

4155 Wilshire Blvd. Los Angeles, CA 90010 Build 110± Units by DB or Build 55± Units by Right w/AB2334 22,377 SF of CR(PKM)-1 Tier 3 Land

**PARTNERS**CRE SVIDLER • PETITO



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### **Property Overview**

Partners CRE is proud to present for sale a development opportunity in prime Los Angeles' **Windsor Square** neighborhood - that **vacant lot on Wilshire Blvd.** that you have been driving past for years wondering, why don't they build something there?! Well, now is your chance!

The opportunity consists of a **22,377 SF** lot zoned **CR(PKM)-1** in a **Tier 3 TOC** area with direct street access on three sides of the lot. The property falls under the **General Commercial** designation in the General Plan, allowing for **R4 density**! Or go for **Unlimited Density** by utilizing State Density Laws with 100% Affordable Housing. The property is subject to the Park Mile Specific Plan.

Build **55± Units by Right with AB2334**, or up to **110± Units by Density Bonus**! Go with a strictly 100% Affordable Housing Project to maximize density. The location qualifies for **SAFMR Tier 2 rents**.

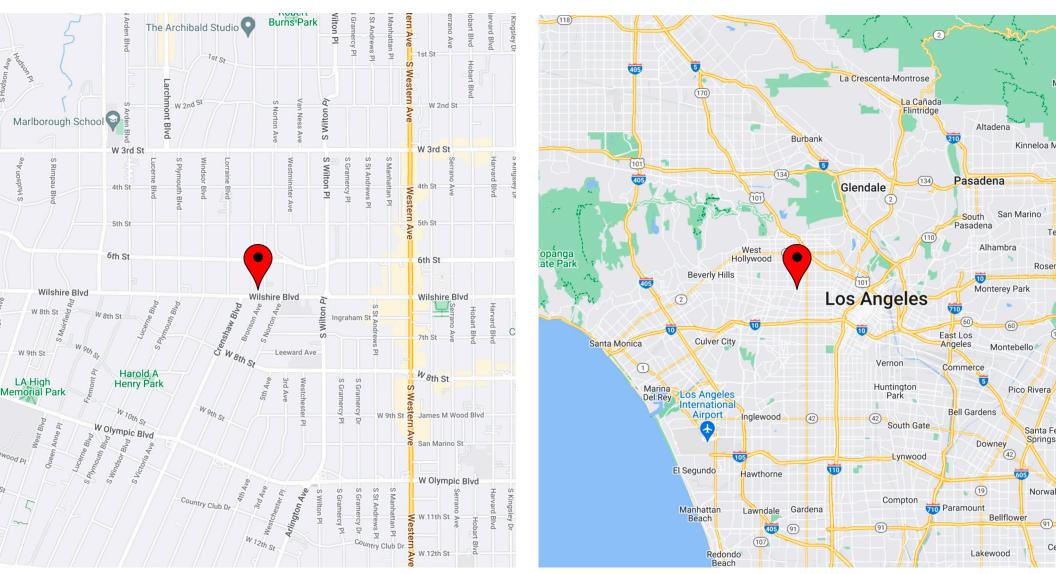
Next to Koreatown and across the street from the gorgeous Los Altos apartment building and half a mile to the Metro (D) Purple Line Station, this property is located in a high demand area that is soon to have easy access to the Metro Line that will take future tenants towards Westwood, as it now already takes them to Downtown.

AB1287 may provide up to a 100% increase in density, provided that 15% of the base density is set aside for Very-Low Income Tenants and 15% of base density is set aside for Moderate Income Tenants.

**No tenants**, **no Ellis**, **no RSO**, the property is ready for it's next role in life, and ready to become the go-to spot for all different tenant types out there!



### Maps



## **Brick Work**

Development Potential (By-Right)		Development Potential (with TOC or DB)			Jurisdictional					
Maximum <u>FAR</u>	1.5:1	Maximum <u>FAR</u>		3.75:1	Legal Description		Lot FR 162, Tract 1390			
Maximum Height		Maximum Height			Land Use		General Commercial			
Feet	45 ft.	Feet		67 ft. Projects located in a zone where the maximum height is 45 ft.	Area Planning Commission		Central			
Stories	3			or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15	Community Plan Area		Wilshire			
Minimum Setbacks				ft. from the exterior face of the ground floor building located a any street frontage.	Neighborhood Council		Greater Wilshire			
Front	15 ft.	Stories		5	Council District		13			
Side	5 ft.	Minimum Setbacks			Councilmember		N/A			
	add 1 foot of side setback for each story over 2 if adjacent to A or R zone or residential uses; For corner lots, side setback	Front		15 ft. Per: Park Mile Specific Plan						
	shall be 10% lot width (5 ft. min/10 ft. max); side setbacks only required for corner lots, adjacent to A or R zone, or for residential uses (except for portions of residential in mixed	Side		0 ft. for commercial; 5 ft. for residential units		R	estrictions			
	use project as long as commercial uses or access to residential on ground floor and abuts a street, private street,	Back		15 ft.	Rent Stabilization Ordinance					
Back	or alley) 			15 ft. rear setback required if adjacent to RD or more restrictive zone	Community Design Overlay					
Datk	+1 ft for each story over 3rd	Max Buildable Area. Footprint		15,663 sq. ft.	Historic Preservation Overlay					
Max Buildable Area, Footprint	11,188 sq. ft.	Max Buildable Area, Envelope		67,298 sq. ft.	Specific Plan 📕					
Max Buildable Area, Envelope	24,071 sq. ft.	Max Dwelling Units		84 with DB, 112 with AB 1287	Q/T Conditions					
Max Dwelling Units	55	Affordable Units Required		At least 10% for Extremely Low Income, or 14% for	D Limitations					
Affordable Units Required	None			Very Low Income, or 23% for Low Income; See Other Development Notes	Coastal Zone					
Parking Required	2.5 spaces per unit (regardless of number of bedrooms)	Parking Required		Zero parking with AB 2097	Community Redevelopment	Agency				
Required Bicycle Parking		Required Bicycle Parking			Hillside Area.					
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	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	Baseline Mansionization Ord	inance				
	units for units 20-100, 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+			units 101-200; 1 spaces per 4 units for units 201+	Interim Control Ordinance					
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	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	River Improvement Overlay					
	units 101-200; 1 spaces per 40 unit for units 201+			units 101-200; 1 spaces per 40 unit for units 201+	Community Plan Implementa	tion Overlay				
Transitional Height Limitations	Portions of Buildings in C or M zones with certain distances of RW1 or more restrictive zones shall not	Transitional Height Limitations		The building height limit shall be stepped-back at a 45 degree angle as measured from a horizontal	Opportunity Zone Other					
	exceed the following limits: Distance (ft.) Height (ft.)			45 degree angle as measured from a norizontal plane originating 25 feet above grade at the property line of the adjoining lot in the RW1 Zone or	other					
	0-49 25 50-99 33			more restrictive zone or Specific Plan subarea		I	Red Flags			
	100-199 61	Required Open Space		Up to 25% decrease in required open space	Site is located in the Park	Mile Specific Plan, which may impact th	the development of the site.			
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms	Other Development Notes		An additional 15% set aside for moderate income rents is required for the AB 1287 additional 50% bonus.						
Other Development Notes	Per AB 1287 you can utilize the General Commercial land use designation for RAS4 density only.									
	······									
			CR(PKM)-1	84 with DB, 112 with	22,377	Tier 1				
📥 bri	ckwork									
			-	AB 1287	sq. ft.	3				
			Zone/District	Max Unit	Lot Size	TOC Lots				

## Zimas



**City of Los Angeles Department of City Planning** 

#### 2/9/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
644 S IRVING BLVD	PIN Number	132B189 41
4141 W WILSHIRE BLVD	Lot/Parcel Area (Calculated)	22,377.0 (sq ft)
4135 W WILSHIRE BLVD	Thomas Brothers Grid	PAGE 633 - GRID G2
	Assessor Parcel No. (APN)	5504009017
ZIP CODES	Tract	TR 1390
90010	Map Reference	M B 18-178
	Block	None
RECENT ACTIVITY	Lot	FR 162
None	Arb (Lot Cut Reference)	None
	Map Sheet	132B189
CASE NUMBERS		135B189
CPC-5667	Jurisdictional Information	
CPC-1989-319-PWA	Community Plan Area	Wilshire
CPC-1977-27006	Area Planning Commission	Central
ORD-59577	Neighborhood Council	Greater Wilshire
ORD-59188	Council District	CD 13 - Hugo Soto-Martinez
ORD-57441	Census Tract #	2117.01
ORD-54822	LADBS District Office	Los Angeles Metro
ORD-46250	Permitting and Zoning Compliance Inform	-
ORD-162530	Administrative Review	None
ORD-152826	Planning and Zoning Information	
ORD-152472	Special Notes	None
ORD-152471		
ORD-152471 ORD-129944	Zoning	CR(PKM)-1 ZI-1195 Construction Site Review: Department of Conservation,
ORD-129944 ORD-104318	Zoning Information (ZI)	Division of Oil, Gas, and Geothermal Resources
DIR-2016-2531-DRB-SPP		ZI-2498 Local Emergency Temporary Regulations - Time Limits and
		Parking Relief - LAMC 16.02.1
DIR-2004-1872-DRB-SPP		ZI-2452 Transit Priority Area in the City of Los Angeles
		ZI-1117 MTA Right-of-Way (ROW) Project Area
ZA-1991-642-YV		
ZA-16877		ZI-1037 Specific Plan: Park Mile
ZA-16877 ZA-16827	General Plan Land Use	
ZA-16877 ZA-16827 ZA-16790	General Plan Land Use General Plan Note(s)	ZI-1037 Specific Plan: Park Mile
ZA-16877 ZA-16827 ZA-16790 TT-60265		ZI-1037 Specific Plan: Park Mile General Commercial
ZA-16877 ZA-16827 ZA-16790	General Plan Note(s)	ZI-1037 Specific Plan: Park Mile General Commercial Yes
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code)	ZI-1037 Specific Plan: Park Mile General Commercial Yes No
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None No
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None
ZA-16877 ZA-16827 ZA-16790 TT-60265	General Plan Note(s) Hillside Area (Zoning Code) Specific Plan Area Subarea Special Land Use / Zoning Historic Preservation Review Historic Preservation Overlay Zone Other Historic Designations Mills Act Contract CDO: Community Design Overlay	ZI-1037 Specific Plan: Park Mile General Commercial Yes No PARK MILE None None None None None None None None
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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	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	None
500 Ft School Zone	Active: Wilshire Park Elementary
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5504009017
APN Area (Co. Public Works)*	0.507 (ac)
Use Code	100V - Commercial - Commercial - Vacant Land
Assessed Land Val.	\$3,373,834
Assessed Improvement Val.	\$0
Last Owner Change	09/29/2021
Last Sale Amount	\$4,180,041
Tax Rate Area	67
Deed Ref No. (City Clerk)	933819
	6-561
	301135
	284411
	2716612
	251382
	2036455-6
	1948613
	1484573
	1385368
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: 5504009017]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Qutside Flood Zone
Watercourse	No
Tratorooui30	110

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.

None

POD: Pedestrian Oriented Districts

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## Zimas

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Active Fault Near-Source Zone           Nearest Fault (Distance in km)         1.7181576           Nearest Fault (Name)         Puente Hills Blind Thrust           Region         Los Angeles Blind Thrusts           Fault Type         B           Silp Fate (mm/year)         0.70000000           Silp Geometry         Reverse           Silp Type         Mcderately / Poorly Constrained           Down Dip Wdth (km)         19.0000000           Pupture Top         5.00000000           Rupture Top         5.00000000           Rupture Top         5.0000000           Maintmum Magnitude         7.1000000           Aquist-Priolo Fault Zone         No           Liquefactoin         No           Traumani Inundation Zone         No           Economic Development Areas         None           Topo full Zone         None           Hubzone         None           Opportunity Zone         None           Promise Zone         None           Subsite Interprise Zone         None           Hubzone         (Sol Spi S77.388           Website         Intps://bouinglacity.org           Rert Stabilization Ordinance (RSO)         No (APN: S504009017]           Elis Act	Wells	0403706346
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State Enterprise Zone         None           Housing         Los Angeles Housing Department           Telephone         (866) 557-7368           Website         https://housing.lacity.org           Rent Stabilization Ordinance (RSO)         No/RPN: 5504009017]           Eilis Act Propery         No           AB 1482: Tenant Protection Act         No           Ibilis Act Replacement Review         Yes           Housing Crisis Act Replacement Review         Yes           He Replacement Sites         N/A           HE Replacement Review         No           Valits Satter         N/A           SB 166 Units         N/A           Housing Learent Sites         Vest           Publits Satter         Olympic           Reporting District         Olympic           Reporting District         Central           Batallion         11           District / Fire Station         29	Opportunity Zone	No
Housing           Direct all Inquiries to         Los Angeles Housing Department           Telephone         (866) 557-7368           Website         https://housing.lacity.org           Rent Stabilization Ordinance (RSO)         No [APN: 5504009017]           Ellis Act Property         No           Bal 1482: Tenant Protection Act         No           Housing Element Sites         HE           HE Replacement Required         N/A           SB 166 Units         N/A           Politic Safety         Police Information           Bureau         West           Division / Station         Olympic           Reporting District         2021           Fire Information         Bureau           Bureau         Central           Bu	Promise Zone	None
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Telephone         (866) 557-7368           Website         https://housing.lacity.org           Rent Stabilization Ordinance (RSO)         No [APN: 5504009017]           Eliis Act Property         No           AB 1482: Tenant Protection Act         No           AB 1482: Tenant Protection Act         No           Housing Crisis Act Replacement Review         Yes           Housing Clement States         HE Replacement Required           B16 Units         N/A           St 166 Units         N/A           Poluis Getternet States         Vest           Public Safety         Vest           Police Information         Quympic           Reporting District         2021           Fire Information         Quympic           Reporting District         2021           Fire Information         2021           Battallion         11           District / Fire Station         29	Housing	
Mebsile         Mtps://housing.lacity.org           Rent Stabilization Ordinance (RSO)         No (APN: 5504009017]           Ellis Act Property         No           Bal 1482: Tenant Protection Act         No           Housing Crisis Act Replacement Review         Yes           Housing Crisis Act Replacement Review         Yes           HE Replacement Required         N/A           SB 166 Units         N/A           Housing Use within Prior 5 Years         No           Public Safety         Vest           Police Information         Vest           Bureau         Vest           Reporting District         2021           Fire Information         2021           Batallion         11           District / Fire Station         29	Direct all Inquiries to	Los Angeles Housing Department
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Ellis Act Property         No           AB 1482: Tenant Protection Act         No           Housing Crisis Act Replacement Review         Yes           Housing Element Sites         -           HE Replacement Required         N/A           SB 166 Units         N/A           Housing Use within Prior 5 Years         No           Public Safety         -           Public Information         West           Division / Station         Olympic           Reporting District         2021           Fire Information         -           Bureau         Central           Battallion         11           District / Fire Station         29	Website	https://housing.lacity.org
AB 1482: Tenant Protection Act         No           Housing Crisis Act Replacement Review         Yes           Housing Element Sites         ////////////////////////////////////	Rent Stabilization Ordinance (RSO)	No [APN: 5504009017]
Housing Crisis Act Replacement Review         Yes           Housing Element Sites	Ellis Act Property	No
Housing Element Sites         N/A           HE Replacement Required         N/A           SB 166 Units         N/A           Housing Use within Prior 5 Years         No           Public Safety         No           Public Safety         Vest           Bureau         Olympic           Reporting District         2021           Fire Information         Eureau           Bureau         Central           Bureau         Intermediation           Bureau         2021	AB 1482: Tenant Protection Act	No
HE Replacement Required         N/A           SB 166 Units         N/A           Housing Use within Prior 5 Years         No           Public Safety         Vest           Police Information         Olympic           Bureau         Vest           Polyision / Station         Olympic           Reporting District         2021           Fire Information         Entralian           Bureau         Central           Battallion         11           District / Fire Station         29	Housing Crisis Act Replacement Review	Yes
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Housing Use within Prior 5 Years         No           Public Safety            Police Information            Bureau         West           Division / Station         Olympic           Reporting District         2021           Fire Information            Bureau         Central           Battallion         11           District / Fire Station         29	HE Replacement Required	N/A
Public Safety           Police Information           Bureau         West           Division / Station         Olympic           Reporting District         2021           Fire Information         Eureau           Bureau         Central           Battallion         11           District / Fire Station         29	SB 166 Units	N/A
Police Information           Bureau         West           Division / Station         Olympic           Reporting District         2021           Fire Information         Eureau           Bureau         Central           Battallion         11           District / Fire Station         29	Housing Use within Prior 5 Years	No
Bureau         West           Division / Station         Olympic           Reporting District         2021           Fire Information         Eureau           Bureau         Central           Battallion         11           District / Fire Station         29	Public Safety	
Division / Station     Olympic       Reporting District     2021       Fire Information        Bureau     Central       Battallion     11       District / Fire Station     29	Police Information	
Reporting District     2021       Fire Information     Editable       Bureau     Central       Battallion     11       District / Fire Station     29	Bureau	West
Fire Information Bureau Central Battallion 11 District / Fire Station 29	Division / Station	Olympic
Bureau     Central       Battallion     11       District / Fire Station     29	Reporting District	2021
Battallion 11 District / Fire Station 29	Fire Information	
District / Fire Station 29	Bureau	Central
	Battallion	11
Red Flag Restricted Parking No	District / Fire Station	29
	Red Flag Restricted Parking	No

#### CASE SUMMARIES

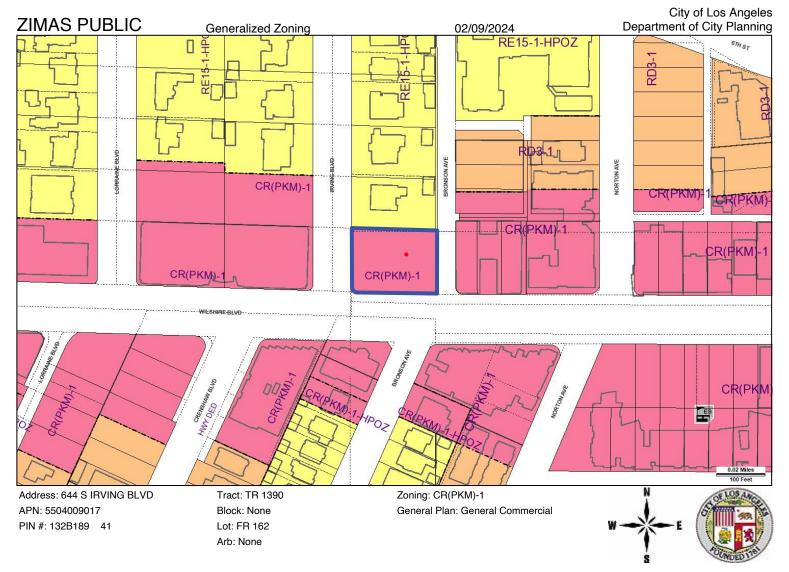
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This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control,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

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### Zimas



Park Mile Specific Plan

Park Mile Specific Plan

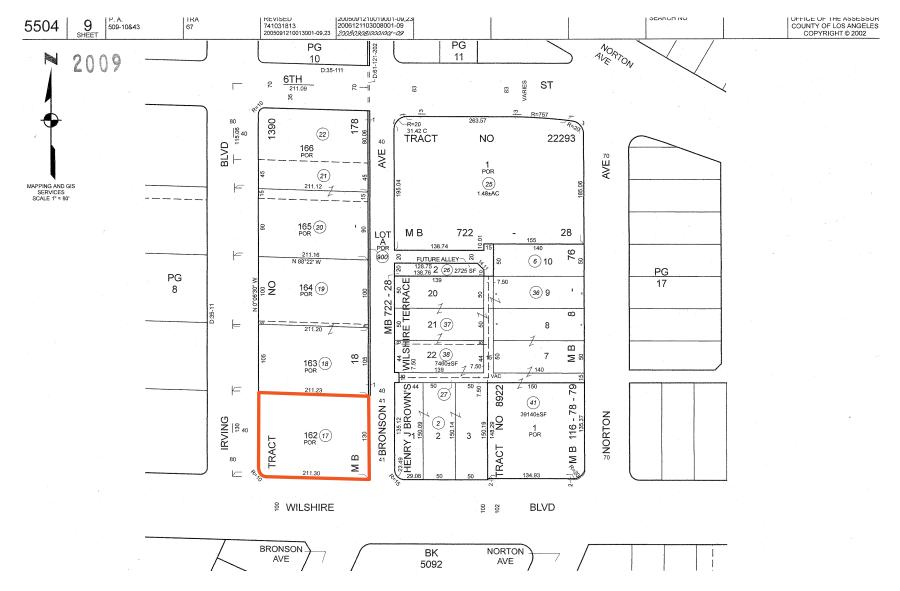
Link to Specific Plan Planning Web Page

## Link to Download Park Mile Specific Plan Ordinance

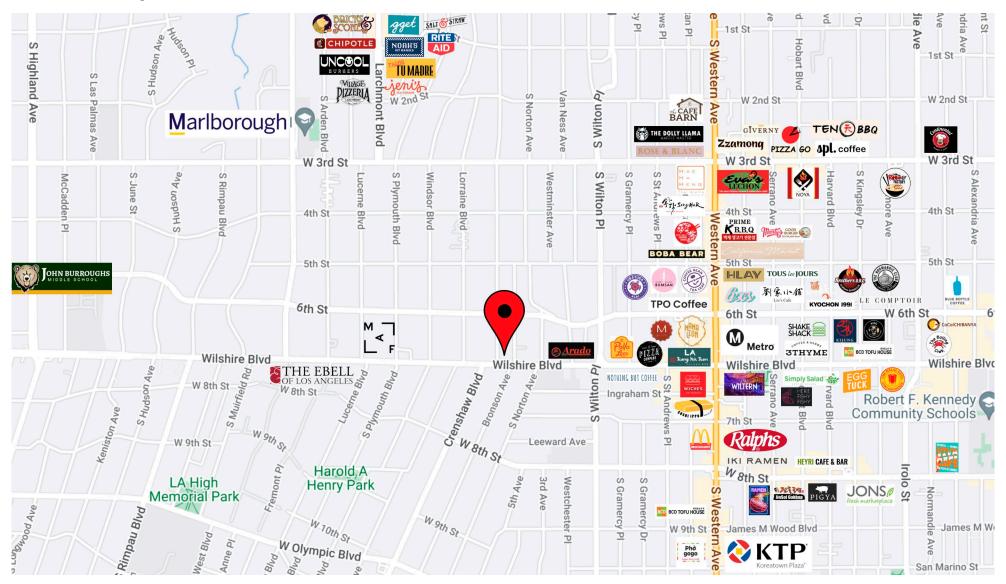


Prepared by City of Los Angeles Planning Department • Graphic Services Section • June, 2000

### **Parcel Map**



### Area Map



## Walk Score



Very Walkable Most errands can be accomplished on foot.



**Excellent Transit** Transit is convenient for most trips.



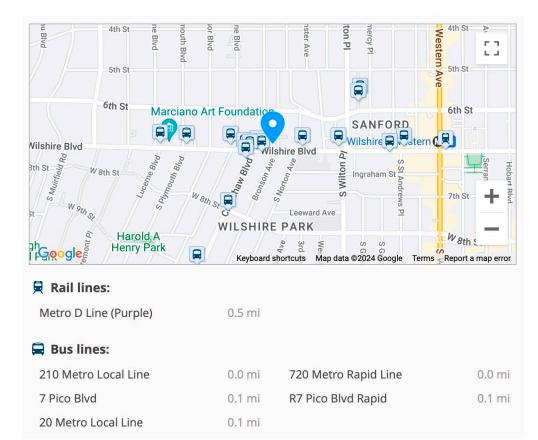
**Bikeable** Some bike infrastructure.

## About this Location

4155 Wilshire Boulevard has a Walk Score of 83 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4155 Wilshire Boulevard is a 10 minute walk from the Metro D Line (Purple) at the Wilshire / Western Station stop.

This location is in the Greater Wilshire neighborhood in Los Angeles. Nearby parks include Harold A Henry Park, South Serrano Avenue Historic District and Wilton Historic District.





### https://www.walkscore.com/score/4155-wilshire-blvd-los-angeles-ca-90010

### Section 8 - SAFMR

🚹 HACLA

## **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 January 1, 2023 for New Admissions and Effective March 1, 2023 for Annual Reexaminations)

Tier	Zip Code	Bedroom Size									
ner		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	\$,5740	\$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; 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	
Vo	ucher Payment Standard (VPS) - All Other ZIP Codes	\$2,132	\$2,407	\$3,052	\$3,915	\$4,320	\$4,968	\$5,616	\$6,264	\$,6912	

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



### LAHD OCCUPANCY MONITORING: NEXT STEPS

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

#### Read your covenant for specifics 1

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.

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

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
- If needed, training to complete the Application b. Package. Trainings are provided by appointment

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

c. Current income & rent limit schedules

### Advertise

3.

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.

#### Keep your records and report annually 5.

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

## Metro Purple Line - D Line

### **Subway Extension Project**

Location: Central Los Angeles, Westside Cities Phase: Construction Type: Better Transit

Forecasted Opening: 2025-2027

Metro has a plan to make it easier to get around by expanding our rail system to the Westside with the D Line Subway Extension 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 D Line Subway Extension Project, we are closer than ever to connecting busy areas and improving travel for everyone who lives, works and plays in LA County.

## Metro Purple (D Line) Extension Transit Project



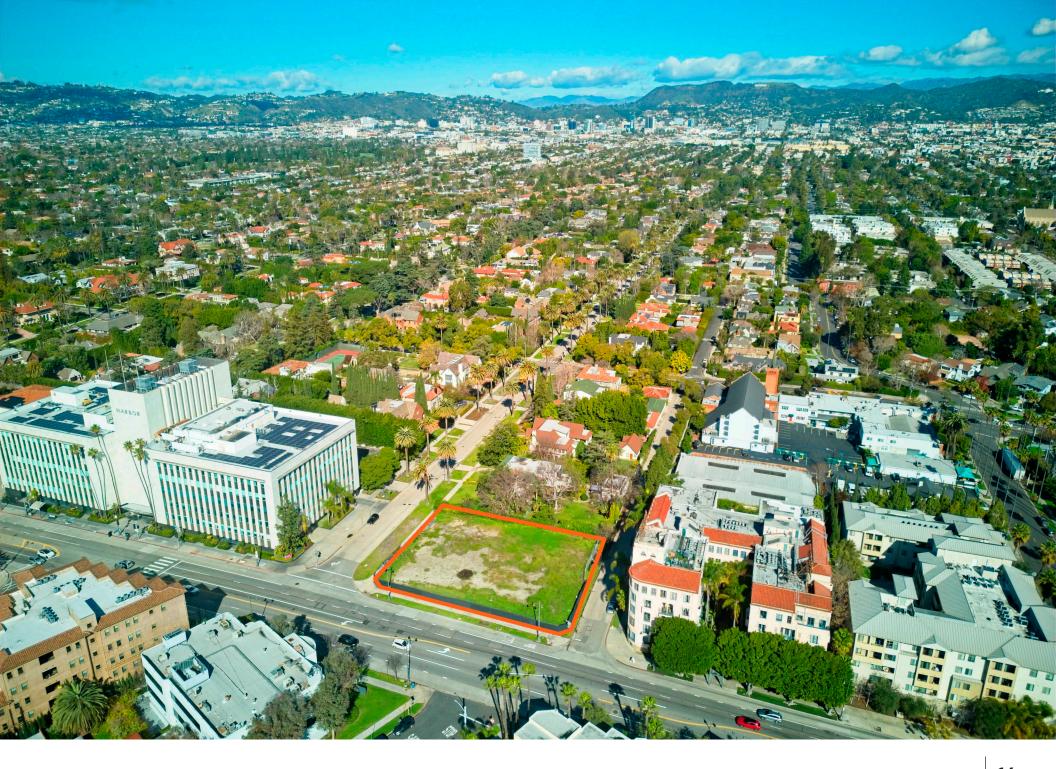
Metro

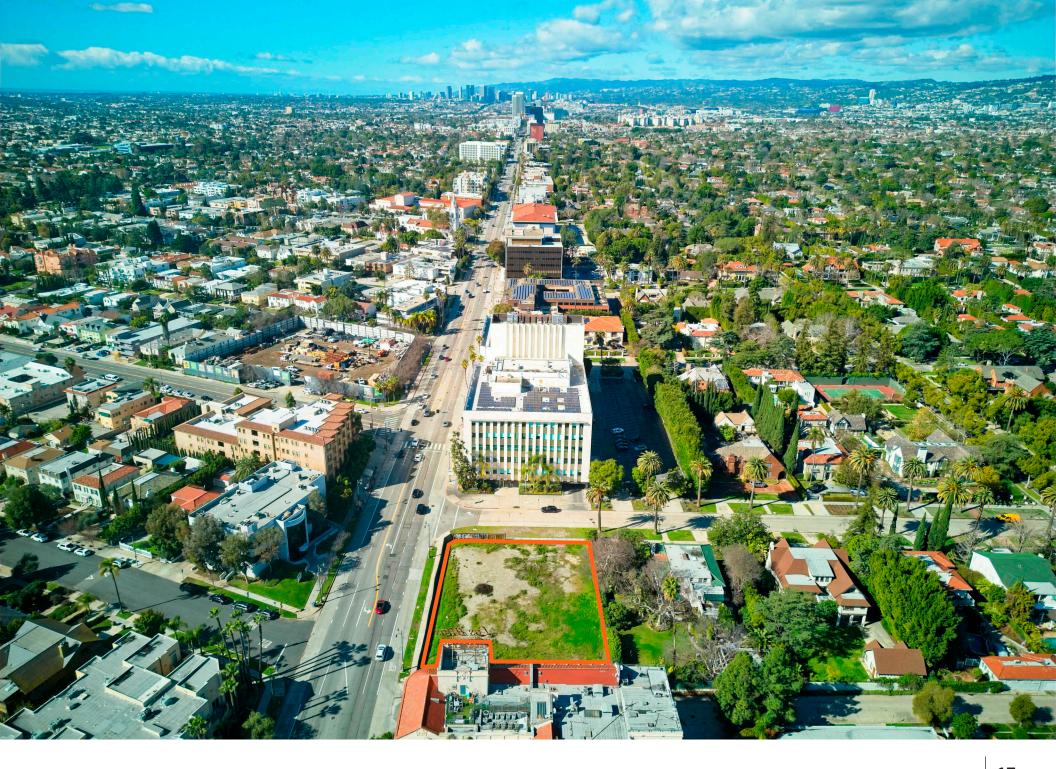
Project construction began in 2019. The Metro D Line Subway Extension Project is being built in three sections:

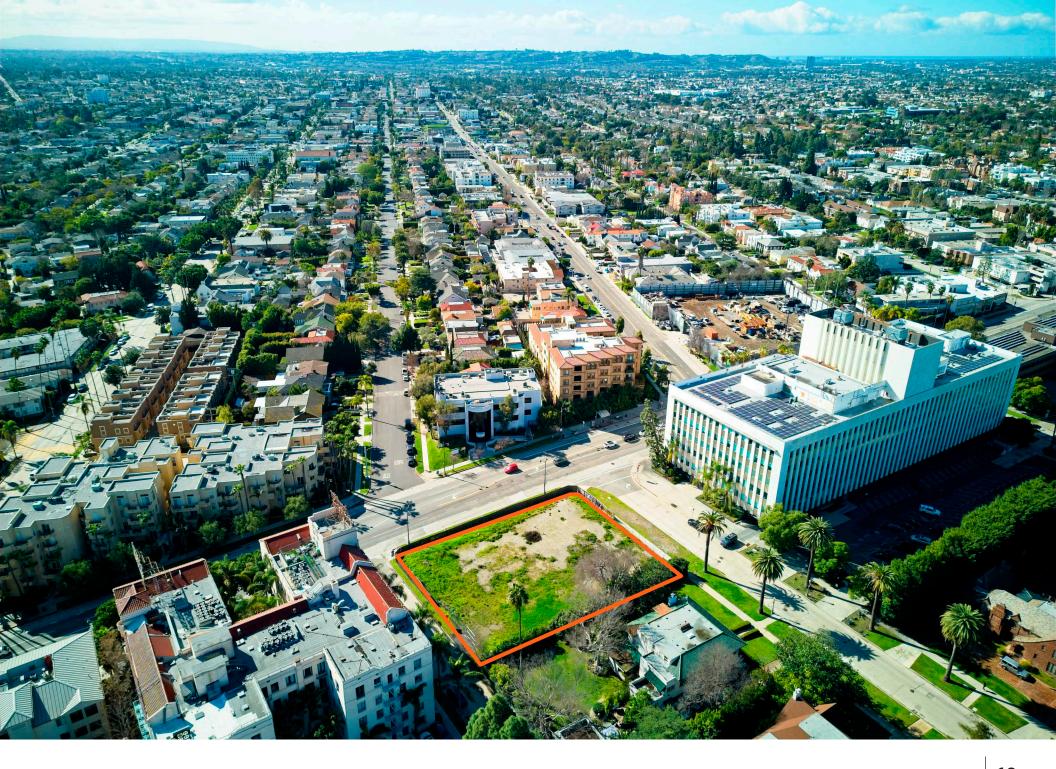
- Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2025.
- Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.

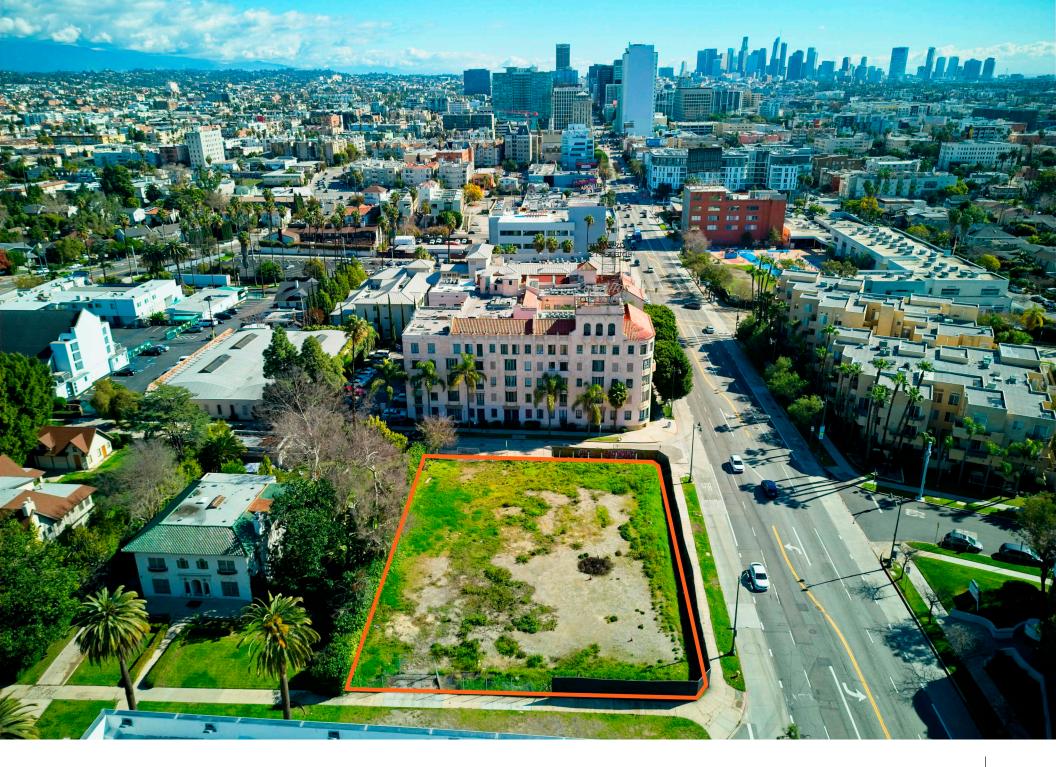
### https://www.metro.net/projects/westside/

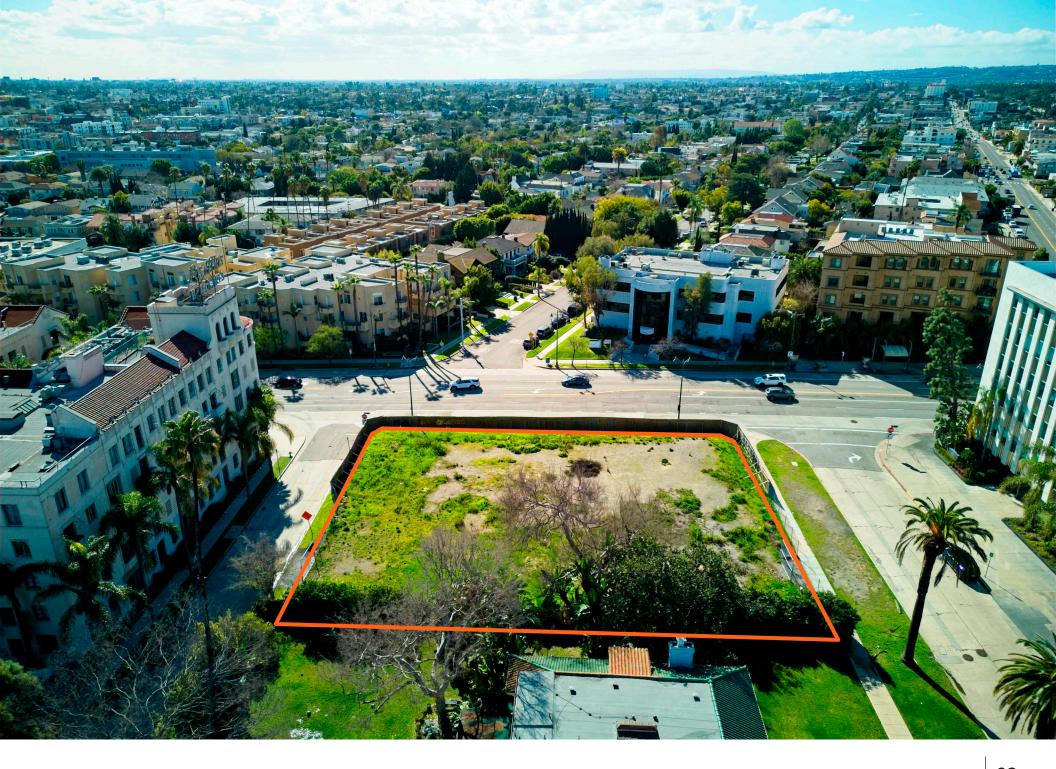


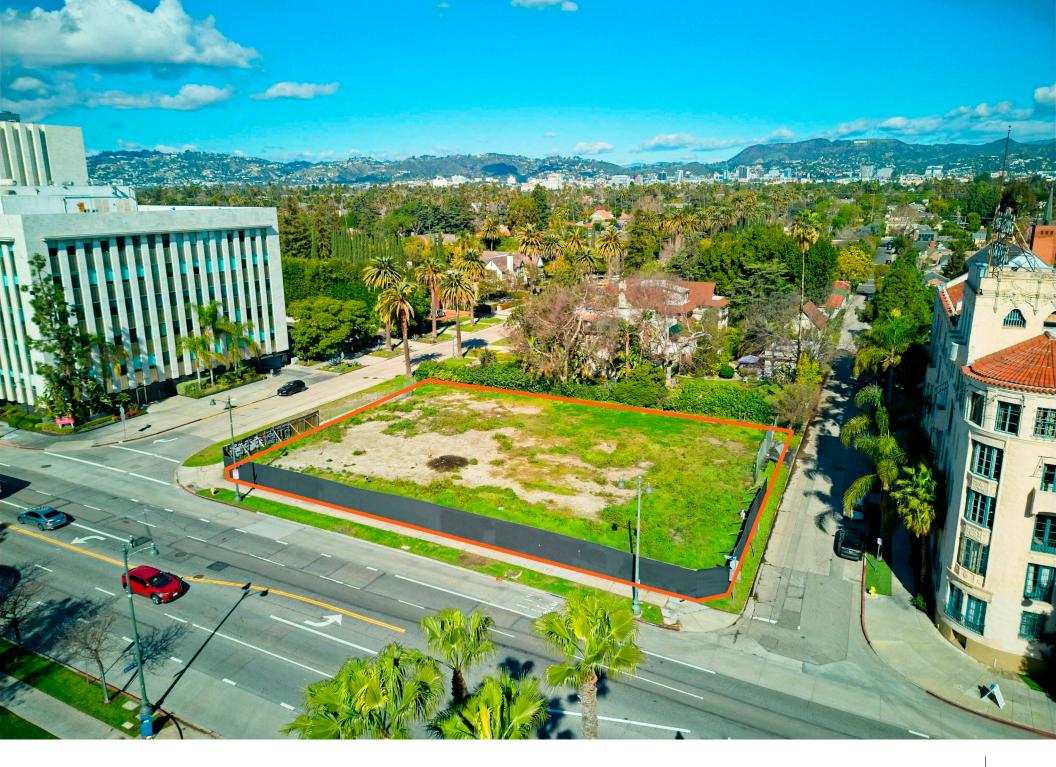


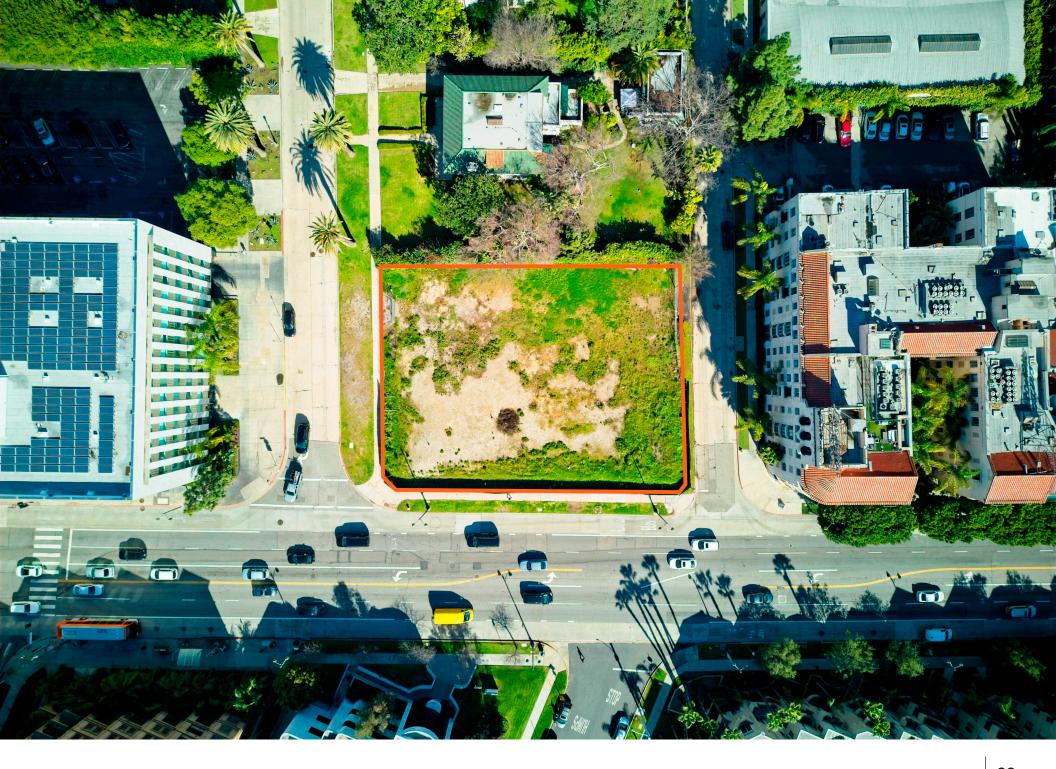












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