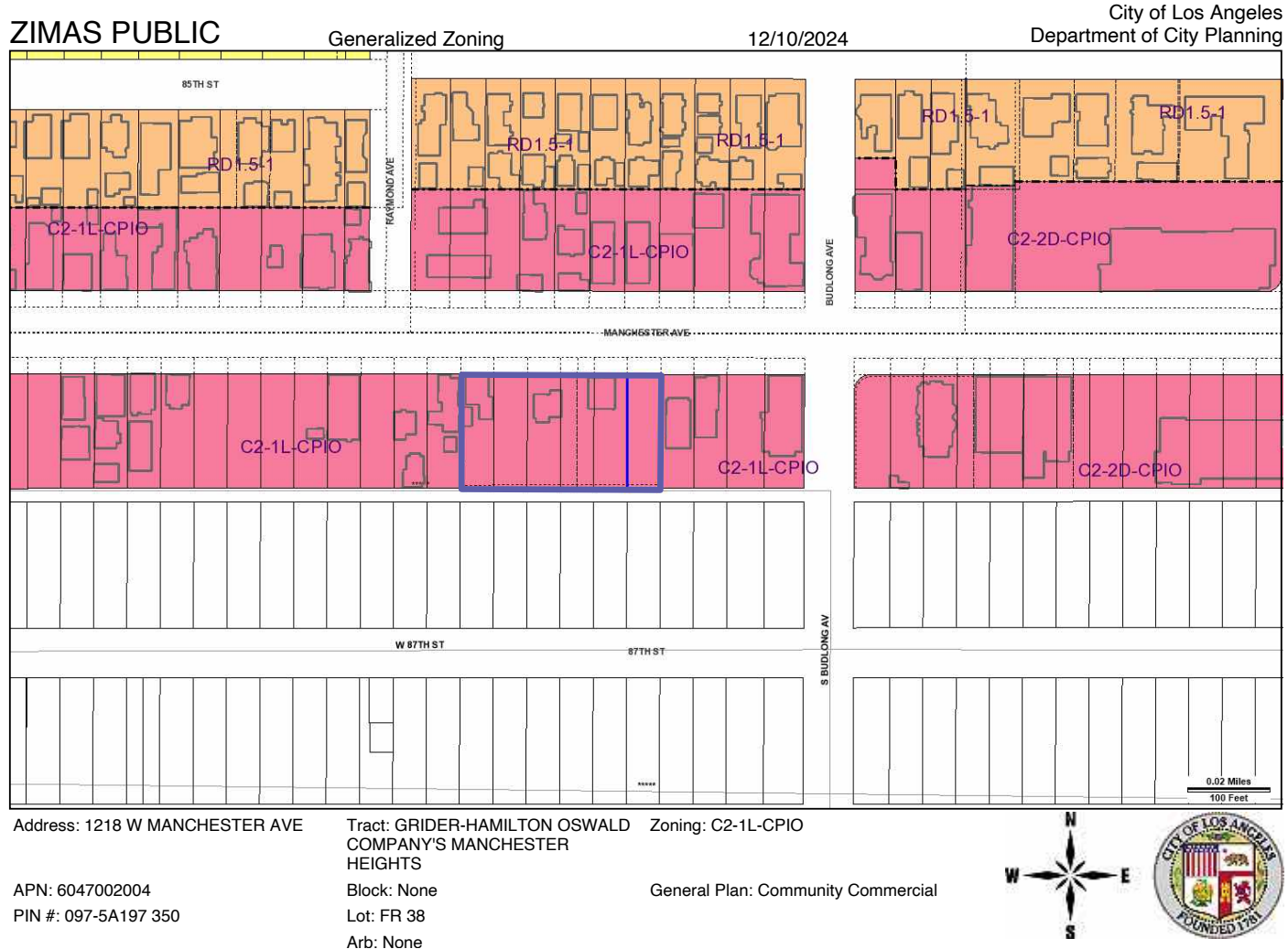
This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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## Zimas - Map



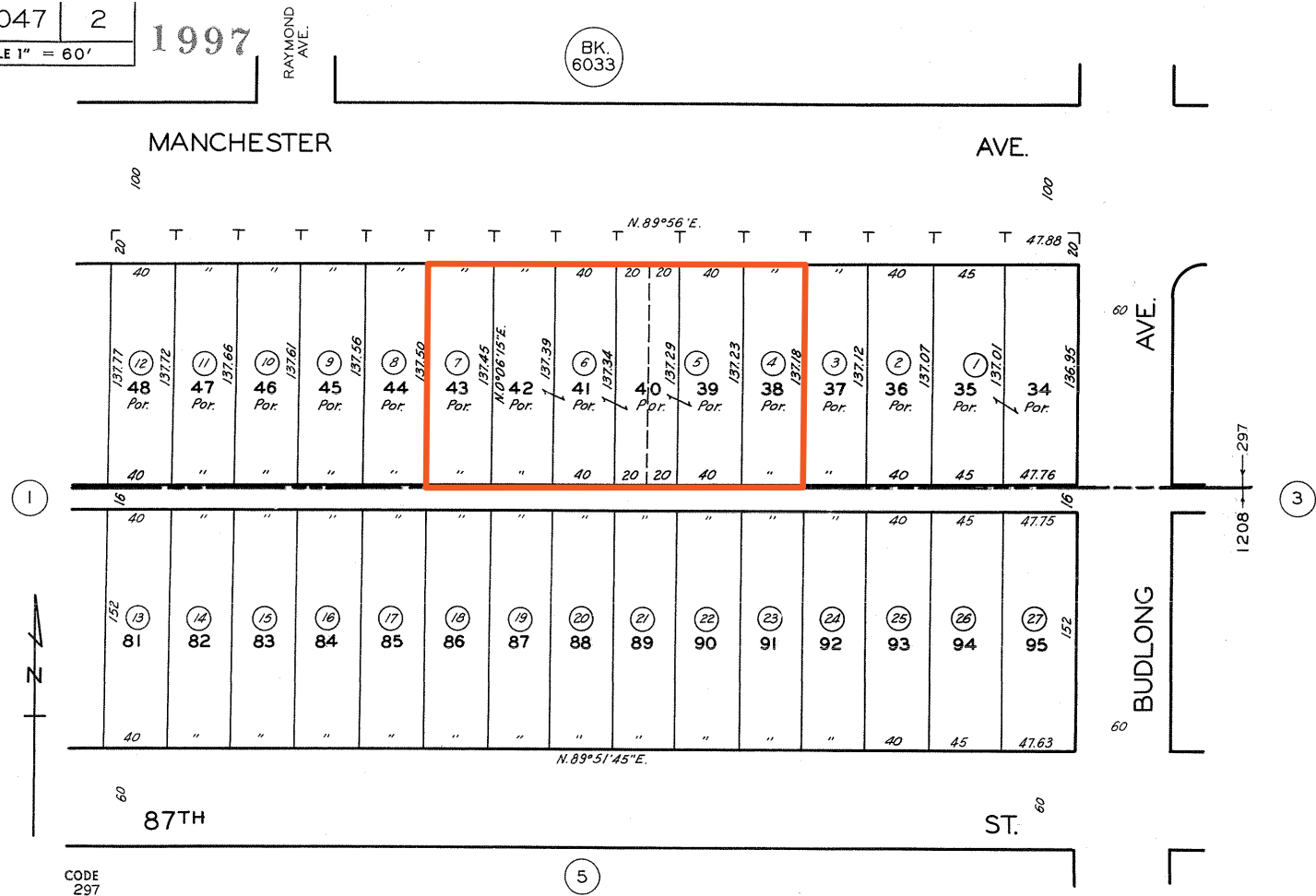
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# 1218 - 1238 Manchester Ave.

## Parcel Map

6047 | 2 | 1997  
 SCALE 1" = 60'

REVISED  
 960813



GRIDER-HAMILTON OSWALD CO'S.  
 MANCHESTER HEIGHTS

M.B. 12 - 89

CODE  
 297  
 1208

FOR PREV. ASSM'T. SEE:  
 6037 - 37

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

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# 1218 - 1238 Manchester Ave.

## Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
<b>Population:</b>						
2029 Projection	50,057		387,273		1,009,600	
2024 Estimate	51,831		402,170		1,049,954	
2020 Census	54,461		428,400		1,126,068	
Growth 2024-2029	-3.42%		-3.70%		-3.84%	
Growth 2020-2024	-4.83%		-6.12%		-6.76%	
<b>2024 Population</b>	<b>51,831</b>		<b>402,170</b>		<b>1,049,954</b>	
<b>Households:</b>						
2029 Projection	15,031		108,862		294,374	
2024 Estimate	15,608		113,333		306,511	
2020 Census	16,553		121,748		329,642	
Growth 2024-2029	-3.70%		-3.95%		-3.96%	
Growth 2020-2024	-5.71%		-6.91%		-7.02%	
Owner Occupied	4,938	31.64%	44,209	39.01%	107,339	35.02%
Renter Occupied	10,670	68.36%	69,123	60.99%	199,172	64.98%
<b>2024 Average Household Income</b>	<b>\$63,647</b>		<b>\$71,226</b>		<b>\$74,076</b>	
<b>2024 Median Household Income</b>	<b>\$44,538</b>		<b>\$53,545</b>		<b>\$55,732</b>	

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# 1218 - 1238 Manchester Ave.

Existing Mixed-Use Project - 129 Residential Units - Rendering



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# 1218 - 1238 Manchester Ave.

## Plans Summary - 129 Unit Mixed Use Project

Residential Unit Mix & Floor Area Summary						
	Unit Count	Studio	1 Bed	2 Bed	3 Bed	Floor Area
2 <sup>nd</sup> Floor	35	5	17	12	1	20,779
3 <sup>rd</sup> Floor	34	5	16	13	-	20,083
4 <sup>th</sup> Floor	34	5	16	13	-	20,083
5 <sup>th</sup> Floor	26	2	16	7	1	15,956
<b>TOTAL</b>	<b>129</b>	<b>17</b>	<b>65</b>	<b>45</b>	<b>2</b>	<b>76,901</b>

Commercial (Ground Floor Level): Total 5,563.8 SF

Provided Parking				
	ADA	Standard	Compact	Total
Residential	4	66	27	97
Commercial	2	11	3	16
<b>TOTAL</b>	<b>6</b>	<b>77</b>	<b>30</b>	<b>113</b>

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# 1218 - 1238 Manchester Ave.

## Existing Mixed-Use Project - Rental Covenant - Excerpts

### 1. FUNDAMENTAL PROVISIONS

- (a) Property Address: 1220 West Manchester Avenue  
Los Angeles, CA 90044
- (b) City Planning Case No.: CPC-2021-8640-DB-CU-SPR-PHP-VHCA  
City Planning Referral Form No.: Not applicable
- (c) Tentative Tract No.: Not applicable
- (d) Building Permit Application No.: 19010-10000-06114
- (e) Plan Check No.: B19LA27206FO
- (f) Total Number of Residential Unit(s) at the Project: 129
- (g) Total Number of Restricted Unit(s) at the Project: 18
- (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 – VERY LOW  
SCHEDULE 6 – HCD  
Effective August 1, 2023

MAXIMUM MONTHLY RENT TO BE PAID BY AN ELIGIBLE HOUSEHOLD PER RESTRICTED UNIT		
30% of 50% of NET AMI		
<u>SINGLE</u>	<u>ONE BEDROOM</u>	<u>TWO BEDROOM</u>
<b>\$812</b>	<b>\$929</b>	<b>\$1,045</b>

### VERY LOW INCOME HOUSEHOLDS (Schedule 6-HCD)

Type (check one): <input checked="" type="checkbox"/> Floating or <input type="checkbox"/> Fixed					
Bedroom Type	Total # of Residential Unit(s) at Project	Total # of Restricted Unit(s) at Project	Unit #	Square Feet	Location Within Project
SINGLE	17	3	#224	373.10	Central
			#306	289.50	West side
			#424	373.10	Central
ONE	65	9	#202	463.20	North side
			#232	464.50	Central
			#309	461.70	West side
			#323	463.40	Central
			#426	452.40	Central
			#432	464.50	Central
			#508	463.50	West side
			#513	462.20	Central
			#524	464.50	South side
			*TWO	45	6
#229	662.80	Central			
#319	728.70	North East corner			
#413	667.10	South side			
#415	667.10	South side			
#522	662.80	South side			
THREE	2	0	N/A	N/A	N/A
<b>TOTAL:</b>	<b>129</b>	<b>18**</b>			

MAXIMUM INCOME LEVELS		
Household Size	50% of AMI at initial move-in	120% of AMI at recertification
1	\$48,550	\$82,500
2	\$55,450	\$94,300
3	\$62,400	\$106,050
4	\$69,350	\$117,850
5	\$74,900	\$127,300
6	\$80,450	\$136,700
7	\$86,000	\$146,150
8	\$91,550	\$155,550

This table is subject to change to reflect HCD updates of Median Income estimates

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# 1218 - 1238 Manchester Ave.

## Section 8 - SAFMR - Voucher Payment Standards



In the Housing Choice Voucher (HCV) Program, payment standards are used in the calculation of Housing Assistance Payments (HAPs) that the Housing Authority pays to the owner on behalf of the family leasing the unit.

Payment standards are the maximum monthly assistance that the Housing Authority will pay on behalf of the family.

The payment standard for a family is the lower of:

- Payment standard for the family's unit size indicated on the voucher; or
- Payment standard for the size of the unit leased by the family.

Additional factors that influence the Housing Assistance Payment to the owner include the family's size and income, utilities the family is responsible for, and the cost of comparable units in the area.

The Housing Authority of the City of Los Angeles (HACLA) has been designated by the U.S. Department of Housing and Urban Development (HUD) as a Small Area Fair Market Rent (SAFMR) Housing Authority and, in accordance with 24 CFR 982.503, is required to implement SAFMR-based payment standards no later than January 1, 2025.

SAFMRs are Fair Market Rents (FMRs) calculated at the ZIP code level, rather than for the entire metropolitan area. SAFMRs are intended to more accurately reflect the local market and provide families with access to low-poverty and high-opportunity areas by providing rental assistance at a level that makes the higher rents in such areas affordable for them.

The landlord's asking rent for the unit must be supported by comparable rents within the area. Regardless of the location, the rent for the unit can never be higher than the comparable rent determined by the HACLA/third party vendor regardless of the VPS.

There are no area exception rents at this time.

**FAMILY SHARE REMINDER:** At the starting date of the initial Housing Assistance Payments (HAP) contract for a unit (lease-in-place or otherwise) if the contract rent is higher than the appropriate VPS, the family share cannot be greater than 40% of the family's adjusted monthly income. This is a statutory and regulatory requirement. There are absolutely no exceptions and HUD headquarters (D.C.) cannot grant a waiver on this matter.

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

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SAFMR payment standard schedule by grouped ZIP code

Tier	Small Area Fair Market Rent (SAFMR) determined by ZIP Code	Bedroom Size										
		Efficiency	1	2	3	4	5	6	7	8	9	10
1	90001, 90002, 90003, 90006, 90007, 90008, 90011, 90018, 90021, <b>90022</b> , 90023, 90031, 90032, 90033, 90037, <b>90040</b> , 90043, <b>90044</b> , 90047, 90058, 90059, 90061, 90062, 90063, <b>90201</b> , <b>90221</b> , <b>90222</b> , 90247, 90248, <b>90249</b> , 90250, <b>90255</b> , 90262, <b>90270</b> , 90301, <b>90303</b> , 90304, <b>90640</b> , 90710, <b>90723</b> , 90744, <b>90805</b> , <b>90806</b> , 90810, 90813, 91331, 91352, 91402, <b>91731</b> , <b>91732</b> , <b>91733</b> , <b>91744</b> , 91754, <b>91755</b> , <b>91768</b> , <b>91770</b> , 91803, <b>93535</b> , <b>93536</b> , <b>93550</b>	\$1,920	\$2,172	\$2,748	\$3,528	\$3,888	\$4,471	\$5,054	\$5,637	\$6,220	\$6,804	\$7,387
2	90016, 90057, 90065, <b>90601</b> , <b>90602</b> , <b>90706</b> , 90731, <b>90804</b> , 91042, 91306, 91340, 91342, 91343, 91605, <b>91702</b> , <b>91723</b> , <b>91776</b>	\$2,004	\$2,244	\$2,2832	\$3,600	\$3,984	\$4,581	\$5,179	\$5,776	\$6,374	\$6,972	\$7,569
3	90019, 90026, 90029, 90041, 90042, <b>90241</b> , <b>90242</b> , <b>90260</b> , 90302, 90501, 90604, 90605, 90717, 90745, 91040, 91401, 91405, 91606, 91801	\$2,088	\$2,340	\$2,952	\$3,756	\$4,164	\$4,788	\$5,413	\$6,037	\$6,662	\$7,286	\$7,911
4	90004, 90005, <b>90009</b> , 90012, 90020, 90028, <b>90030</b> , 90305, 90502, <b>90606</b> , <b>90670</b> , <b>90755</b> , 90802, <b>90807</b> , <b>90816</b> , <b>91043</b> , <b>91104</b> , 91303, 91304, 91325, <b>91333</b> , <b>91334</b> , 91335, <b>91346</b> , <b>91353</b> , 91356, <b>91357</b> , <b>91393</b> , 91404, 91406, 91411, <b>91603</b> , <b>91609</b> , <b>91722</b> , <b>91745</b> , <b>91748</b> , <b>91780</b>	\$2,208	\$2,472	\$3,120	\$3,960	\$4,392	\$5,050	\$5,709	\$6,368	\$7,027	\$7,686	\$8,344
5	90013, 90017, 90038, 90039, <b>90240</b> , 90404, <b>90715</b> , <b>91006</b> , <b>91007</b> , <b>91010</b> , 91201, <b>91203</b> , 91204, 91205, 91311, 91316, 91345, <b>91384</b> , <b>91502</b> , 91607, <b>91724</b> , <b>91775</b> , <b>91790</b>	\$2,328	\$2,616	\$3,300	\$4,188	\$4,644	\$5,340	\$6,037	\$6,733	\$7,430	\$8,126	\$8,823
6	90027, 90034, 90056, 90056, 90405, <b>90503</b> , 90504, <b>90505</b> , <b>90603</b> , <b>90808</b> , <b>91001</b> , <b>91106</b> , <b>91202</b> , 91206, 91324, 91344, <b>91351</b> , <b>91387</b> , 91504, 91601, <b>91711</b> , <b>91773</b> , <b>91792</b>	\$2,508	\$2,820	\$3,552	\$4,512	\$5,004	\$5,754	\$6,505	\$7,255	\$8,006	\$8,756	\$9,507
7	90010, 90014, 90035, 90045, 90046, 90048, 90068, 90211, 90230, 90232, <b>90245</b> , 90713, 90732, <b>91101</b> , 91326, <b>91350</b> , <b>91355</b> , <b>91381</b> , <b>91390</b> , 91403, 91423, 91505, 91602, 91604, <b>91765</b>	\$2,724	\$3,060	\$3,852	\$4,896	\$5,424	\$6,237	\$7,051	\$7,864	\$8,678	\$9,492	\$10,305
8	90015, 90024, 90025, 90036, 90049, 90064, 90069, 90073, 90094, 90212, <b>90266</b> , 90272, 90291, 90292, 90293, <b>90401</b> , <b>90703</b> , <b>90746</b> , 91307, 91364, 91367, 91436	\$3,108	\$3,480	\$4,392	\$5,580	\$6,192	\$7,120	\$8,049	\$8,978	\$9,907	\$10,836	\$11,764
Regardless of its location, or whether the unit is providing a reasonable accommodation, the unit's rent can never be higher than the comparable rents determined by the Housing Authority.												
Effective 1/1/2025 for New Admissions/Recontracts and 3/1/2025 for Annual Reexaminations												
All ZIP codes bolded/underlined are outside of the Los Angeles City limits and may only be used in the HUD-Veterans Affairs Supportive Housing (VASH), Emergency Housing Vouchers (EHV) and Community Choice Demonstration programs												

# 1218 - 1238 Manchester Ave.

## LAHD - Tenants with Housing Choice Voucher (Section 8)



### 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:

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

#### **CONTACT US**

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

##### **3. Advertise**

Your covenant requires you to advertise the affordable units at [lahousing.lacity.org](http://lahousing.lacity.org) to notify the public on how to apply for restricted units. For questions about advertising, email [lahd.occmonitor@lacity.org](mailto: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](mailto: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

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# 1218 - 1238 Manchester Ave.

## Voucher Payment Standards



**Table of Rental Units**  
 LAHD Staff: (Internal Use)  
 Date: 11/25/2024

revised 8-9-23

Square Footage Per Unit Project Address: 1220 W Manchester 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.*	Restricted Unit(s) must be = or >
Single	17	4,428	316	285 Sq. Ft.	
1	65	25,976	464	417 Sq. Ft.	
2	45	26,415	677	610 Sq. Ft.	
3	2	1,902	951	856 Sq. Ft.	
4					
5					
6					
<b>Total:</b>	<b>129</b>				<b>Total Restricted Units: 18</b>

Record No.	Restrict	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
1		201	1	461.70			North side	
2	X	202	1	463.20	Very Low Income	HCD	North side	
3		203	2	665.80			North side	
4		204	2	667.10			North side	
5		205	2	659.40			North West Corner	
6		206	Single	289.60			West side	
7		207	1	464.50			West side	
8		208	1	463.20			West side	
9		209	1	461.70			West side	
10		210	1	519.80			South West Corner	
11		211	Single	297.40			South side	
12		212	2	667.10			South side	
13		213	2	667.10			South side	
14		214	2	667.10			South side	
15		215	2	667.00			South side	
16	X	216	2	678.10	Very Low Income	HCD	South East Corner	
17		217	2	660.50			East side	
18		218	2	666.40			East side	
19		219	2	728.70	Manager's Unit		North East Corner	
20		220	1	462.20			Central	
21		221	1	464.70			Central	
22		222	1	463.40			Central	
23		223	1	463.40			Central	
24	X	224	Single	373.10	Very Low Income	HCD	Central	
25		225	1	454.30			Central	
26		226	1	452.40			Central	
27		227	Single	289.60			Central	
28		228	Single	289.00			Central	
29	X	229	2	662.80	Very Low Income	HCD	Central	
30		230	1	464.50			Central	
31		231	1	464.50			Central	
32	X	232	1	464.50	Very Low Income	HCD	Central	
33		233	1	464.50			Central	
34		234	3	950.80			Central	
35		235	1	512.10			Central	
36		301	1	461.70			North side	
				461.70			North side	

Record No.	Restrict	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
38		303	2	665.80			North side	
39		304	2	667.10			North side	
40		305	2	659.40			North West Corner	
41	X	306	Single	289.50	Very Low Income	HCD	West side	
42		307	1	464.50			West side	
43		308	1	463.20			West side	
44	X	309	1	461.70	Very Low Income	HCD	West side	
45		310	Single	305.00			South West Corner	
46		311	Single	298.70			South side	
47		312	2	667.10			South side	
48		313	2	667.10			South side	
49		314	2	667.10			South side	
50		315	2	667.10			South side	
51		316	2	673.40			South East Corner	
52		317	2	659.20			East side	
53		318	2	666.40			East side	
54	X	319	2	728.70	Very Low Income	HCD	North East Corner	
55		320	1	462.20			Central	
56		321	1	464.70			Central	
57		322	1	463.40			Central	
58	X	323	1	463.40	Very Low Income	HCD	Central	
59		324	Single	373.10			Central	
60		325	1	454.30			Central	
61		326	1	452.40			Central	
62		327	Single	364.70			Central	
63		328	2	662.80			Central	
64		329	1	464.50			Central	
65		330	1	464.50			Central	
66		331	1	464.50			Central	
67		332	1	464.50			Central	
68		333	2	785.60			Central	
69		334	1	458.90			Central	
70		401	1	461.70			North side	
71		402	1	463.20			North side	
72		403	2	665.80			North side	
73		404	2	667.10			North side	
74		405	2	659.40			North side	
75		406	Single	289.60			North West Corner	
76		407	1	464.50			West side	
77		408	1	463.20			West side	
78		409	1	461.70			West side	
79		410	Single	305.00			South West Corner	
80		411	Single	298.70			South side	
81		412	2	667.10			South side	
82	X	413	2	667.10	Very Low Income	HCD	South side	
83		414	2	667.10			South side	
84	X	415	2	667.10	Very Low Income	HCD	South side	
85		416	2	673.40			North East Corner	
86		417	2	659.20			East side	
87		418	2	666.40			East side	
88		419	2	728.70			North East Corner	
89		420	1	462.20			Central	
90		421	1	464.70			Central	
91		422	1	463.40			Central	
92		423	1	463.40			Central	
93	X	424	Single	373.10	Very Low Income	HCD	Central	
94		425	1	454.30			Central	

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# 1218 - 1238 Manchester Ave.

## Voucher Payment Standards

Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building	In Building
95	X	426	1	452.40	Very Low Income	HCD	Central	
96		427	Single	364.70			Central	
97		428	2	662.80			Central	
98		429	1	464.50			Central	
99		430	1	464.50			Central	
100		431	1	464.50			Central	
101	X	432	1	464.50	Very Low Income	HCD	Central	
102		433	2	785.60			Central	
103		434	1	458.90			Central	
104		501	1	461.70			North side	
105		502	1	463.20			North side	
106		503	2	665.80			North side	
107		504	2	667.10			North side	
108		505	2	659.40			North side	
109		506	Single	289.70			North West Corner	
110		507	1	464.70			West side	
111	X	508	1	463.50	Very Low Income	HCD	West side	
112		509	1	462.00			West side	
113		510	2	659.20			South East Corner	
114		511	2	666.40			East side	
115		512	2	770.10			North East Corner	
116	X	513	1	462.20	Very Low Income	HCD	Central	
117		514	1	464.70			Central	
118		515	1	463.40			Central	
119		516	1	463.40			Central	
120		517	Single	373.10			Central	
121		518	1	454.30			Central	
122		519	1	452.40			Central	
123	X	522	2	662.80	Very Low Income	HCD	South side	
124		523	1	464.50			South side	
125	X	524	1	464.50	Very Low Income	HCD	South side	
126		525	1	464.50			South side	
127		526	1	464.50			South side	
128		527	3	950.80			South side	
129		528	1	454.64			Central	

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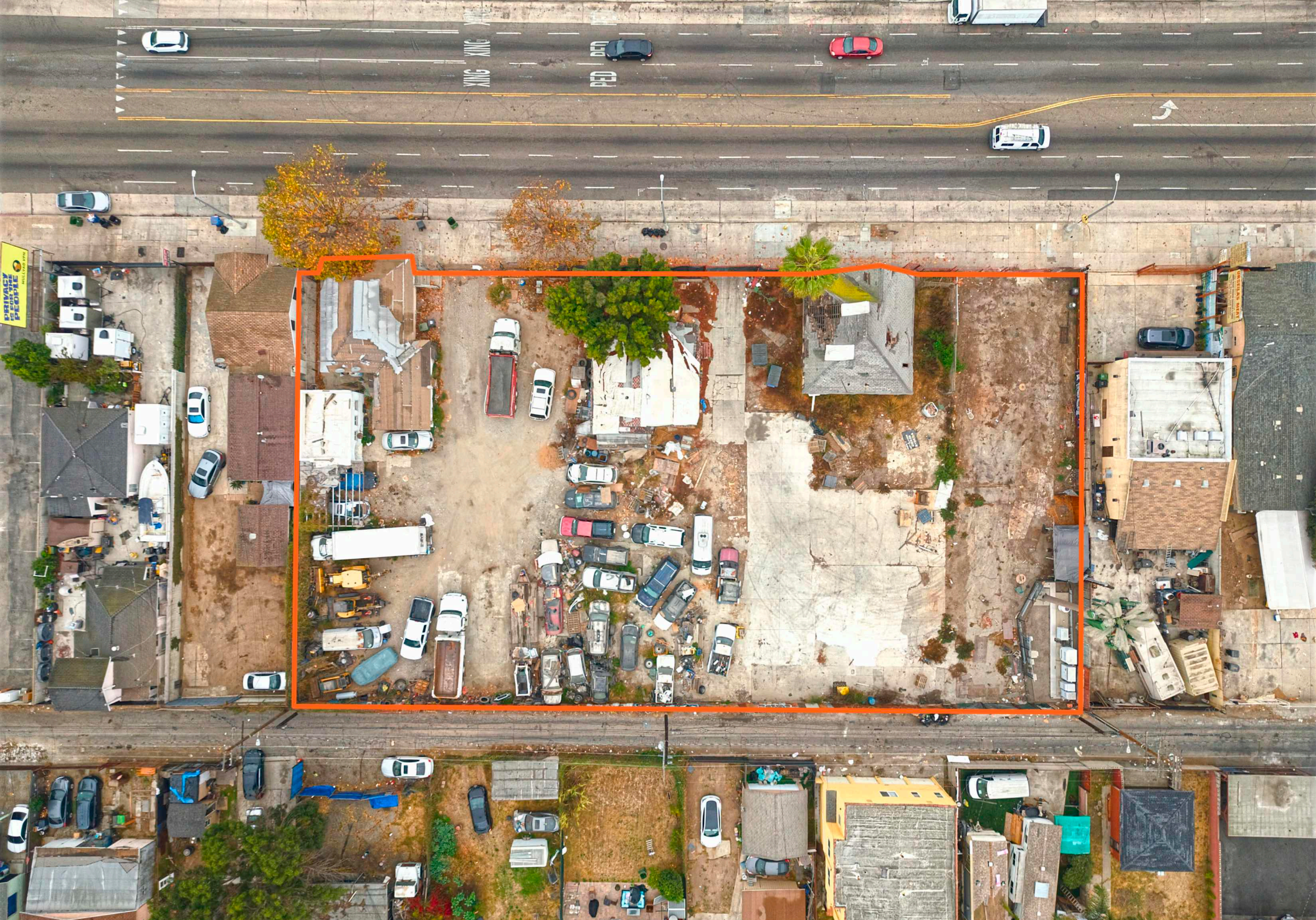












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# PARTNERSCRE

**For more information please contact  
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**kw**  
BEVERLY HILLS