



5444 Camellia Avenue North Hollywood, CA

DS REAL ESTATE

46-Unit 100% Affordable Housing Development, Fully RTI

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

Price

Ready-to-Issue

Project Status

46

Units

19,925 SF

Rentable Area

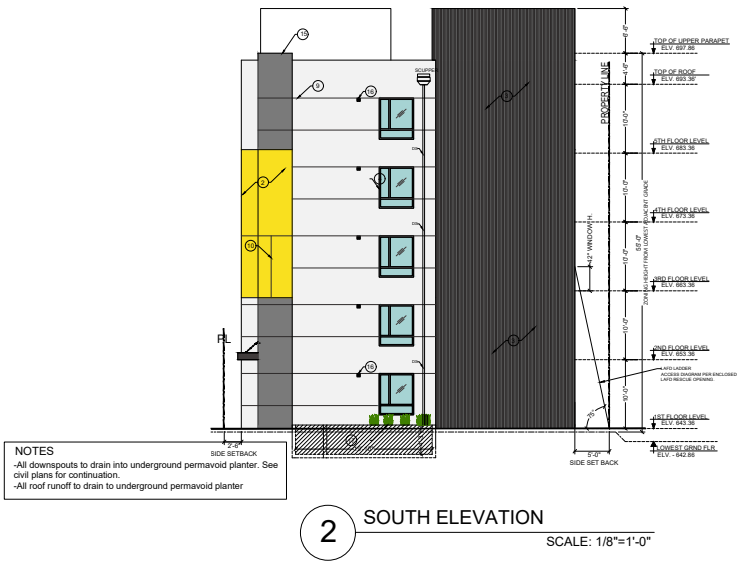
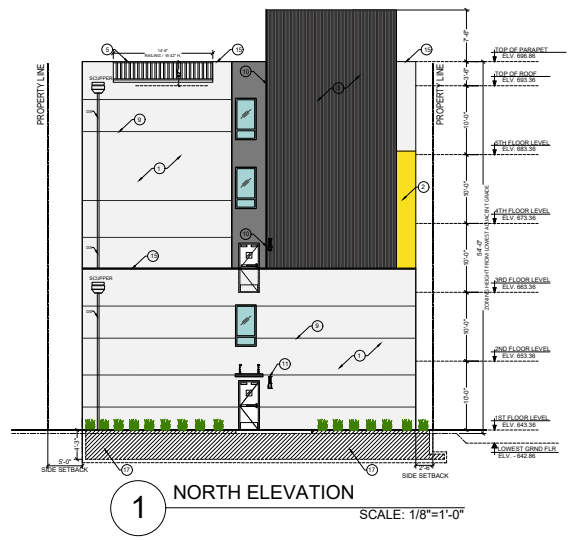
6,591 SF

Lot Size

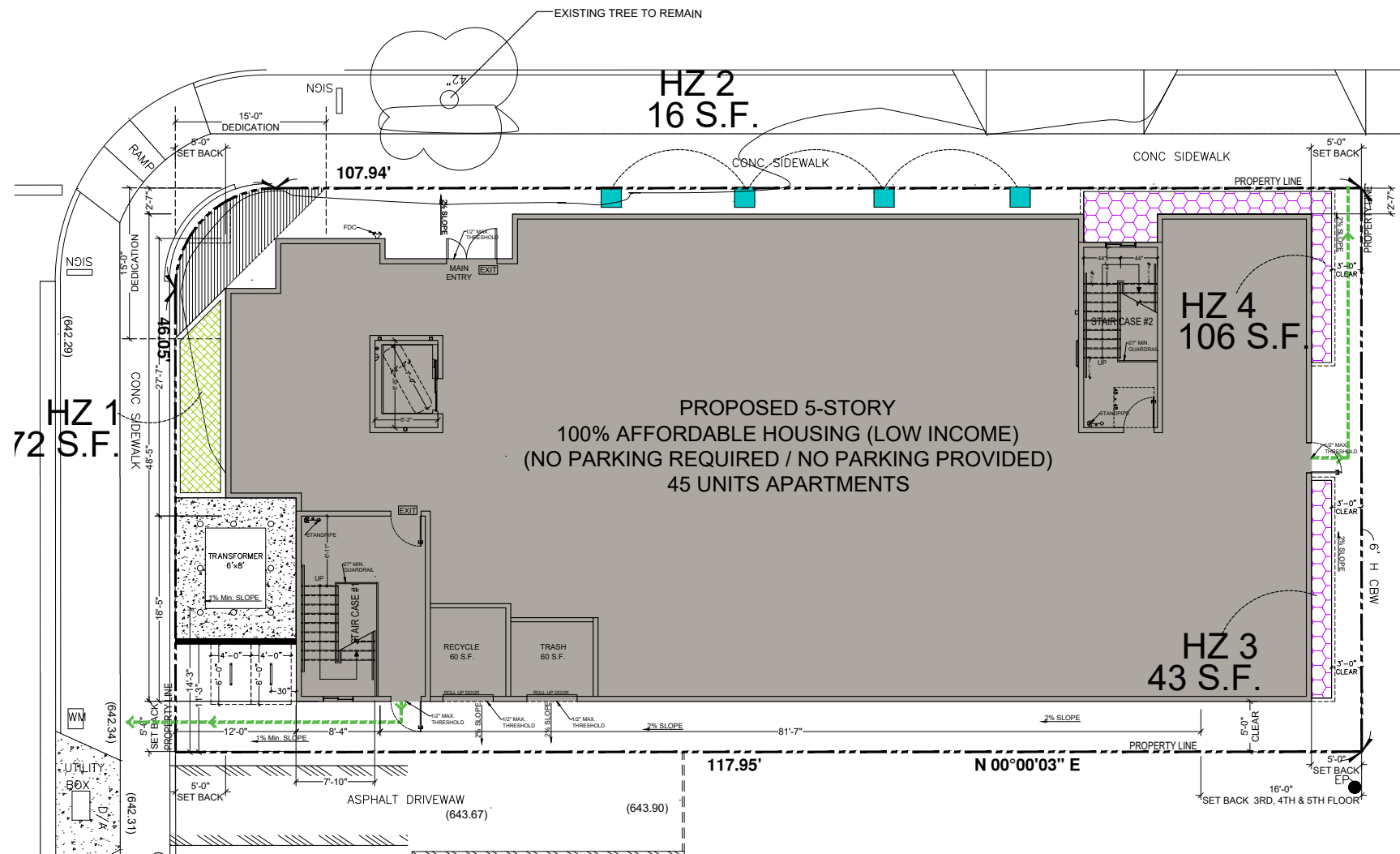
Highlights

- 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

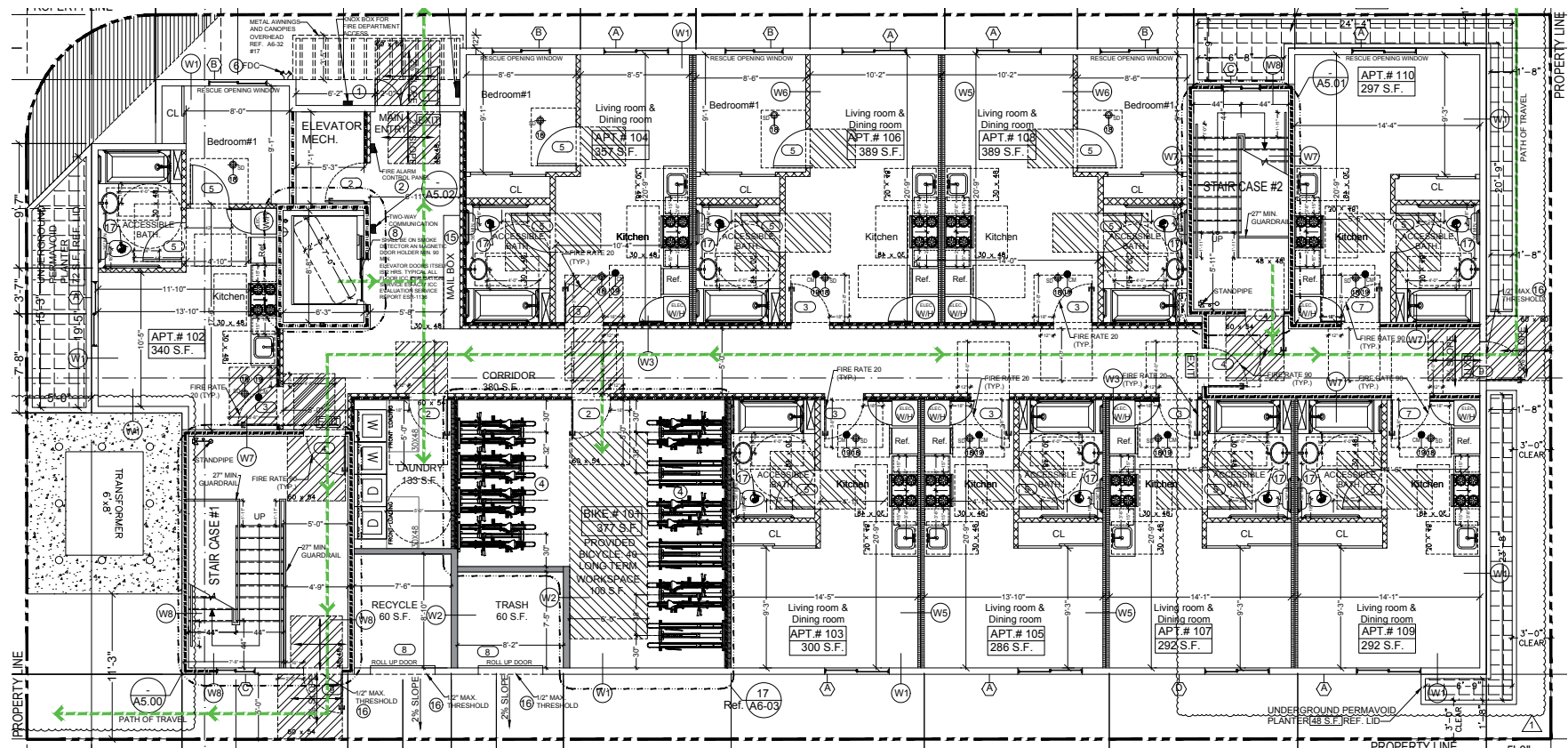
Elevations



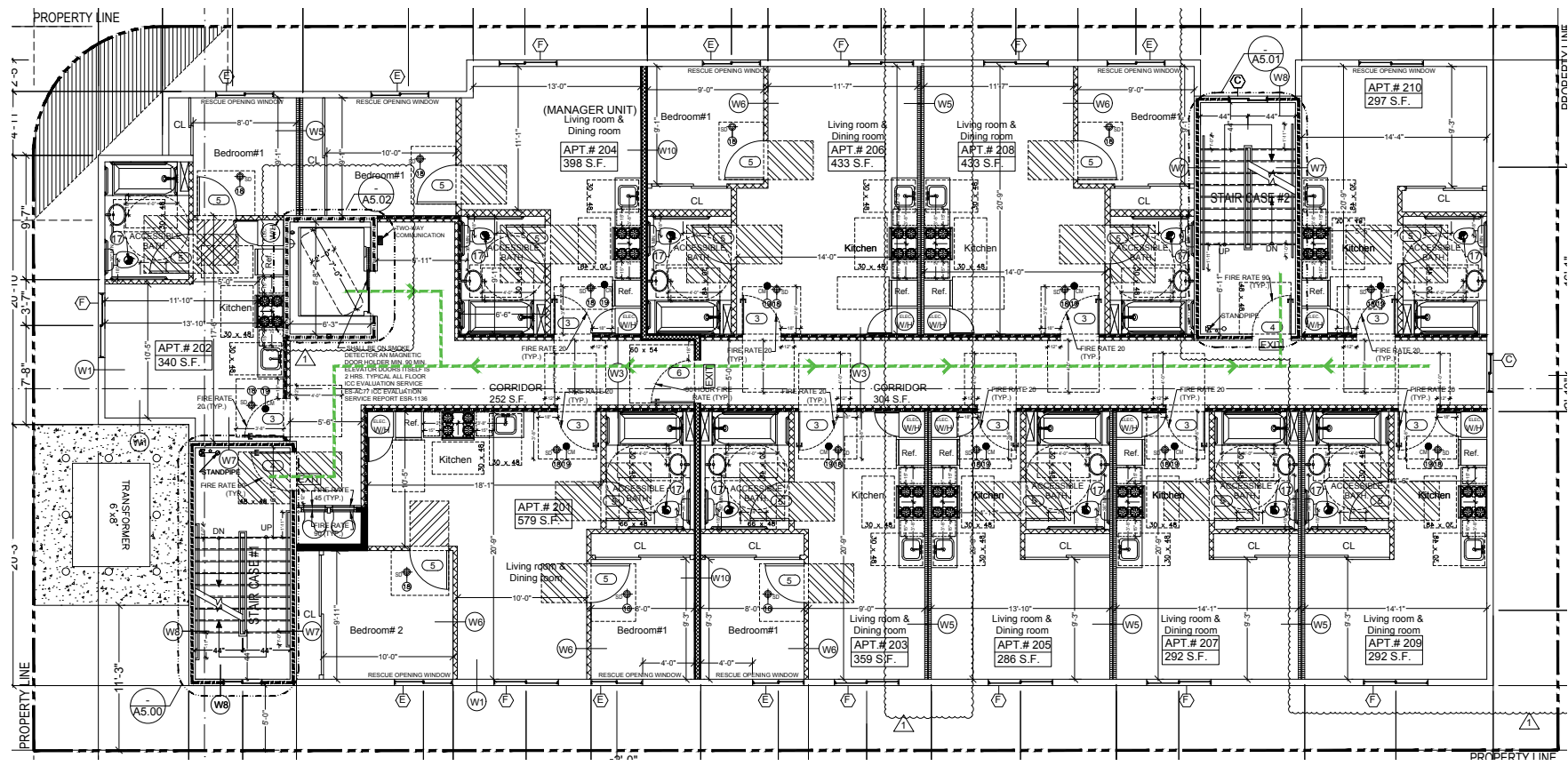
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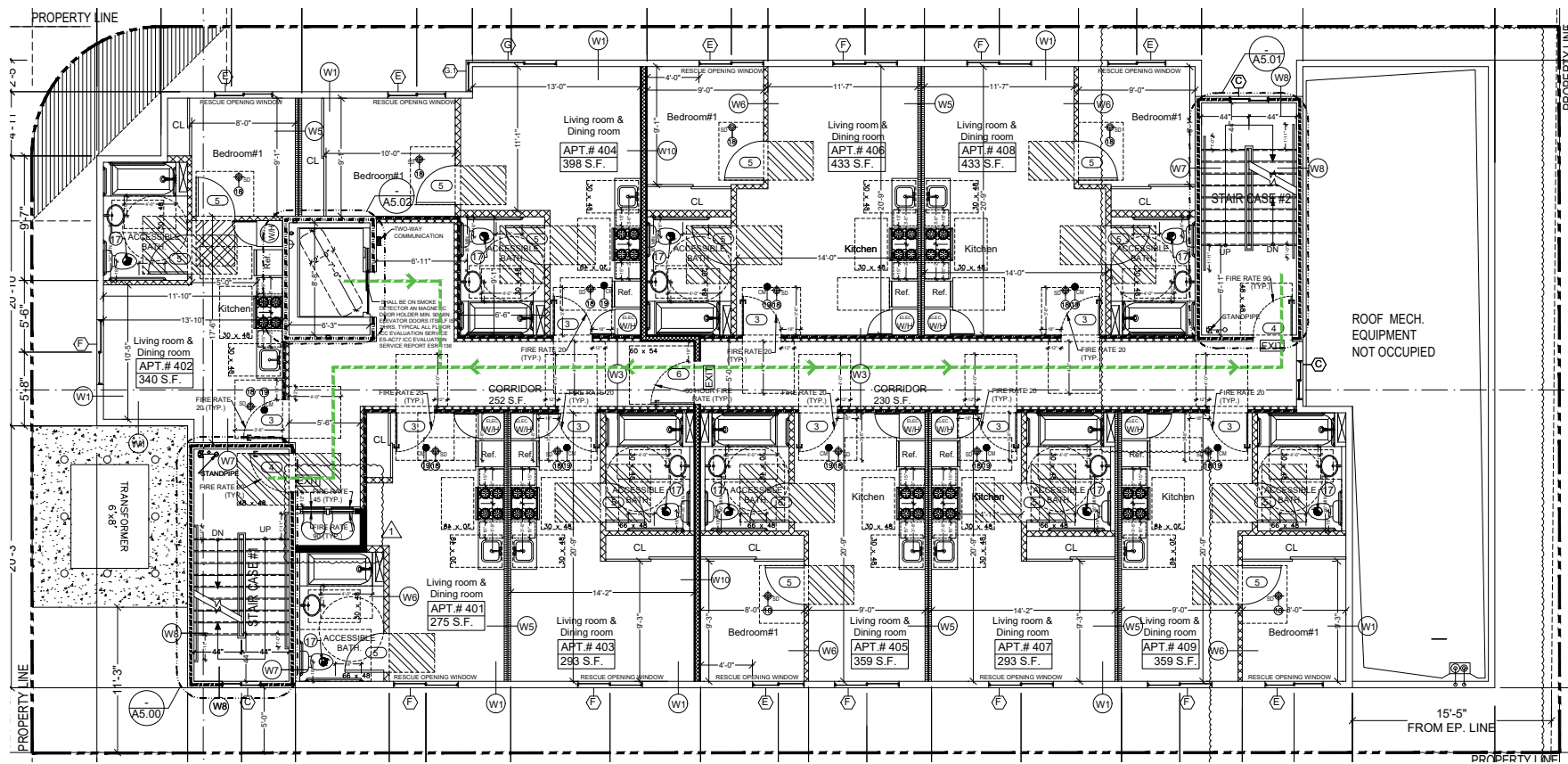
First Floor



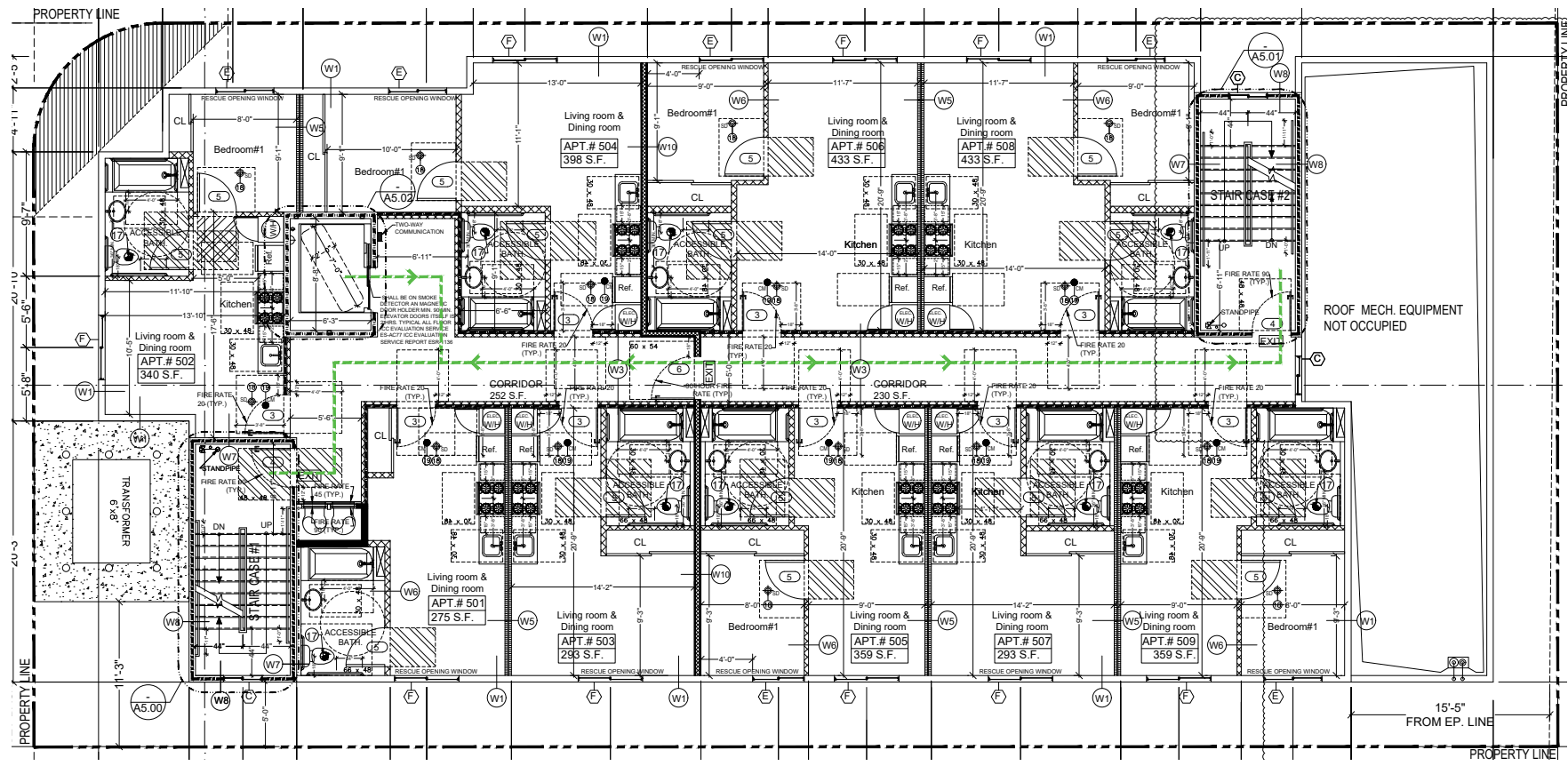
Second Floor



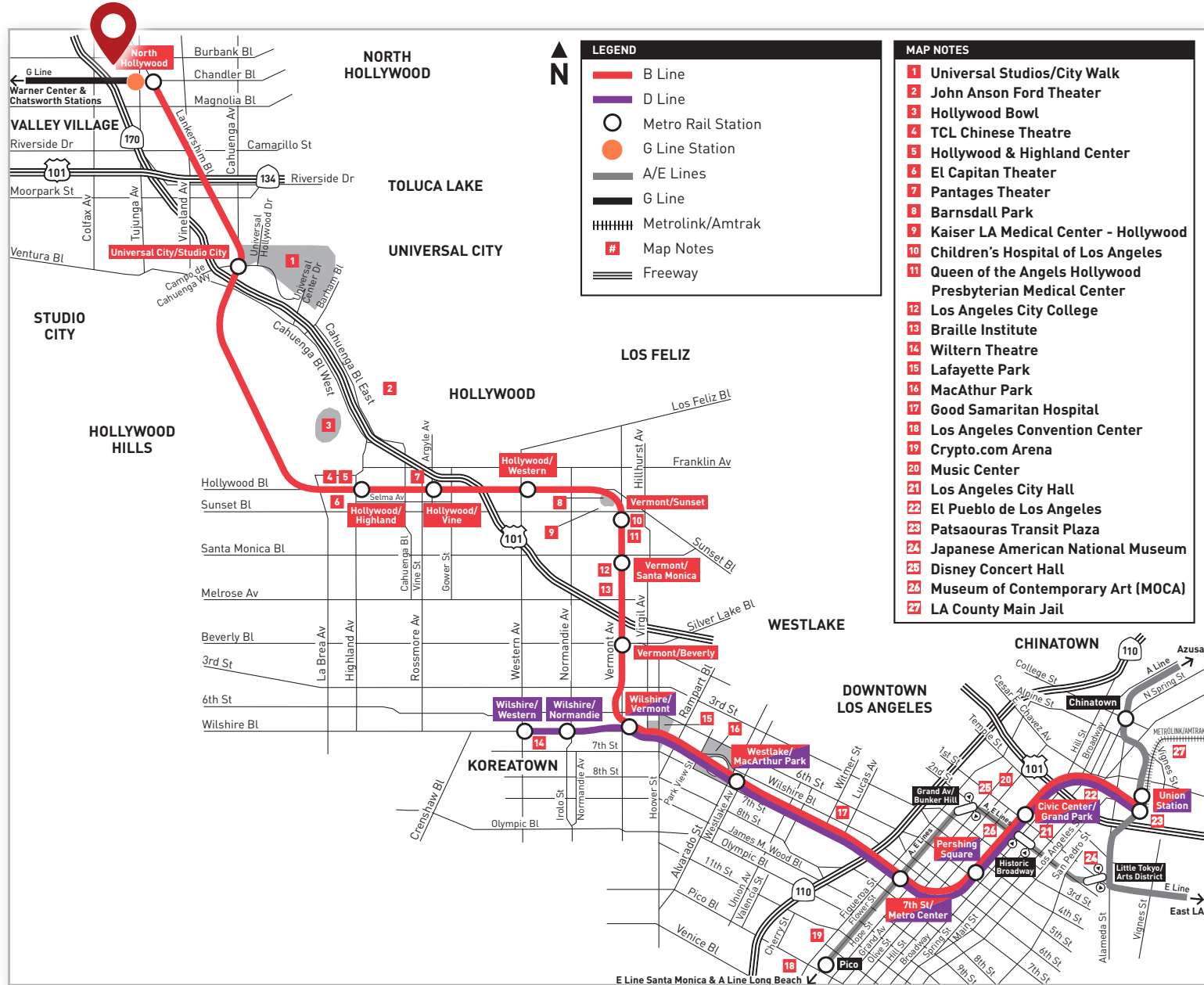
Fourth Floor



Fifth Floor



Metro B Line



Walk Score



86

Walk Score
Very Walkable

Most errands can be accomplished on foot.



74

Bike Score
Very Bikeable

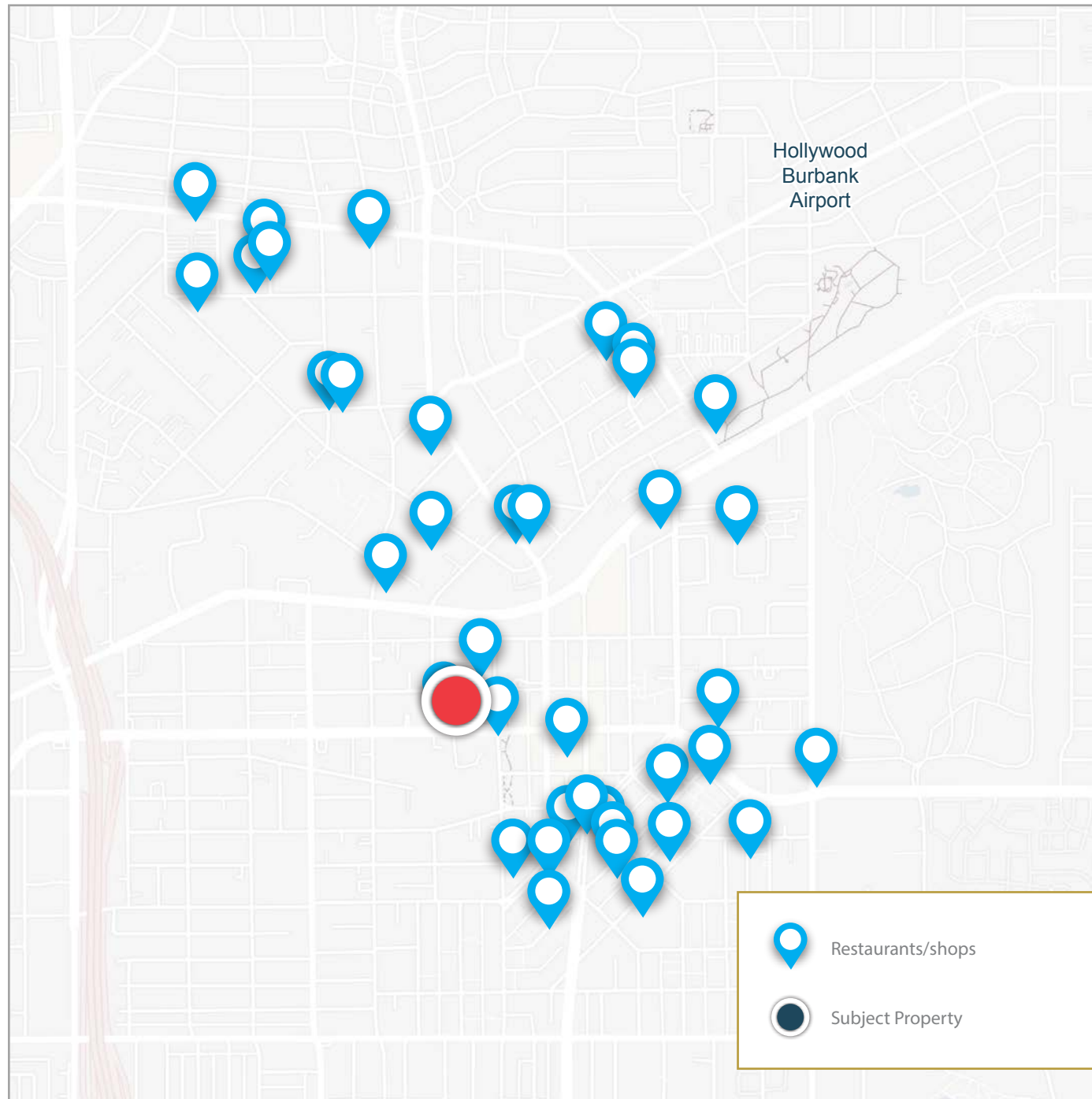
Biking is convenient for most trips.



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

Planning and Zoning Information

Special Notes None

Zoning RD1.5-1VL

Zoning Information (ZI) ZI-2512 Housing Element

General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Rezoning Site)

Hillside Area (Zoning Code) No

Specific Plan Area None

Subarea None

Special Land Use / Zoning None

Historic Preservation Review No

HistoricPlacesLA No

Historic Preservation Overlay Zone None

Other Historic Designations None

Mills Act Contract None

CDO: Community Design Overlay None

CPIO: Community Plan Imp. Overlay None

Subarea None

CPIO Historic Preservation Review No

CUGU: Clean Up-Green Up Program None

HCR: Hillside Construction Regulation No

NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None

ASP: Alcohol Sales Program No

RFA: Residential Floor Area District None

RIO: River Implementation Overlay No

SN: Sign District No

AB 2334: Low Vehicle Travel Area Yes

AB 2097: Within a half mile of a Major Transit Stop Yes

Streetscape No

Adaptive Reuse Incentive Area None

Affordable Housing Linkage Fee None

Residential Market Area Medium

Non-Residential Market Area Medium

Inclusionary Housing No

Local Affordable Housing Incentive No

Targeted Planting No
Special Lot Line No
Tier 3

Transit Oriented Communities (TOC) No

Mixed Income Incentive Programs No

Transit Oriented Incentive Area (TOIA) 2

Opportunity Corridors Incentive Area Not Eligible

Corridor Transition Incentive Area CT-3

TCAC Opportunity Area Highest

High Quality Transit Corridor (within 1/2 mile) Yes

ED 1 Eligibility Review Eligibility

RPA: Redevelopment Project Area None

Central City Parking No

Downtown Parking No

Building Line None

500 Ft School Zone None

500 Ft Park Zone None

Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 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

859606

5-744

39323

331568

2044198-99

2-204

1949270

1459343

1432300

1221013

103004

0726837

Building 1

Year Built 1953

Building Class D6A

Number of Units 2



City of Los Angeles Department of City Planning

10/21/2025 PARCEL PROFILE REPORT (modified version)

Number of Bedrooms 4
Number of Bathrooms 2
Building Square Footage 1,773.0 (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) Yes [APN: 2350009047]

Additional Information

Airport Hazard None

Coastal Zone None

Coastal Bluff Potential No

Canyon Bluff Potential No

Farmland Area Not Mapped

Urban Agriculture Incentive Zone YES

Very High Fire Hazard Severity Zone No

Fire District No. 1 No

Flood Zone Outside Flood Zone

Watercourse No

Methane Hazard Site None

High Wind Velocity Areas No

Special Grading Area (BOE Basic Grid Map A-13372) No

Wells None

Sea Level Rise Area No

Oil Well Adjacency No

Environmental

Santa Monica Mountains Zone No

Biological Resource Potential None

Mountain Lion Potential None

Monarch Butterfly Potential No

300-Foot Habitat Buffer No

County-Designated SEAs and CRAs No

USFWS-designated CHAs No

Wildland Urban Interface (WUI) No

Criterion 1 Protected Areas for Wildlife (PAWs) No

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km) 4.181856

Nearest Fault (Name) Hollywood Fault

Region Transverse Ranges and Los Angeles Basin

Fault Type B

Slip Geometry Left Lateral - Reverse - Oblique

Slip Type Poorly Constrained

Down Dip Width (km) 14.00000000

Rupture Top 0.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 70.00000000

Maximum Magnitude 6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction Yes

Preliminary Fault Rupture Study Area None

Tsunami Hazard Area No

Economic Development Areas

Business Improvement District None

Hubzone None

Jobs and Economic Development Incentive Zone (JEDI) None

Opportunity Zone No

Promise Zone None

State Enterprise Zone None

Housing

Rent Stabilization Ordinance (RSO) Yes [APN: 2350009047]

Ellis Act Property No

Just Cause For Eviction Ordinance (JCO) No

Housing Crisis Act and Resident Protections Ordinance Replacement Review Yes

Housing Element Sites

HE Replacement Required Yes

SB 166 Units Appendix 4.1 0.24

Rezoning Sites 4

Housing Use within Prior 5 Years Yes

Public Safety

Police Information

Bureau Valley

Division / Station North Hollywood

Reporting District 1547

Fire Information

Bureau Valley

Battalion 14

District / Fire 60

Station

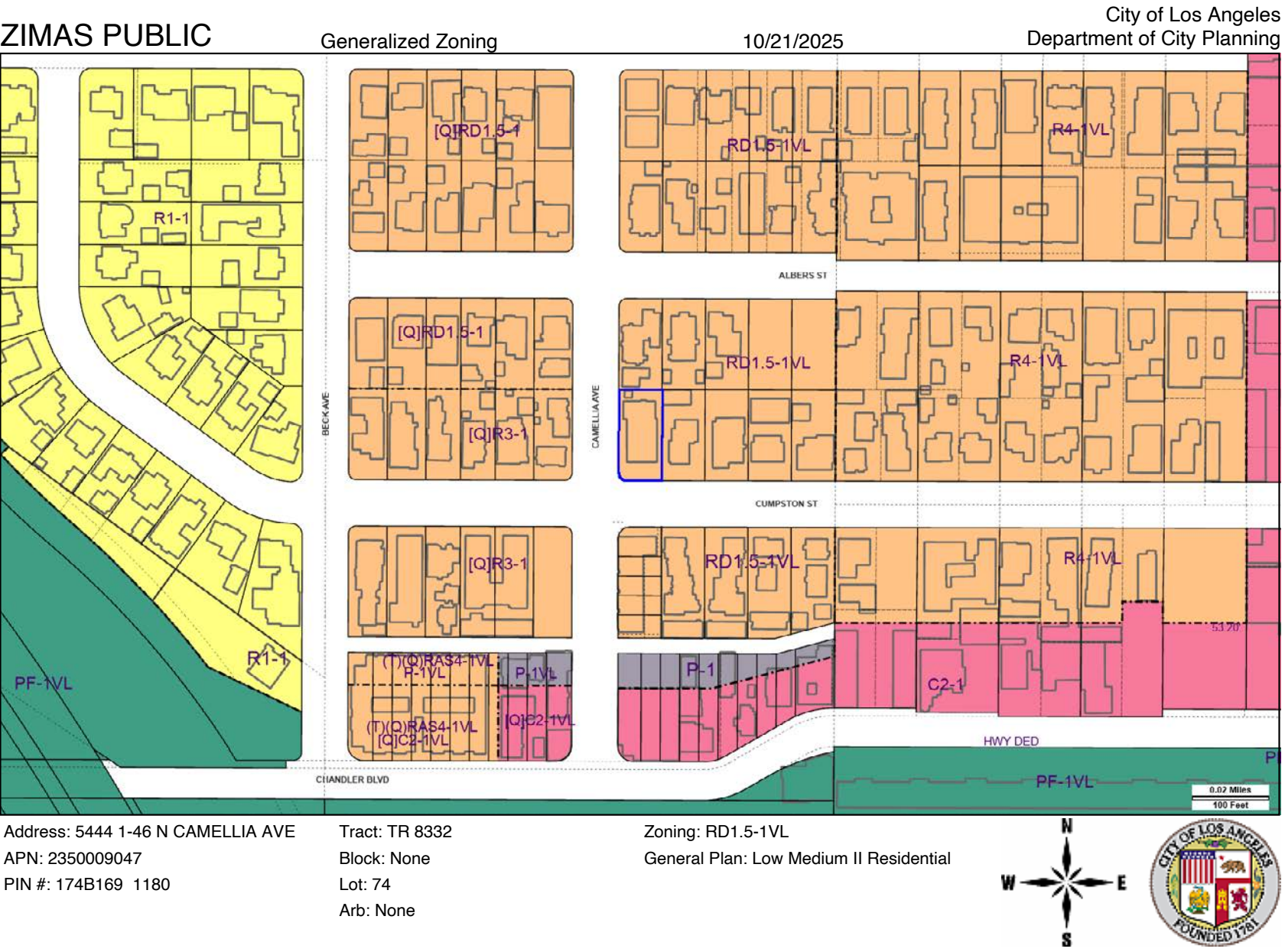
Red Flag Restricted Parking No

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

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

zimas.lacity.org | planning.lacity.gov

Zimas Report



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	\$2,897	\$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.

Updated: 7/23/2025

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



LAHD OCCUPANCY MONITORING: NEXT STEPS

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

1. Read your covenant for specifics

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

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

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

When you contact the City, we will provide:

- 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
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



NOHO DISTRICT DEVELOPMENTS

Over \$2.2M phased



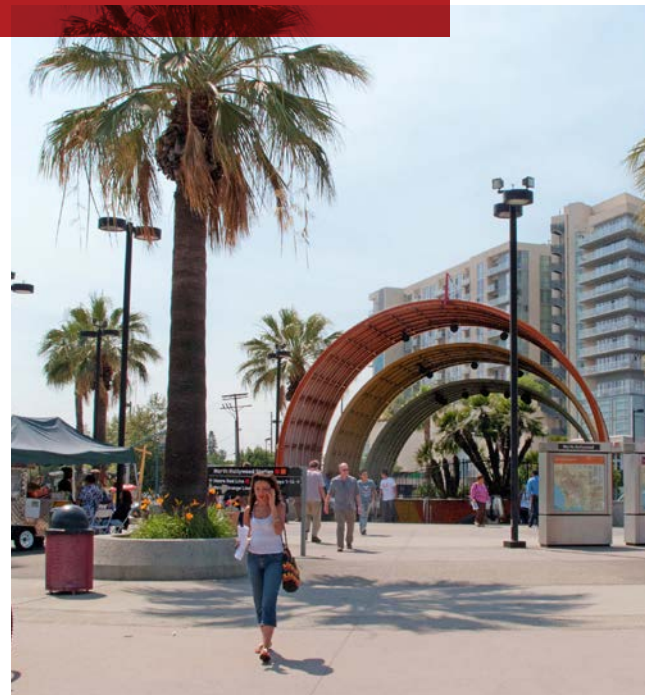
ARTS DISTRICT

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

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North Hollywood, CA

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