



5444 Camellia Avenue North Hollywood, CA

46-Unit 100% Affordable Housing Development, Fully RTI

DS REAL ESTATE

The Offering

KW Commercial is proud to present an exceptional **ready-to-issue (RTI) 46-unit, 100% affordable housing development opportunity** located in the heart of **North Hollywood's vibrant NOHO Arts District!**

Situated on a **6,591 sq. ft. corner lot**, this **5-story apartment project** is thoughtfully designed for maximum efficiency and minimal construction complexity. The unit mix includes **2 two-bedroom units, 27 one-bedroom units, and 16 studios**, offering approximately **19,925 sq. ft. of rentable space**.

Located less than **half a mile from the NOHO Metro Red Line Station**, residents will enjoy easy access to public transportation and the abundance of **shopping, dining, and entertainment** that make the NOHO Arts District one of Los Angeles' most desirable neighborhoods. With a **Walk Score of 87** and a **Bike Score of 74**, the property promises high tenant demand and stable occupancy for years to come.

Rents for the very low- and moderate-income units follow **HCD Schedule VI**, while the low-income units align with **TCAC Schedule IX**. Additionally, the property's location is ideal for attracting **Section 8 voucher tenants**, potentially increasing rental income by **up to 20% per unit**.

The proposed design features **zero parking spaces**, significantly **reducing construction costs** for developers. The site is currently improved with a **vacant duplex**, eliminating the need for tenant relocation and ensuring a smooth path to construction.

Don't miss this rare opportunity to develop a **fully affordable housing project** in a **high-demand Los Angeles neighborhood**—all at an exceptional value of **just \$45K per unit!**

Contact the listing agent today for additional information or to request a full set of **approved plans**.

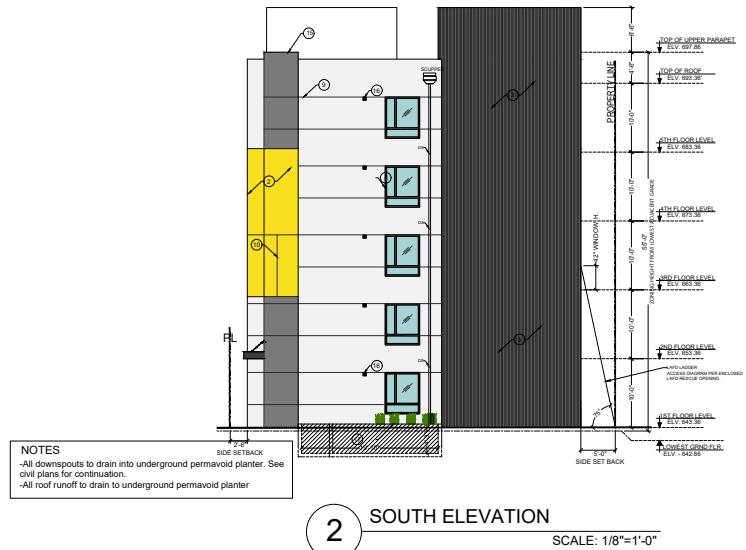
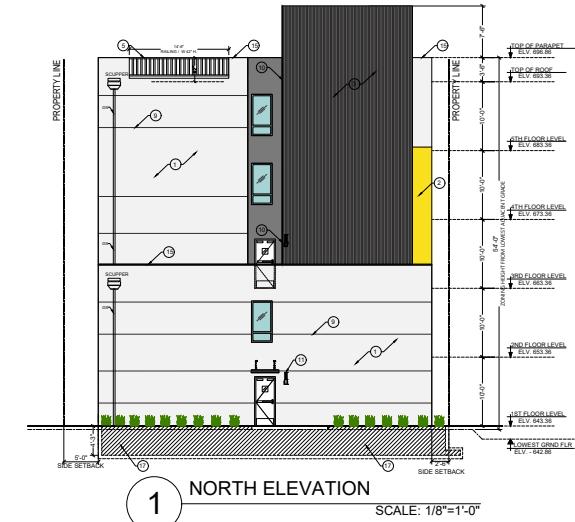
At a Glance

\$2,050,000	Ready-to-Issue
Price	Project Status
46	19,925 SF
Units	Rentable Area
	6,591 SF
	Lot Size

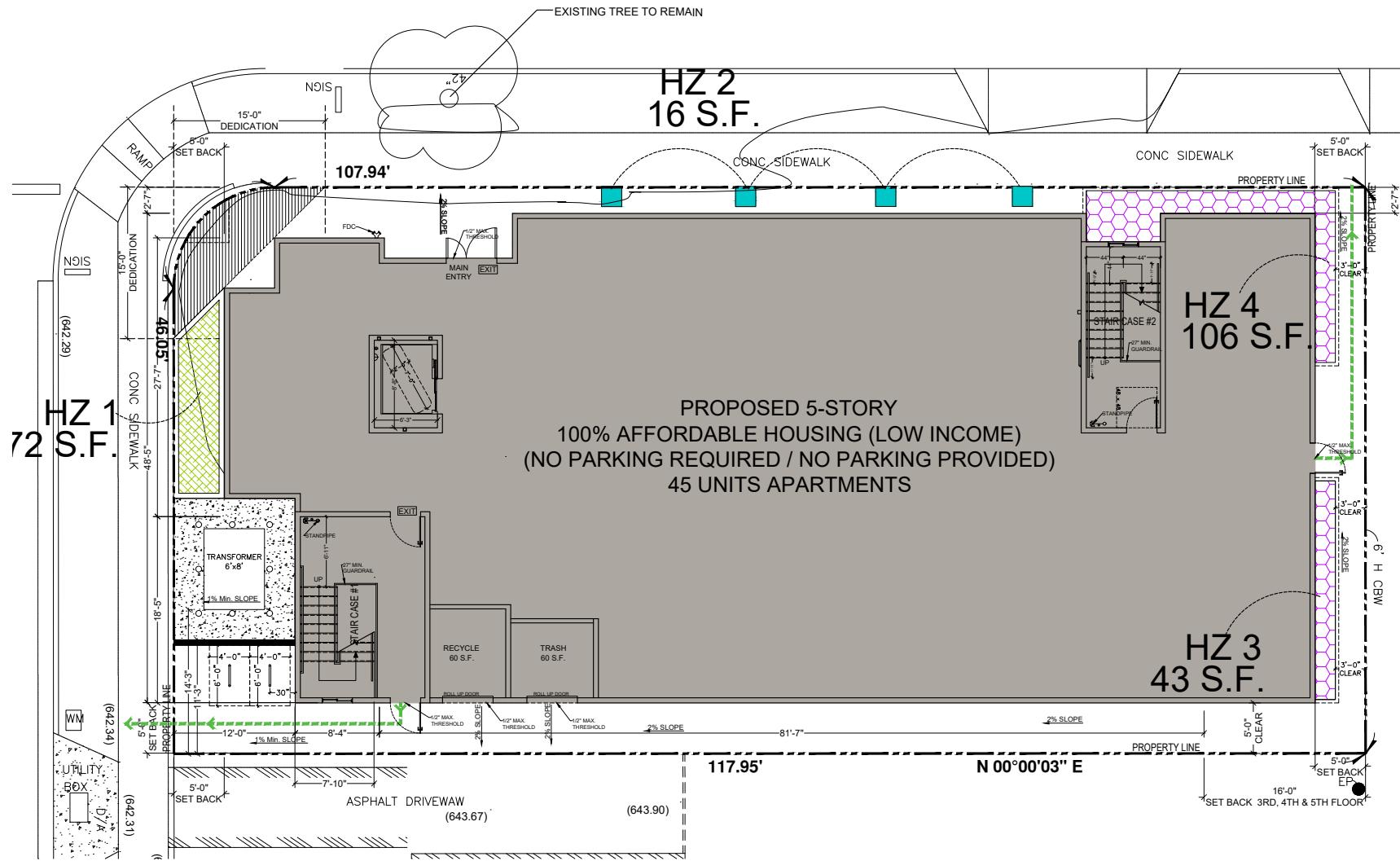
Highlights

- 2 two-bedroom, 27 one-bedroom, and 16 studio unit mix
- Lot Size: 6,591 SF (corner lot)
- Total Rentable Area: Approx. 19,925 SF
- Zoning: 100% Affordable Housing (RTI Approved Plans)
- No Parking Required – Lower construction costs
- Vacant Duplex On-Site – No tenant relocation required
- Asking Price: Only \$45K per unit!
- Less than 0.5 miles from the NOHO Metro Red Line Station
- Walk Score: 87 | Bike Score: 74
- Walking distance to restaurants, cafes, shopping, and nightlife
- Strong tenant demand and potential for Section 8 tenants, increasing income potential by ~20% per unit

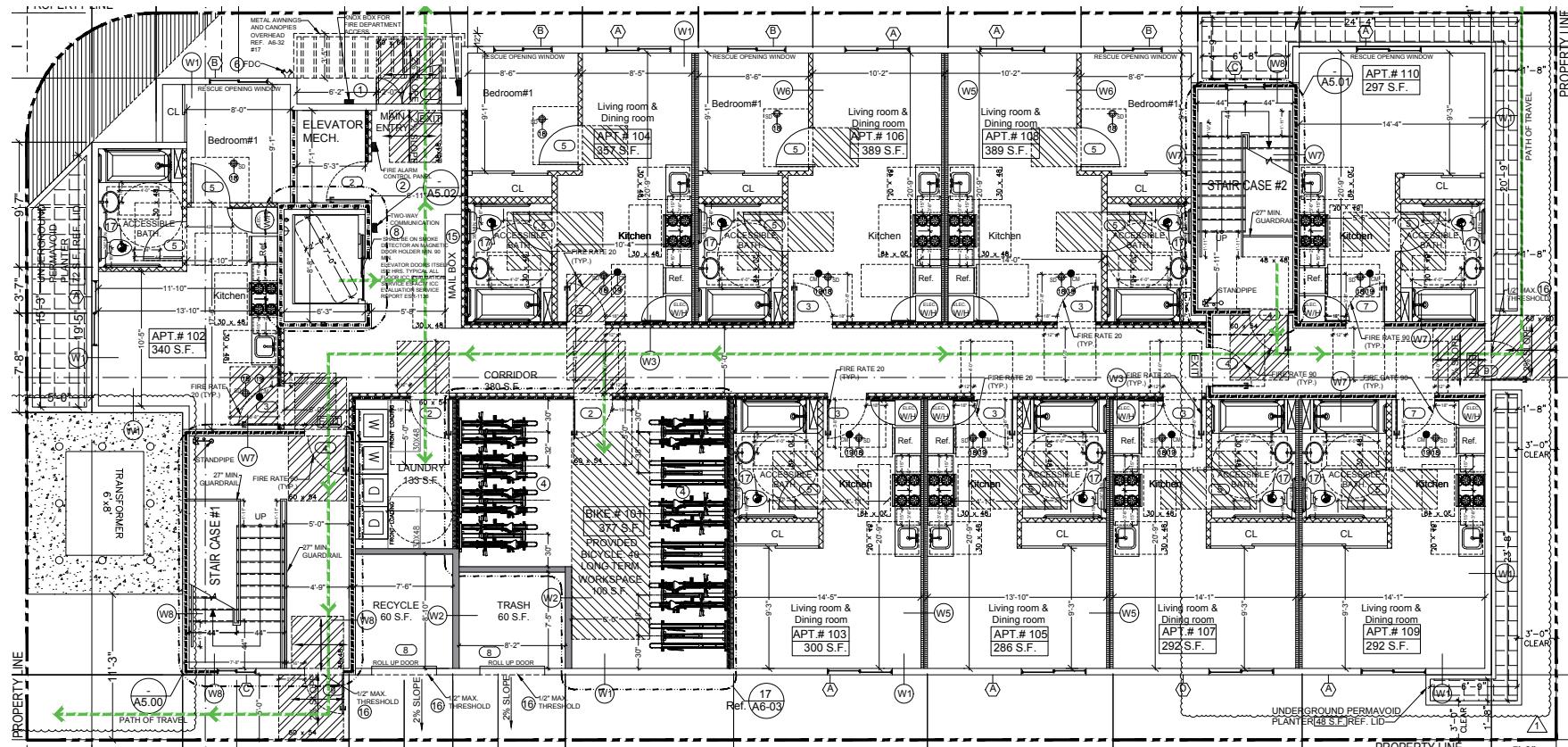
Elevations



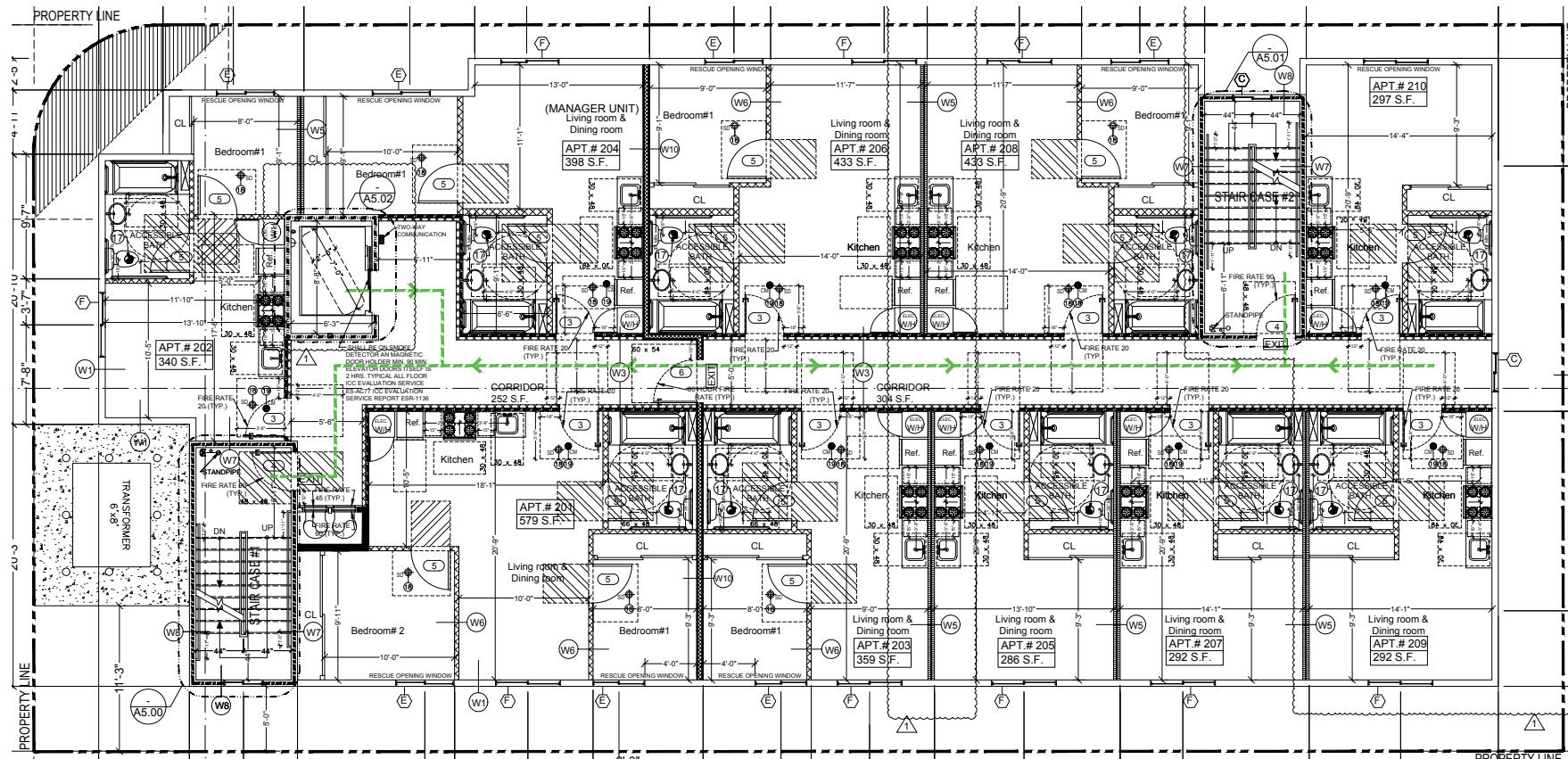
Site Plan



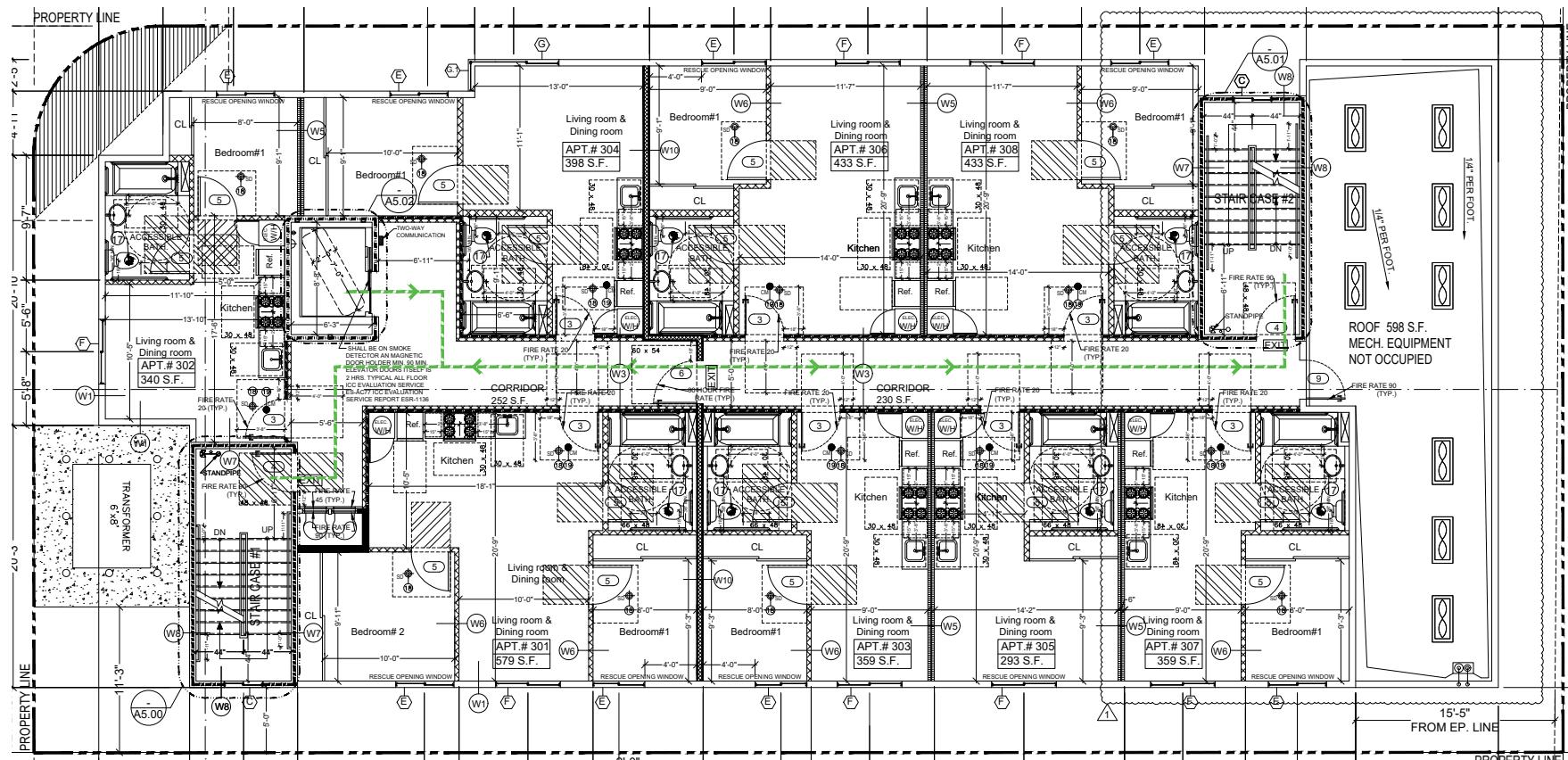
First Floor



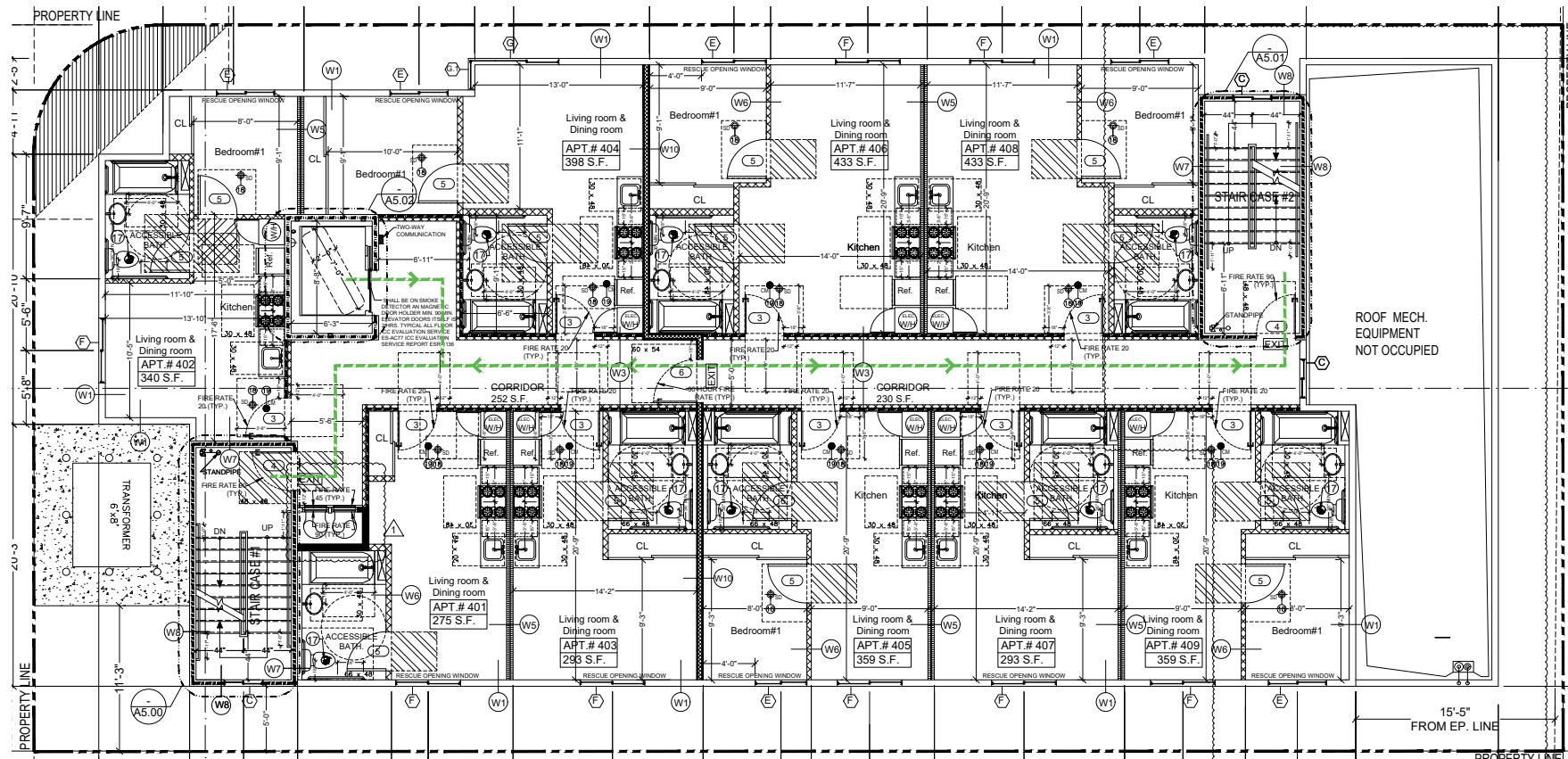
Second Floor



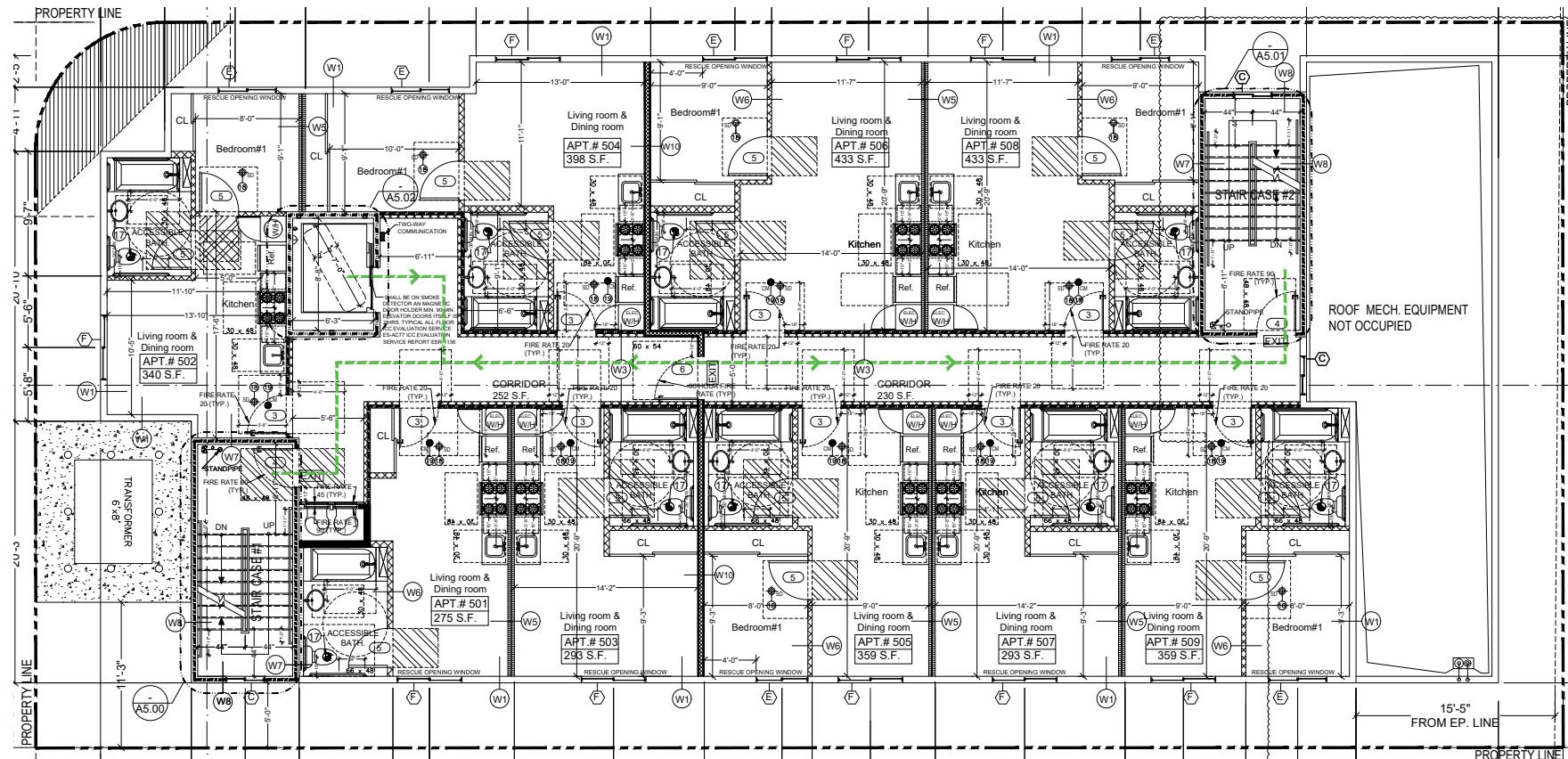
Third Floor



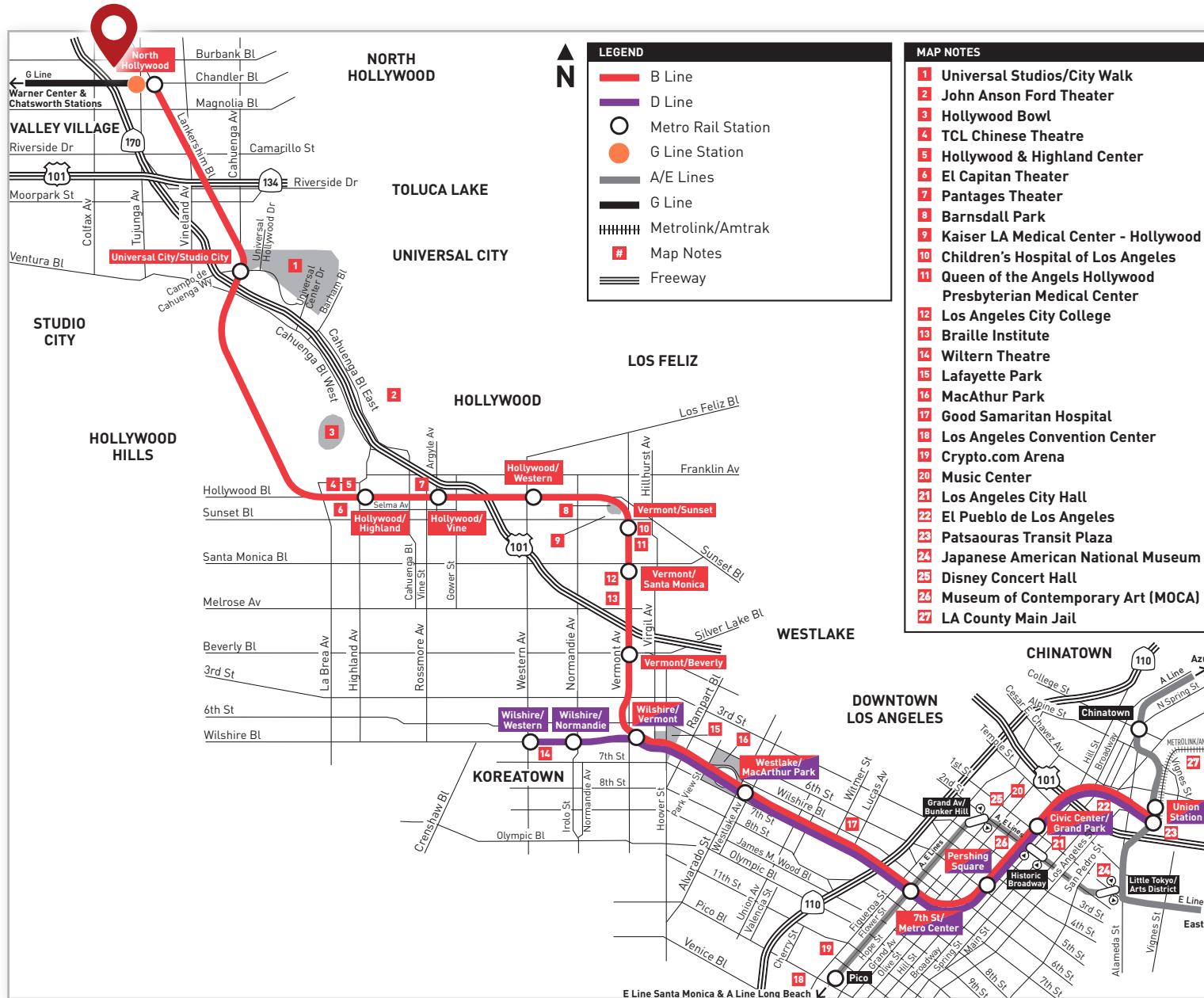
Fourth Floor



Fifth Floor



Metro B Line



Walk Score



86

Walk Score
Very Walkable

Most errands can be
accomplished on foot.



74

Bike Score
Very Bikeable

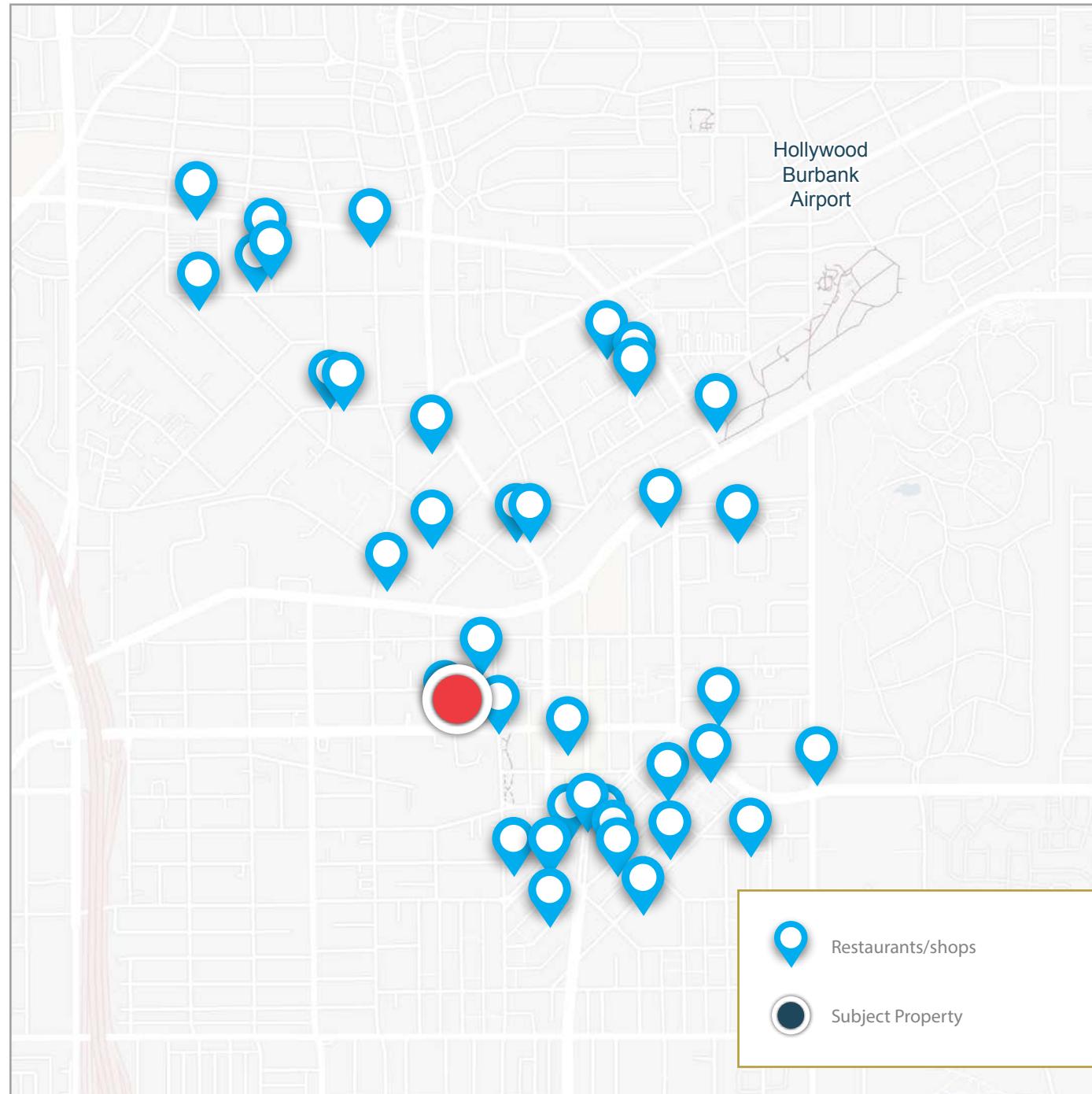
Biking is convenient
for most trips.



66

Transit Score
Good Transit

Many nearby public
transportation options.



Zimas Report



City of Los Angeles Department of City Planning

10/21/2025

PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES	
5444 1-46 N CAMELLIA AVE	
ZIP CODES	
91601	
RECENT ACTIVITY	
None	
CASE NUMBERS	
ADM-2024-85-DB-VHCA-ED1 CPC-2018-6005-CA CPC-2018-3723-GPA-ZC-CDO-BL CPC-2013-3169 ORD-162937 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2018-3724-EIR ENV-2013-3170-CE	

Address/Legal Information	
PIN Number	174B169 1180
Lot/Parcel Area (Calculated)	6,591.0 (sq ft)
Thomas Brothers Grid	PAGE 562 - GRID H2
Assessor Parcel No. (APN)	2350009047
Tract	TR 8332
Map Reference	M B 121-49/50
Block	None
Lot	74
Arb (Lot Cut Reference)	None
Map Sheet	174B169

Jurisdictional Information	
Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley APC
Neighborhood Council	NoHo
Council District	CD 2 - Adrin Nazarian
Census Tract #	1252.00000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information	
Administrative Review	ADM-2024-85-DB-VHCA-ED1
Special Notes	None
Zoning	RD1.5-1VL
Zoning Information (ZI)	ZI-2512 Housing Element Sites
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density	Residential Market Area Non-Residential Market Area

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

zimas.lacity.org | planning.lacity.gov



City of Los Angeles Department of City Planning

10/21/2025

PARCEL PROFILE REPORT (modified version)

PROPERTY ADDRESSES	5444 1-46 N CAMELLIA AVE	
ZIP CODES		
ZIP CODES	91601	
RECENT ACTIVITY		
RECENT ACTIVITY	None	
CASE NUMBERS		
CASE NUMBERS	ADM-2024-85-DB-VHCA-ED1 CPC-2018-6005-CA CPC-2018-3723-GPA-ZC-CDO-BL CPC-2013-3169 ORD-162937 ENV-2019-4121-ND ENV-2018-6006-CE ENV-2018-3724-EIR ENV-2013-3170-CE	
Address/Legal Information		
PIN Number	174B169 1180	
Lot/Parcel Area (Calculated)	6,591.0 (sq ft)	
Thomas Brothers Grid	PAGE 562 - GRID H2	
Assessor Parcel No. (APN)	2350009047	
Tract	TR 8332	
Map Reference	M B 121-49/50	
Block	None	
Lot	74	
Arb (Lot Cut Reference)	None	
Map Sheet	174B169	
Jurisdictional Information		
Community Plan Area	North Hollywood - Valley Village	
Area Planning Commission	South Valley APC	
Neighborhood Council	NoHo	
Council District	CD 2 - Adrin Nazarian	
Census Tract #	1252.00000000	
LADBS District Office	Van Nuys	
Permitting and Zoning Compliance Information		
Administrative Review	ADM-2024-85-DB-VHCA-ED1	
Special Notes	None	
Zoning	RD1.5-1VL	
Zoning Information (ZI)	ZI-2512 Housing Element Sites	
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density	Residential Market Area Non-Residential Market Area	
Planned Reuse Incentive Area	Building 1	
Affordable Housing Linkage Fee	Targeted Planting Advisory Notice for Sensitive Uses Special Lot Line Transit Oriented Communities (TOC) Mixed Income Incentive Programs Transit Oriented Incentive Area (TOIA) Opportunity Corridors Incentive Area Corridor Transition Incentive Area TCAC Opportunity Area Highest High Quality Transit Corridor (within 1/2 mile) ED 1 Eligibility RPA: Redevelopment Project Area Central City Parking Downtown Parking Building Line 500 Ft School Zone 500 Ft Park Zone Zanja System 1 Mile Buffer	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Planning and Zoning Information		
Special Notes	None	
Zoning	RD1.5-1VL	
Zoning Information (ZI)	ZI-2512 Housing Element Sites	
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval, and Minimum Density	Residential Market Area Non-Residential Market Area	
Planned Reuse Incentive Area	Building 1	
Affordable Housing Linkage Fee	Targeted Planting Advisory Notice for Sensitive Uses Special Lot Line Transit Oriented Communities (TOC) Mixed Income Incentive Programs Transit Oriented Incentive Area (TOIA) Opportunity Corridors Incentive Area Corridor Transition Incentive Area TCAC Opportunity Area Highest High Quality Transit Corridor (within 1/2 mile) ED 1 Eligibility RPA: Redevelopment Project Area Central City Parking Downtown Parking Building Line 500 Ft School Zone 500 Ft Park Zone Zanja System 1 Mile Buffer	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334: Low Vehicle Travel Area	Yes	
AB 2057: Within a half mile of a Major Transit Stop	Yes	
Streetscape	None	
Adaptive Reuse Incentive Area	1459343	
Affordable Housing Linkage Fee	1432300	
Residential Market Area	Medium	
Non-Residential Market Area	Medium	
Inclusionary Housing	No	
Local Affordable Housing Incentive	Building Class D6A Number of Units 2	
Assessor Information		
Assessor Parcel No. (APN)	2350009047	
APN Area (Co. Public Works)*	0.151 (ac)	
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less	
Assessed Land Val.	\$264,856	
Assessed Improvement Val.	\$208,080	
Last Owner Change	10/25/2023	
Last Sale Amount	\$1,050,000	
Tax Rate Area	42	
Deed Ref No. (City Clerk)	905927	
RFA: Residential Floor Area	None	
RIO: River Implementation Overlay	None	
SN: Sign District	None	
AB 2334		

Zimas Report

ZIMAS PUBLIC

Generalized Zoning

10/21/2025

City of Los Angeles
Department of City Planning



HACLA - SAFMR

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.

Effective August 1, 2025 for New Contracts

All Other Zip Codes	\$2,041	\$2,289	\$2,887	\$3,668	\$4,067	\$4,677	\$5,287	\$5,898	\$6,507	\$7,118	\$7,728
---------------------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------	---------

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 8/1/2025 for all new contracts

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

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>

Updated 7.2.2025



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@ufbabc.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





**NOHO DISTRICT
DEVELOPMENTS**
Over \$2.2M phased



ARTS DISTRICT

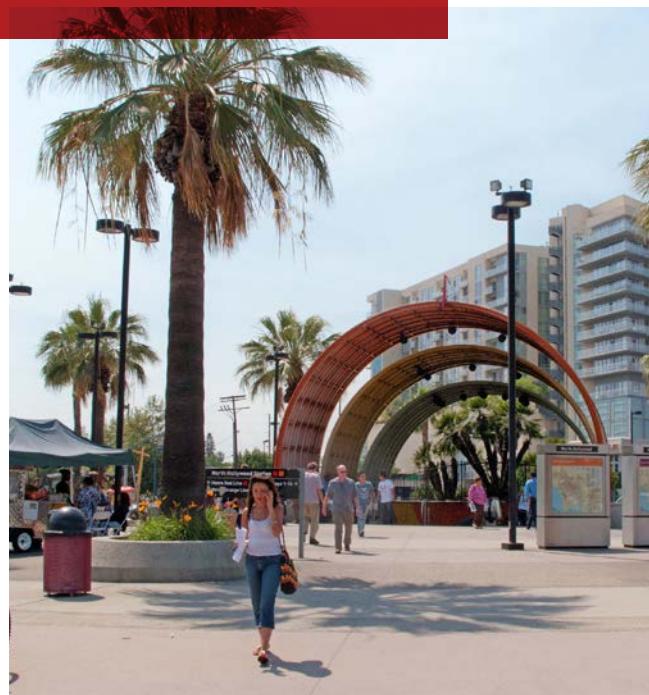
0.5 miles



North Hollywood

A diverse neighborhood combining history, community, arts and entertainment, North Hollywood or NoHo is a thriving suburb of L.A. located in the San Fernando Valley that is transforming every day with new and better opportunities to work, play and live.

There's plenty to see and do in North Hollywood, and the NoHo Arts District has been expanding in recent years, with the intention of creating a pedestrian-friendly "urban village." North Hollywood is also home to the Academy of Television Arts & Sciences, and shares a border with Universal Studios to the south. Living in the Arts District puts you in the middle of a thriving bohemian community, with dining, shopping and, of course, plenty of theaters all within easy walking distance. A short trip on the Orange Line will take you up the San Fernando Valley, while the Red Line offers service to Hollywood and Downtown L.A.



Location & Housing

Because of its geographic separation from the rest of Hollywood, NoHo has a vibe all its own, while still being just a short trip away from downtown. It's been called "the best neighborhood in L.A." by L.A. Weekly, thanks in part to its mixture of long-time residents, recent immigrants and a steady influx of writers, artists, actors, filmmakers and musicians attracted by the NoHo Arts District. With the growth of the NoHo Arts District, the landscape of North Hollywood has begun to change in recent years, as larger apartment complexes and condo towers mix in among the small bungalow houses that once dominated the neighborhood. Rental options in the neighborhood vary from historic buildings to new apartment and condominium complexes built in the heart of the NoHo Arts District, with all the modern amenities you could ask for.

Exclusively Listed By



Daniel Shamooelian

Lic. 01984269
310 651 1800
daniel@dsrealestate.com

DS REAL ESTATE

**5444 Camellia Avenue
North Hollywood, CA**

Non-endorsement and disclaimer notice

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams Commercial - Beverly Hills and should not be made available to any other person or entity without the written consent of Keller Williams Commercial - Beverly Hills. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams Commercial - Beverly Hills has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Keller Williams Commercial - Beverly Hills has not verified, and will not verify, any of the information contained herein, nor has Keller Williams Commercial - Beverly Hills conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2024 Keller Williams Commercial - Beverly Hills. All rights reserved.

Keller Williams Commercial - Beverly Hills is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Keller Williams Commercial - Beverly Hills, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Keller Williams Commercial - Beverly Hills, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

kw
KELLERWILLIAMS[®]