

Fully RTI



Priced reduced to
\$2,600,000

6834-6840 Baird Avenue

Reseda, CA 91335

91 Units 100% Affordable Housing Project, RTI at COE

PARTNERSCRE
Petito | Svidler | Cohen



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6834-6840 Baird Avenue

The Offering

PartnersCRE is excited to offer a premier opportunity to acquire a **Ready-to-Issue (RTI), 91-unit, fully Affordable Housing Development**, set on a spacious **16,010 SF** lot in the highly sought-after and rapidly evolving **Reseda** neighborhood. This prime site is perfectly situated for accessibility, just moments away from key local destinations like the **Van Nuys Airport** and **Warner Center**, providing seamless access to transportation, shopping, and major employment centers.

Designed for both efficiency and cost-effectiveness, this **4-story, stacked on-grade development** features a thoughtfully planned **unit mix**, including **23 studios, 62 one-bedroom units, and 6 two-bedroom units**, offering approximately **42,011 SF of buildable space**. Set in a primarily residential area, the site offers excellent **street parking availability**, as well as a **walkable environment** with essential services and public transit just a short stroll away.

The project benefits from eligibility for participation in the **HCD Schedule VI moderate-income and TCAC Schedule IX low-income** programs, both of which are standard for **100% affordable housing developments** in Los Angeles. With the potential to attract **Section 8 voucher tenants**, rental income could increase by as much as **20% per unit**, providing significant financial upside.

A standout feature of this development is its **zero parking requirement**, resulting in substantial **cost savings** and a streamlined, transit-friendly design. With a **Walk Score of 88**, the neighborhood is rated as “**Very Walkable**,” making it a perfect location for residents who prioritize ease of access to transit and daily amenities. This is an exceptional opportunity for investors looking to capitalize on one of Los Angeles’ most promising affordable housing projects.

At a Glance

Reseda

~~\$3,495,000~~ **\$2,600,000**
Price

33,420 SF
Rentable Square Footage

42,011 SF
Building Square Footage

**91 Units 100% Affordable Housing Project
RTI at COE**

16,010 SF
Lot Size

100 FT X 160 FT
Lot Dimensions

**2126-022-004
2126-022-005**
APNs

4 Units
Existing Use

Highlights

- 91 Units - 100% Affordable Housing Development, RTI at COE
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Zero Parking Spaces - Cost-saving, transit-oriented design
- Walk Score of 88 “Very Walkable”
- Mostly Stacked Design - Type V-A Construction

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6834-6840 Baird Avenue

Project Unit Breakdown

Unit Breakdown	1 Bedroom	2 Bedroom	Studio
Low Income	48	2	19
Moderate Income	13	1	4
Very Low Income	-	3	-
Manager's Unit	1	-	-
Total Unit	91		

1st Floor	Unit Mix	Unit SF	Affordability Level
103	2+1	490	Very Low Income
105	1+1	368	Moderate Income
106	1+1	368	Low Income
107	1+1	368	Low Income
108	0+1	298	Low Income
109	0+1	298	Moderate Income
110	2+1	508	Very Low Income
111	1+1	373	Manager's Unit
112	1+1	372	Moderate Income
113	1+1	379	Low Income
114	1+1	373	Low Income
115	1+1	379	Low Income
116	1+1	373	Moderate Income
117	1+1	379	Low Income
118	1+1	373	Low Income
119	1+1	379	Low Income
120	0+1	300	Low Income
121	1+1	379	Low Income
122	0+1	300	Low Income
124	1+1	491	Moderate Income
Total Floor SF	7,548		

2nd Floor	Unit Mix	Unit SF	Affordability Level
201	0+1	303	Low Income
202	0+1	329	Low Income
203	1+1	394	Low Income
204	1+1	350	Low Income
205	1+1	368	Low Income
206	1+1	368	Low Income
207	1+1	368	Moderate Income
208	0+1	298	Low Income
209	0+1	298	Low Income
210	2+1	508	Moderate Income
211	1+1	373	Low Income
212	1+1	372	Low Income
213	1+1	379	Low Income
214	1+1	373	Low Income
215	1+1	379	Moderate Income
216	1+1	373	Low Income
217	1+1	379	Low Income
218	1+1	373	Low Income
219	1+1	379	Low Income
220	0+1	300	Low Income
221	1+1	379	Low Income
222	0+1	300	Low Income
223	1+1	379	Moderate Income
224	0+1	303	Moderate Income
Total Floor SF	8,625		

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6834-6840 Baird Avenue

Project Unit Breakdown

3rd Floor	Unit Mix	Unit SF	Affordability Level
301	0+1	303	Low Income
302	0+1	329	Low Income
303	1+1	394	Moderate Income
304	1+1	350	Low Income
305	1+1	368	Low Income
306	1+1	368	Low Income
307	1+1	368	Low Income
308	0+1	298	Low Income
309	0+1	298	Low Income
310	2+1	508	Low Income
311	1+1	373	Low Income
312	1+1	372	Moderate Income
313	1+1	379	Low Income
314	1+1	373	Low Income
315	1+1	379	Low Income
316	1+1	373	Low Income
317	1+1	379	Low Income
318	1+1	373	Low Income
319	1+1	379	Moderate Income
320	0+1	300	Low Income
321	1+1	379	Low Income
322	0+1	300	Moderate Income
323	1+1	379	Low Income
324	0+1	303	Low Income
Total Floor SF		8,625	

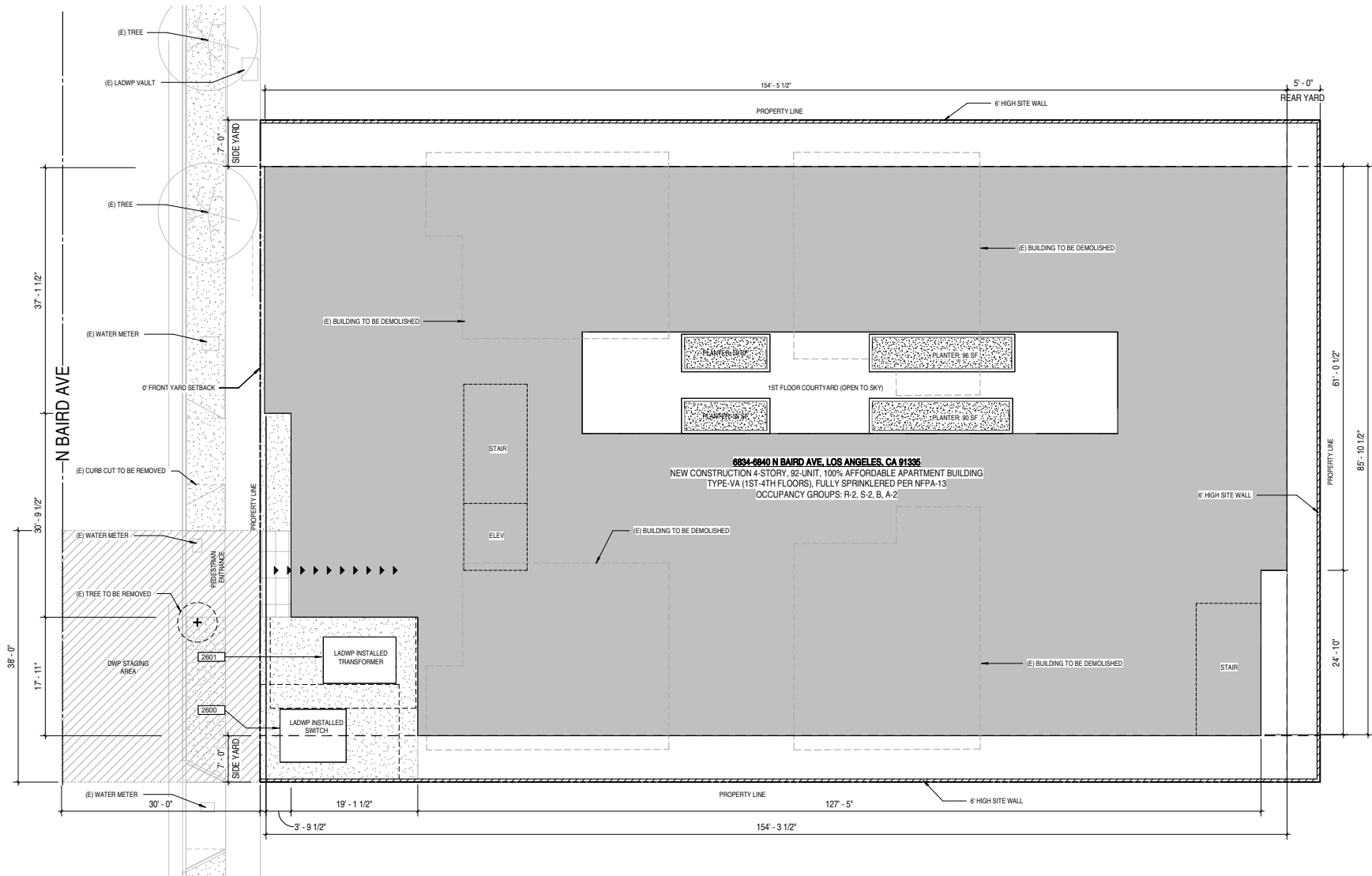
4th Floor	Unit Mix	Unit SF	Affordability Level
401	0+1	303	Low Income
402	0+1	329	Moderate Income
403	1+1	394	Low Income
404	1+1	350	Low Income
405	1+1	368	Moderate Income
406	1+1	368	Low Income
407	1+1	368	Low Income
408	0+1	298	Low Income
409	0+1	298	Low Income
410	2+1	508	Low Income
411	1+1	373	Low Income
412	1+1	372	Low Income
413	1+1	379	Low Income
414	1+1	373	Low Income
415	1+1	379	Low Income
416	1+1	373	Moderate Income
417	1+1	379	Low Income
418	1+1	373	Low Income
420	2+1	597	Very Low Income
421	1+1	379	Low Income
422	1+1	379	Low Income
423	1+1	379	Moderate Income
424	0+1	303	Low Income
Total Floor SF		8,622	

Total Floor SF (Floors 1-4)	33,420
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6834-6840 Baird Avenue

Site Plan



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6834-6840 Baird Avenue

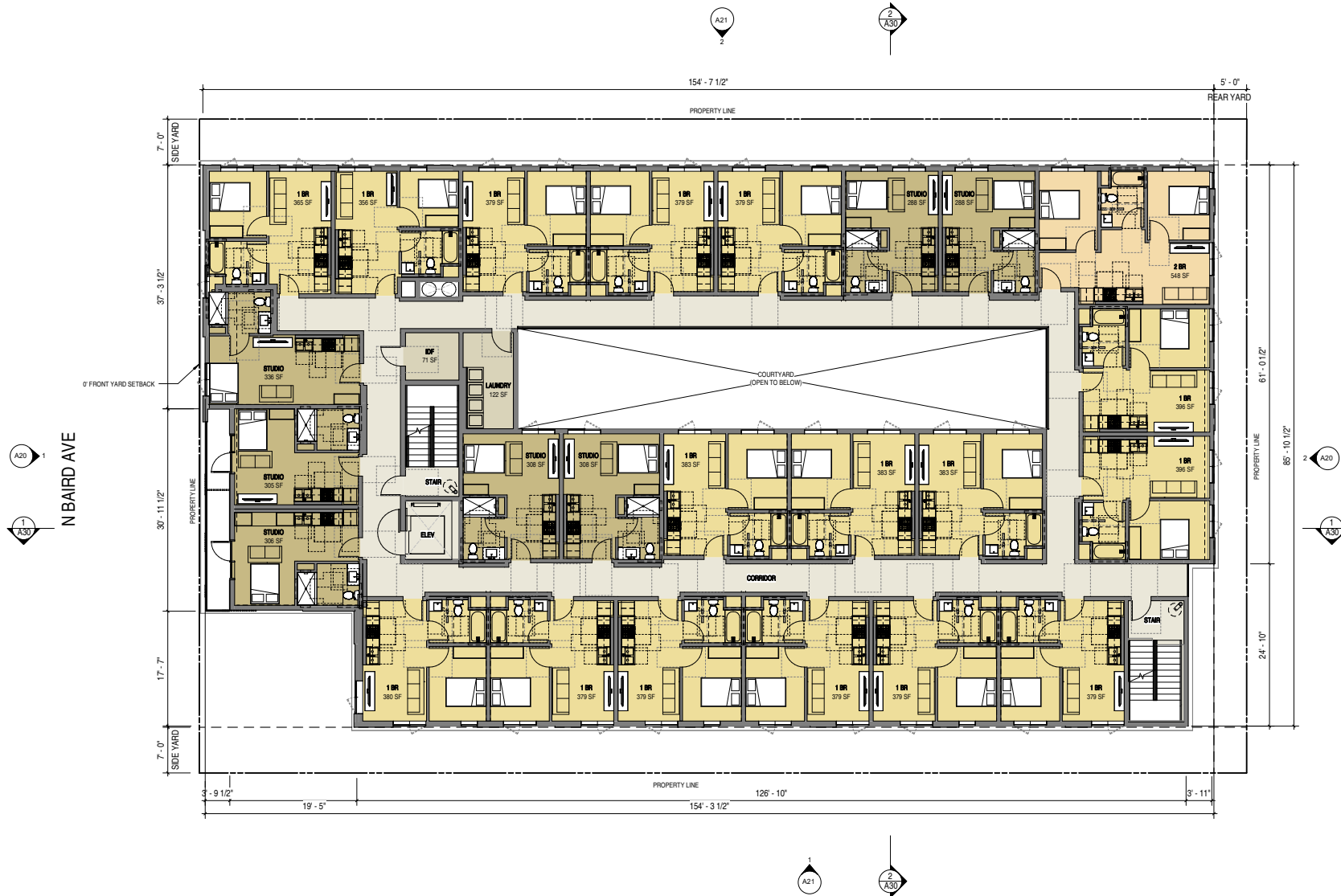
Floor Plan - First Floor



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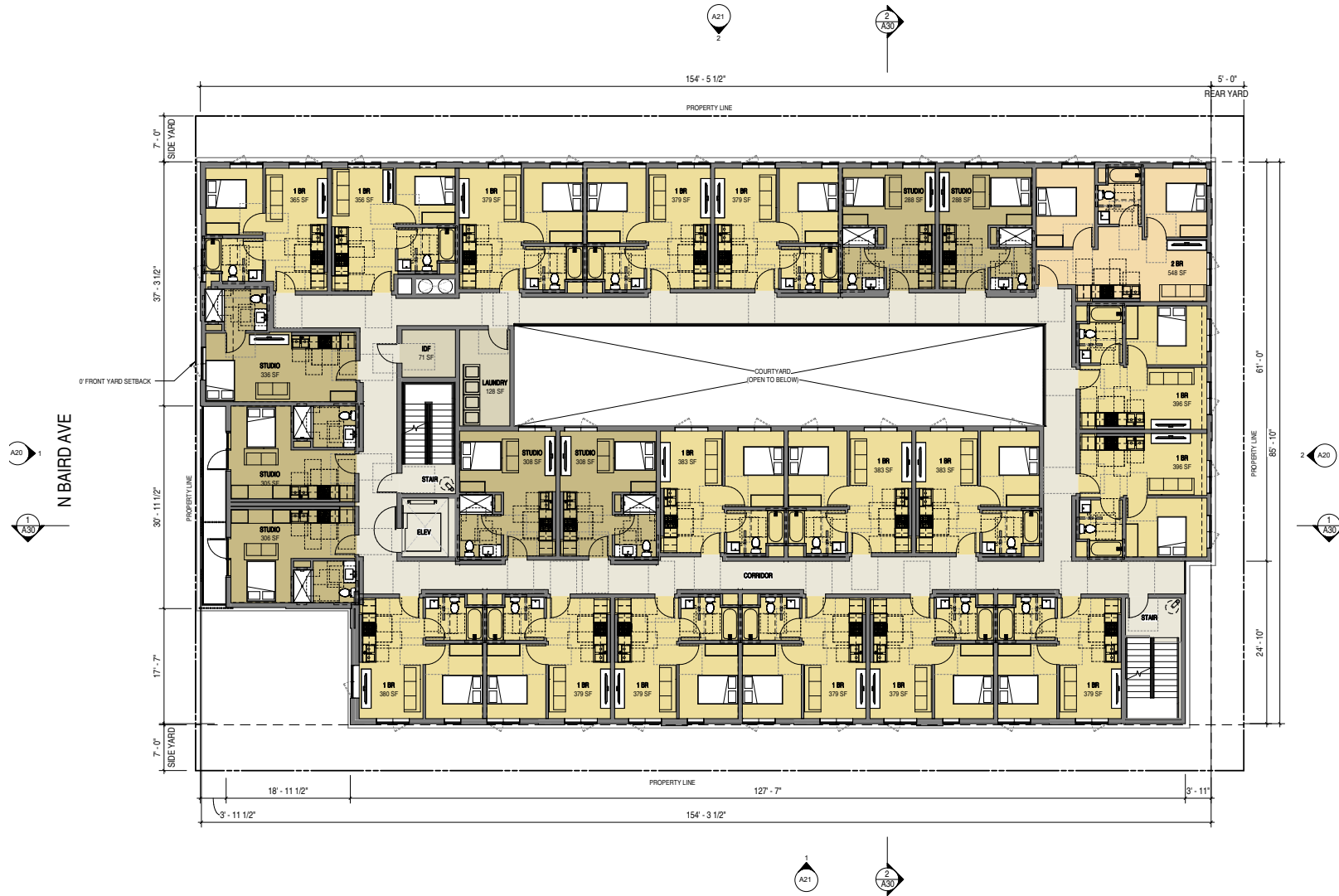
Floor Plan - Second Floor



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Floor Plan - Third Floor



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6834-6840 Baird Avenue

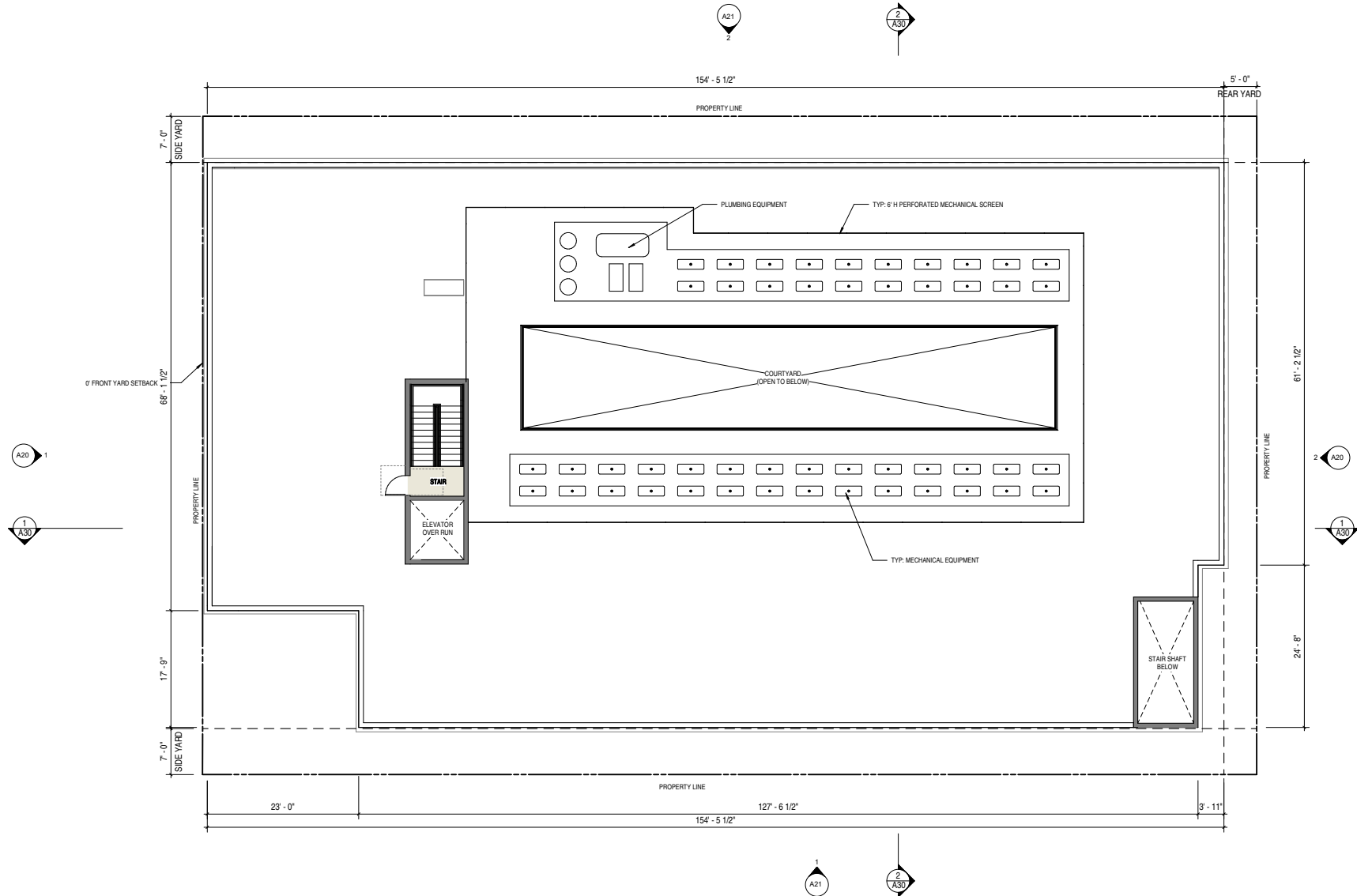
Floor Plan - Fourth Floor



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Floor Plan - Roof



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6834-6840 Baird Avenue

Location Highlights

Cedar Sinai Tarzana Project

Located nearby, this advanced medical center provides specialized healthcare services and serves as a hub for medical professionals and cutting-edge research.

LA Kings Ice Rink

A short drive away, this premier ice rink offers public skating sessions, hockey leagues, and training programs. It also hosts community events and serves as home to both professional and amateur hockey teams

Warner Center

Just minutes away, this vibrant business district features corporate offices, retail centers, dining options, and community activities, making it a hub for commerce and lifestyle.

LA Rams Practice Facility

Located in close proximity, this state-of-the-art training ground is the official practice facility for the LA Rams, offering opportunities for fan engagement and community interaction.

Reseda Development Highlights

Nearby, this transformative project in Reseda introduces new residential and commercial spaces with a focus on sustainable and modern urban living, complemented by enhancements to local infrastructure and public amenities.



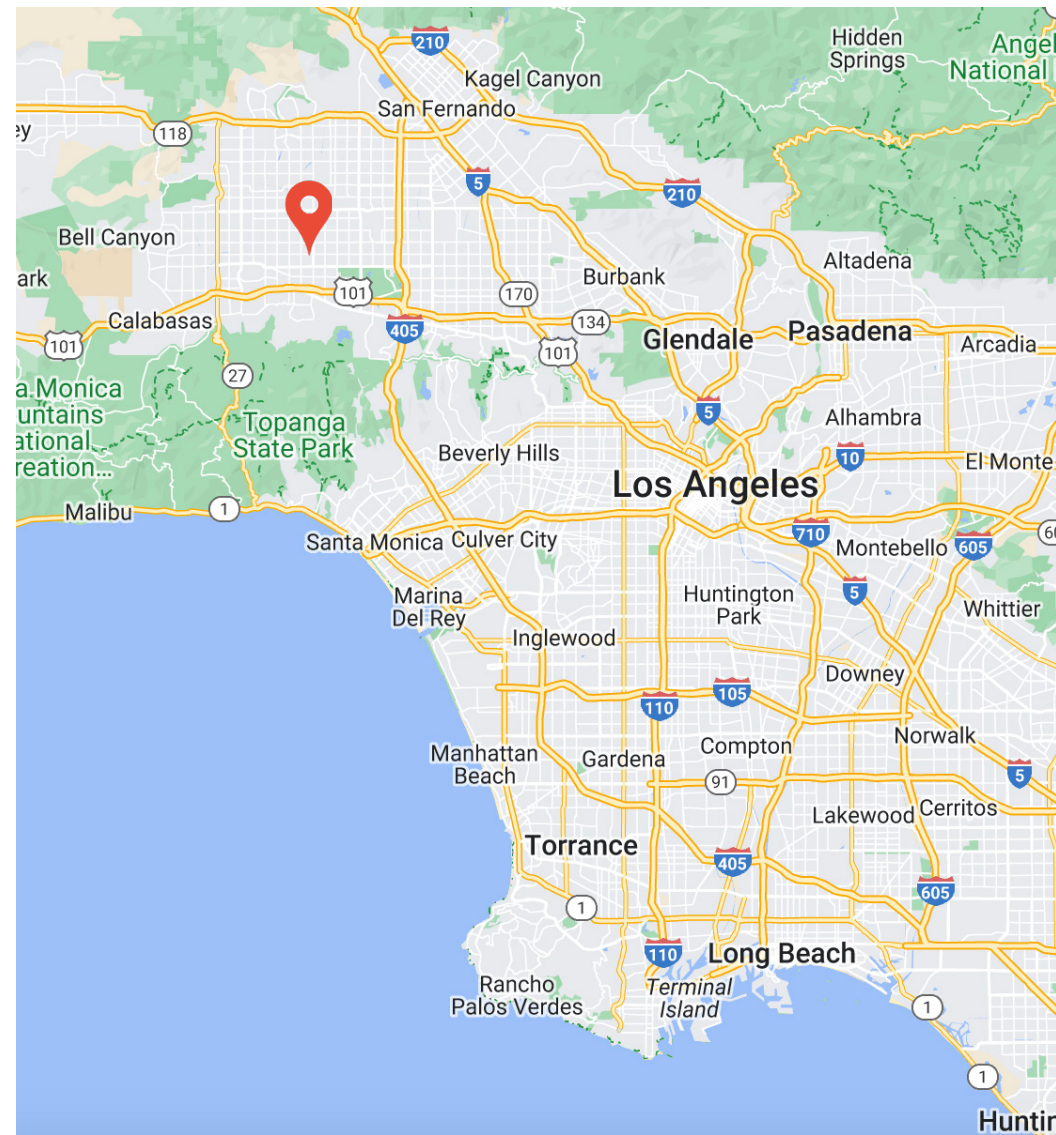
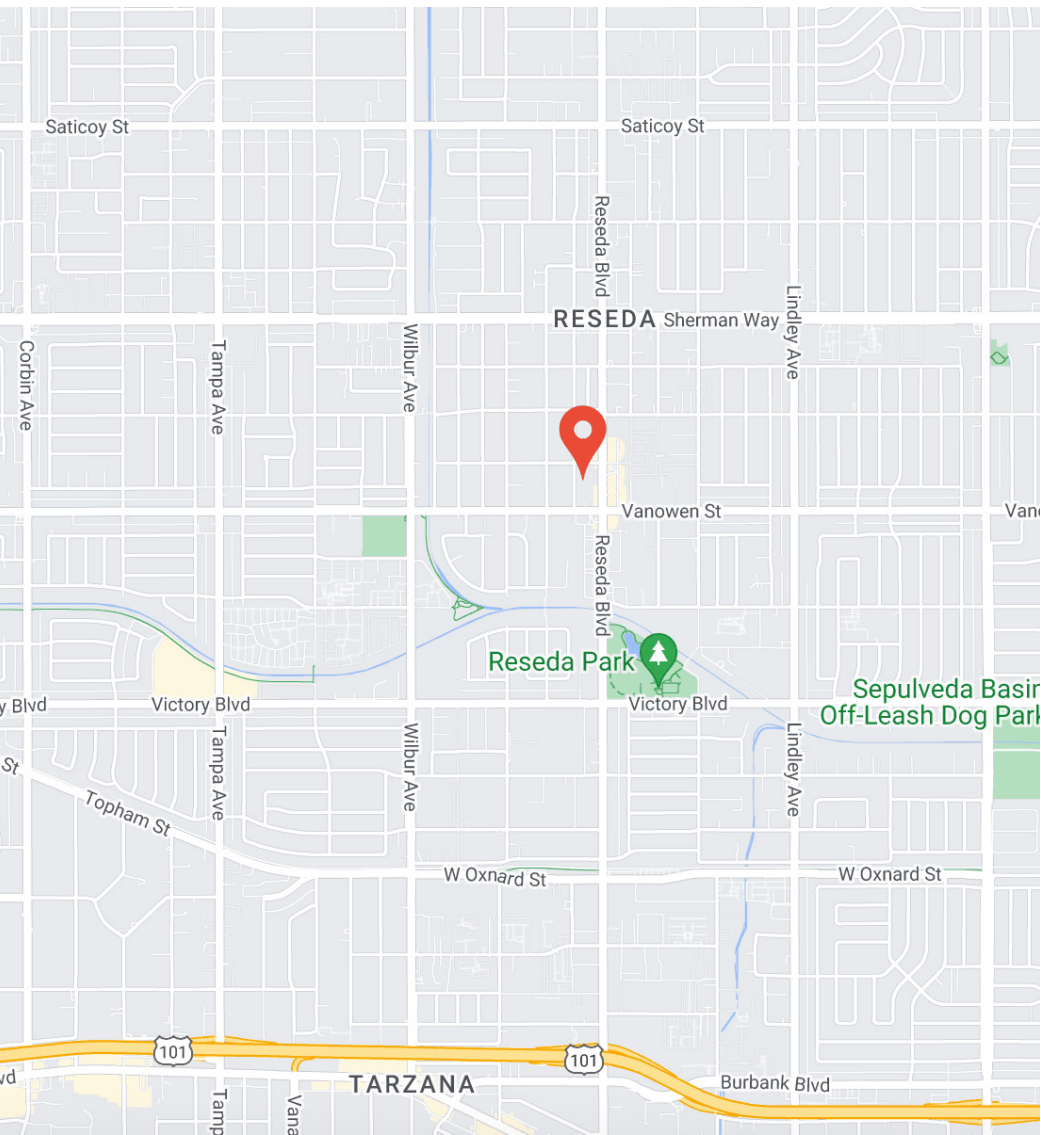
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Jordan Petito | Dario Svidler | Daniela Cohen

6834-6840 Baird Avenue, Reseda, CA 91335 | Partners CRE • KWBH

6834-6840 Baird Avenue

Location Map



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6834-6840 Baird Avenue

Walk Score



Very Walkable

Most errands can be accomplished on foot.



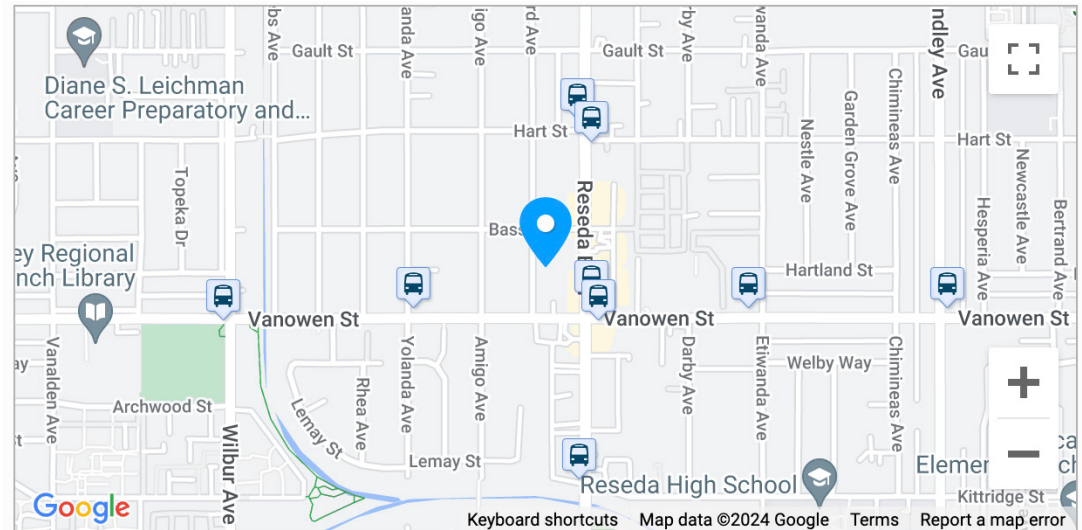
Some Transit

A few nearby public transportation options.



Bikeable

Some bike infrastructure.



Bus lines:

240 Metro Local Line	0.1 mi	165 Metro Local Line	0.1 mi
162 Metro Local Line	0.4 mi	Northridge DASH Northridge	0.4 mi
164 Metro Local Line	0.6 mi		

About this Location

6834 Baird Avenue has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

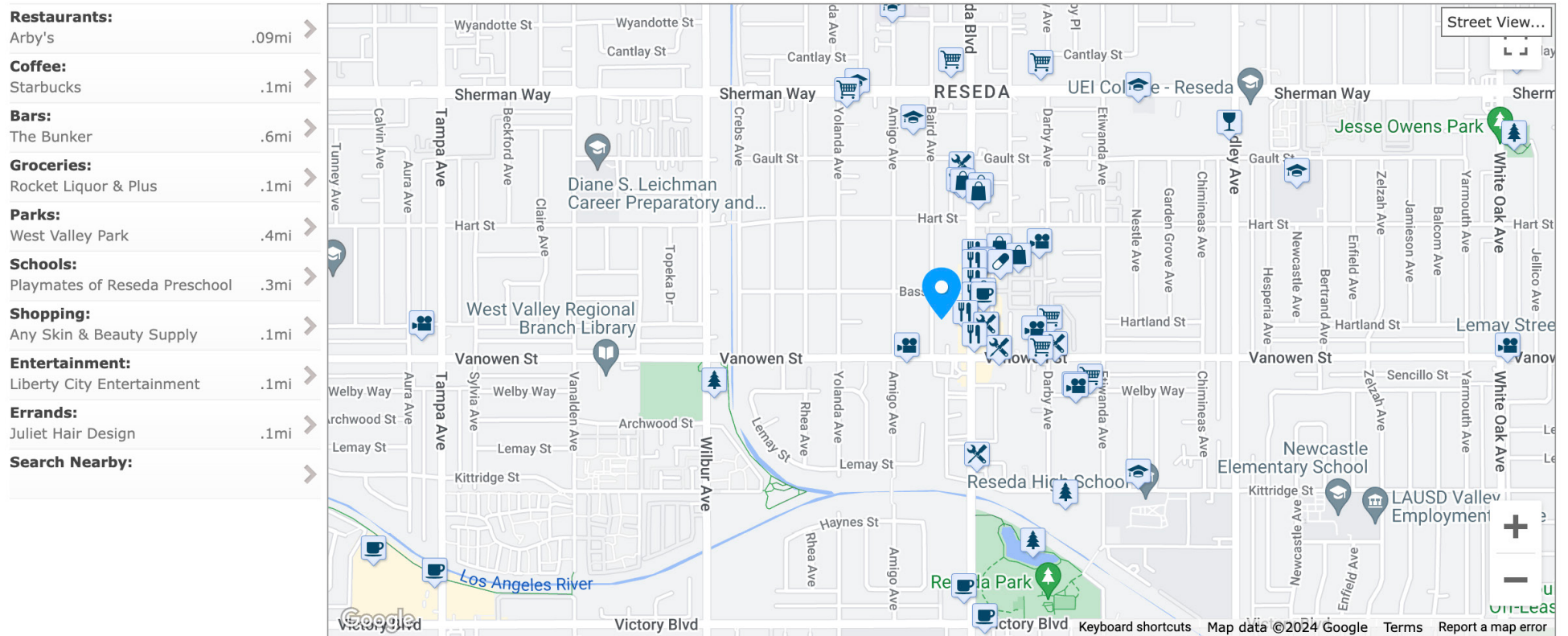
This location is in the Reseda neighborhood in Los Angeles. Nearby parks include Reseda Park and Recreation Center, West Valley Park and Reseda Park.

<https://www.walkscore.com/score/6834-baird-ave-los-angeles-ca-91335>

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6834-6840 Baird Avenue

Walk Score

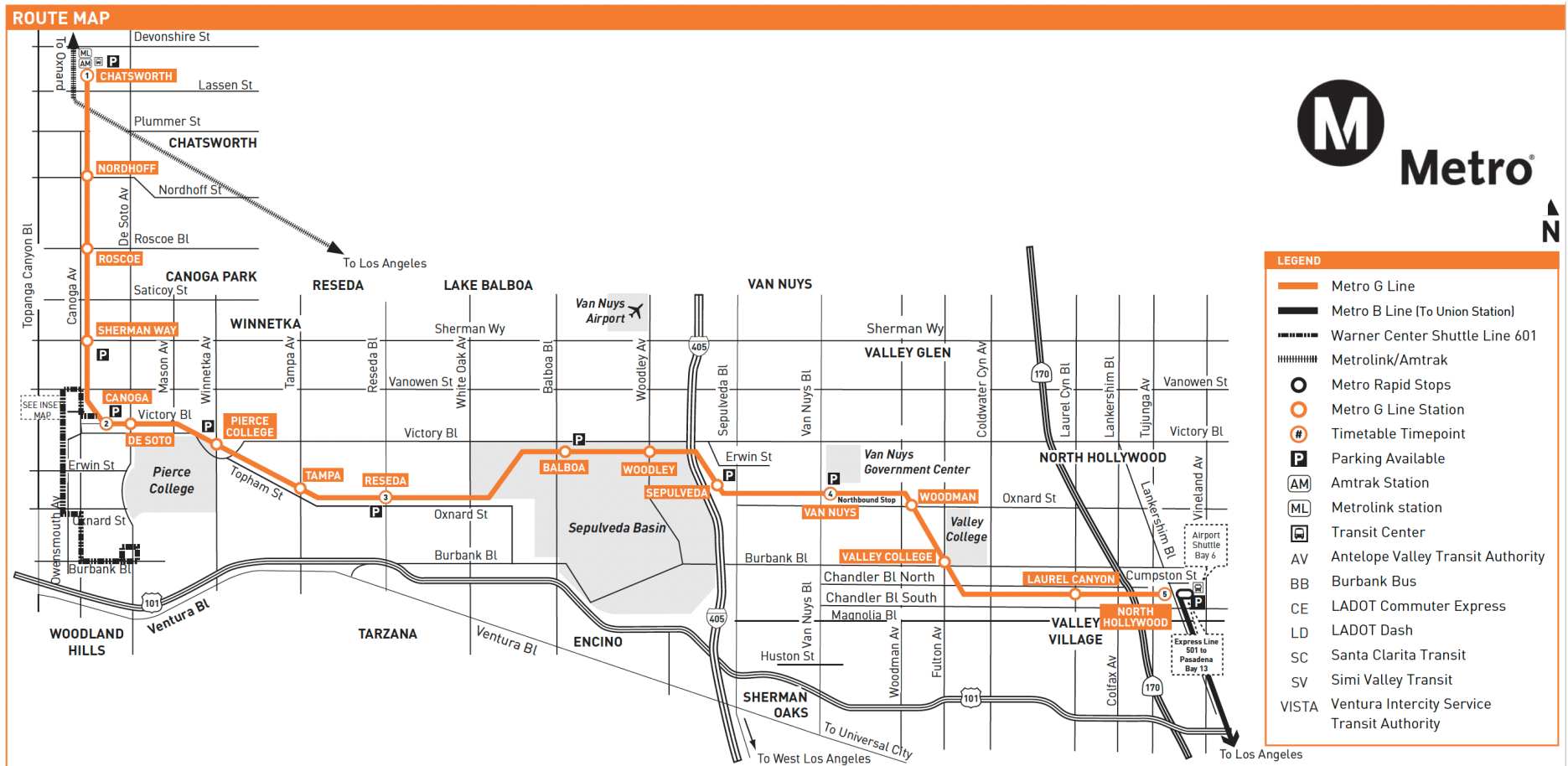


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Metro G Line

The G Line (Orange) is one of two Metro Liner bus routes that has dedicated lanes on the freeways and surface streets. It serves the valley from North Hollywood Red Line station to Chatsworth.



6834-6840 Baird Avenue

Parcel Report - 6834 Baird Avenue



City of Los Angeles Department of City Planning

7/31/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6836 N BAIRD AVE
6834 N BAIRD AVE

ZIP CODES

91335

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-956-DB-CDO-VHCA-ED1
APCSV-2016-4523-VZCJ-CDO
CPC-2019-1741-CPU
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2002-1263-CDO-ZC-MS-C
CPC-1996-131-PA
CPC-1988-275
CPC-1986-251-GPC
CPC-11708
ORD-186705
ORD-183145
ORD-183144
ORD-176619
ORD-176558
ORD-176557
ORD-171941
ORD-169649
ORD-162925
ORD-119865
ENV-2019-1743-EIR
ENV-2016-4519-ND
ENV-2008-3103-CE
ENV-2007-3037-ND

Address/Legal Information

PIN Number 183B125 907
Lot/Parcel Area (Calculated) 8,005.0 (sq ft)
Thomas Brothers Grid PAGE 530 - GRID J6
Assessor Parcel No. (APN) 2126022005
Tract TR 8590
Map Reference M B 108-26/27
Block None
Lot 47
Arb (Lot Cut Reference) 2
Map Sheet 183B125

Jurisdictional Information

Community Plan Area Reseda - West Van Nuys
Area Planning Commission South Valley
Neighborhood Council Reseda
Council District CD 4 - Nithya Raman
Census Tract # 1310.24
LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-956-DB-CDO-VHCA-ED1

Planning and Zoning Information

Special Notes None
Zoning (T)[Q]RAS4-1L-CDO-RIO
Zoning Information (ZI) ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2339 Community Design Overlay: Reseda Central Business District
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-2358 River Implementation Overlay District (RIO)
General Plan Land Use Community Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay Reseda Central Business District
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay Yes
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
Non-Residential Market Area Medium
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 No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 2126022005
APN Area (Co. Public Works)* 0.184 (ac)
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val. \$368,026
Assessed Improvement Val. \$224,400
Last Owner Change 02/03/2023
Last Sale Amount \$1,120,011
Tax Rate Area 8852
Deed Ref No. (City Clerk) 898594
515728,32
5-716
148341

Building 1
Year Built 1952
Building Class D55A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 946.0 (sq ft)

Building 2
Year Built 1952
Building Class D55A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 946.0 (sq ft)

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: 2126022005]

Additional Information

Airport Hazard 250' Height Limit Above Elevation 790
Coastal Zone None
Farmland Urban and Built-up Land

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

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6834-6840 Baird Avenue

Parcel Report - 6834 Baird Avenue

Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	11.0788704
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
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

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 2126022005]
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	Yes

Public Safety

Police Information	
Bureau	Valley
Division / Station	West Valley
Reporting District	1024
Fire Information	
Bureau	Valley
Battalion	17
District / Fire Station	73
Red Flag Restricted Parking	No

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6834-6840 Baird Avenue

Parcel Report - 6840 Baird Avenue



City of Los Angeles Department of City Planning

12/17/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6840 N BAIRD AVE
6838 N BAIRD AVE

ZIP CODES

91335

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2024-956-DB-CDO-VHCA-ED1
APCSV-2016-4523-VZCJ-CDO
CPC-2019-1741-CPU
CPC-2008-3125-CA
CPC-2007-3036-RIO
CPC-2002-1263-CDO-ZC-MS
CPC-1996-131-PA
CPC-1988-275
CPC-1986-251-GPC
CPC-11708
ORD-186705
ORD-183145
ORD-183144
ORD-176619
ORD-176558
ORD-176557
ORD-171941
ORD-169649
ORD-162925
ORD-119865
ENV-2019-1743-EIR
ENV-2016-4519-ND
ENV-2008-3103-CE
ENV-2007-3037-ND
PKG-2003

Address/Legal Information

PIN Number 183B125 892
Lot/Parcel Area (Calculated) 8,004.7 (sq ft)
Thomas Brothers Grid PAGE 530 - GRID J6
Assessor Parcel No. (APN) 2126022004
Tract TR 8590
Map Reference M B 108-26/27
Block None
Lot 47
Arb (Lot Cut Reference) 1
Map Sheet 183B125

Jurisdictional Information

Community Plan Area Reseda - West Van Nuys
Area Planning Commission South Valley
Neighborhood Council Reseda
Council District CD 4 - Nithya Raman
Census Tract # 1310.24
LADBS District Office Van Nuys

Permitting and Zoning Compliance Information

Administrative Review ADM-2024-956-DB-CDO-VHCA-ED1

Planning and Zoning Information

Special Notes None
Zoning (T)(Q)RAS4-1L-CDO-RIO
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2358 River Implementation Overlay District (RIO)
ZI-2339 Community Design Overlay: Reseda Central Business District
General Plan Land Use Community Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay Reseda Central Business District
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay Yes
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
Non-Residential Market Area Medium
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 None
500 Ft Park Zone None

Assessor Information

Assessor Parcel No. (APN) 2126022004
APN Area (Co. Public Works)* 0.184 (ac)
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val. \$368,026
Assessed Improvement Val. \$228,888
Last Owner Change 02/03/2023
Last Sale Amount \$1,120,011
Tax Rate Area 8852
Deed Ref No. (City Clerk) 898594
515728
5-717
148341

Building 1
Year Built 1952
Building Class D55A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 946.0 (sq ft)
Building 2
Year Built 1952
Building Class D55A
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 1
Building Square Footage 946.0 (sq ft)
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: 2126022004]

Additional Information

Airport Hazard 250' Height Limit Above Elevation 790
Coastal Zone None
Farmland Urban and Built-up Land

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

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6834-6840 Baird Avenue

Parcel Report - 6840 Baird Avenue

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

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	11.0654592
Nearest Fault (Name)	Northridge
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.50000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	22.00000000
Rupture Top	5.00000000
Rupture Bottom	20.00000000
Dip Angle (degrees)	42.00000000
Maximum Magnitude	7.00000000

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 2126022004]
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	Yes

Public Safety

Police Information

Bureau	Valley
Division / Station	West Valley
Reporting District	1024

Fire Information

Bureau	Valley
Battalion	17
District / Fire Station	73
Red Flag Restricted Parking	No

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6834-6840 Baird Avenue

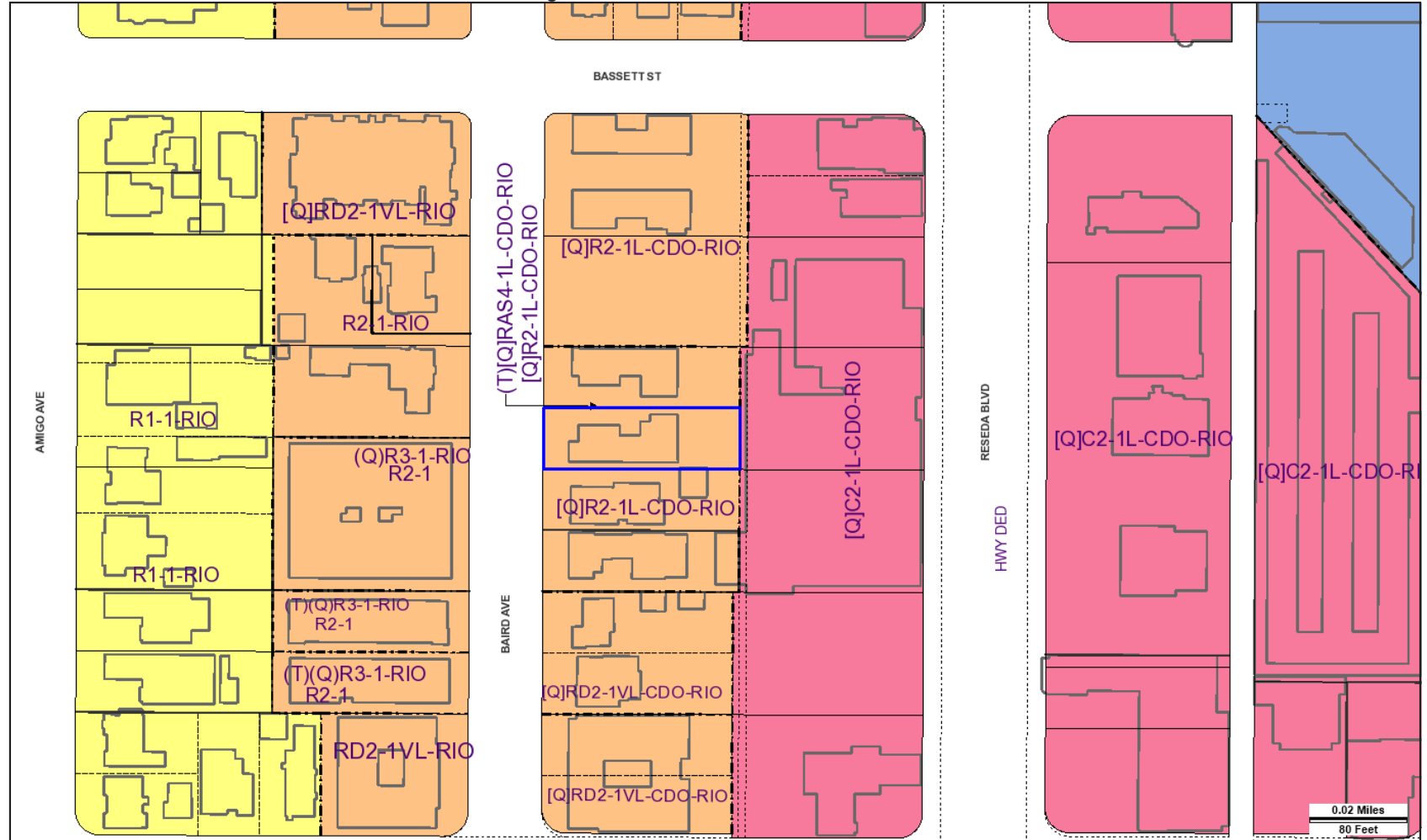
Zimas Map - 6834 Baird Avenue

ZIMAS PUBLIC

Generalized Zoning

07/31/2024

City of Los Angeles
Department of City Planning



Address: 6834 N BAIRD AVE

APN: 2126022005

PIN #: 183B125 907

Tract: TR 8590

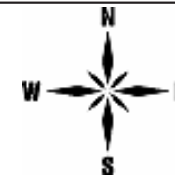
Block: None

Lot: 47

Arb: 2

Zoning: (T)(Q)RAS4-1L-CDO-RIO

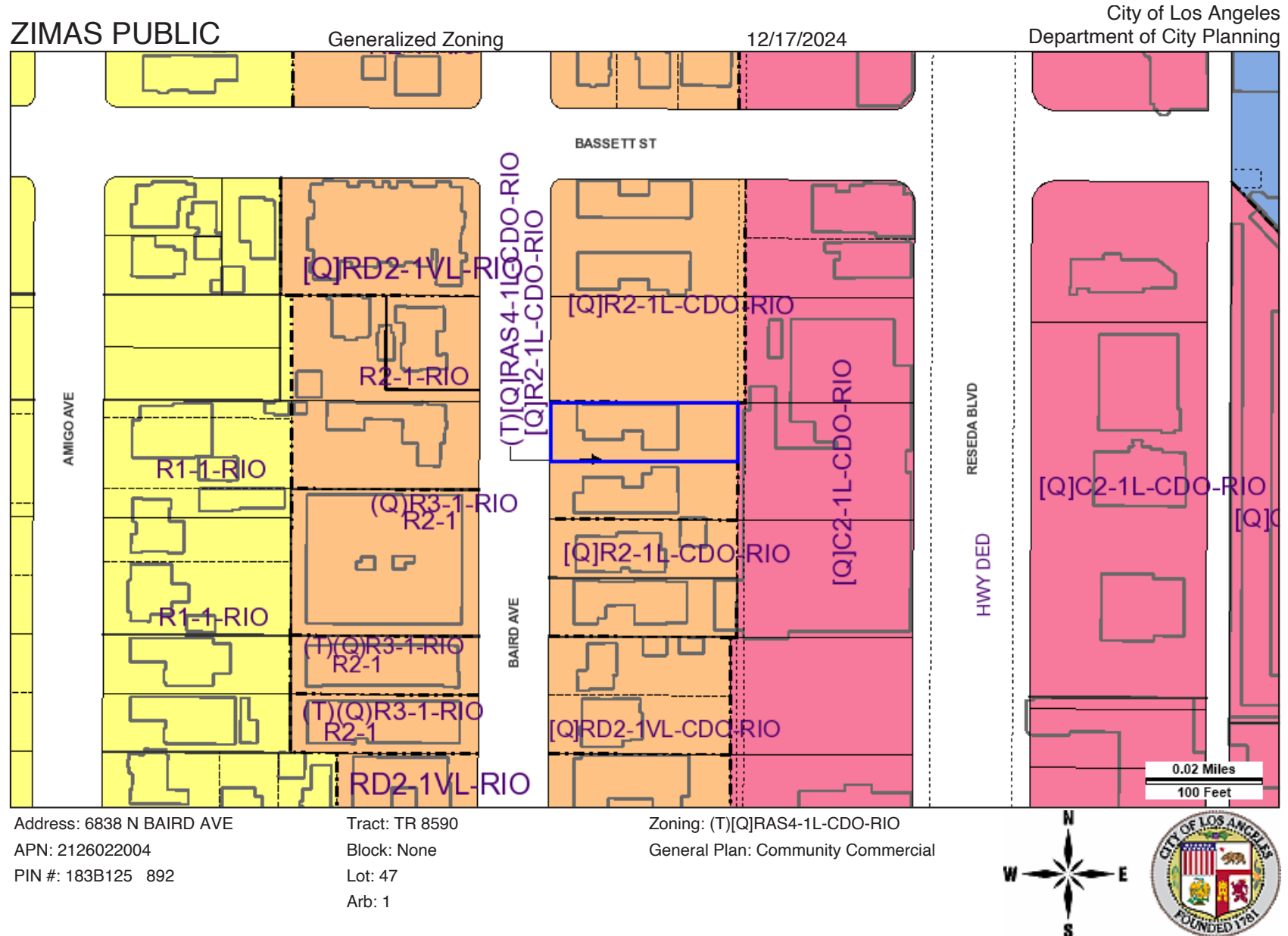
General Plan: Community Commercial



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6834-6840 Baird Avenue

Zimas Map - 6840 Baird Avenue



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6834-6840 Baird Avenue

2025 Income and Rent Limit - Land Use Schedule VI

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2025

	AMI	Net AMI	
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in AMI from 2024 = 8.6%
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

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6834-6840 Baird Avenue

2025 Income and Rent Limit - Land Use Schedule IX

2025 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200

2025 Area Median Income (AMI) \$106,600

Change in AMI from 2024 = 8.6%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$21,200	\$24,240	\$27,260	\$30,300	\$32,720	\$35,140	\$37,560	\$40,000
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,340	\$60,000
35% AMI	\$37,100	\$42,420	\$47,705	\$53,025	\$57,260	\$61,495	\$65,730	\$70,000
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
45% AMI	\$47,700	\$54,540	\$61,335	\$68,175	\$73,620	\$79,065	\$84,510	\$90,000
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
55% AMI	\$58,300	\$66,660	\$74,965	\$83,325	\$89,980	\$96,635	\$103,290	\$110,000
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000
70% AMI	\$74,200	\$84,840	\$95,410	\$106,050	\$114,520	\$122,990	\$131,460	\$140,000
80% AMI	\$84,800	\$96,960	\$109,040	\$121,200	\$130,880	\$140,560	\$150,240	\$160,000
100% AMI	\$106,000	\$121,200	\$136,300	\$151,500	\$163,600	\$175,700	\$187,800	\$200,000
110% AMI	\$116,600	\$133,320	\$149,930	\$166,650	\$179,960	\$193,270	\$206,580	\$220,000
120% AMI	\$127,200	\$145,440	\$163,560	\$181,800	\$196,320	\$210,840	\$225,360	\$240,000

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$530	\$568	\$681	\$787	\$878	\$969
30% AMI	\$795	\$852	\$1,022	\$1,181	\$1,317	\$1,454
35% AMI	\$927	\$994	\$1,192	\$1,378	\$1,537	\$1,696
40% AMI	\$1,060	\$1,136	\$1,363	\$1,575	\$1,757	\$1,939
45% AMI	\$1,192	\$1,278	\$1,533	\$1,772	\$1,976	\$2,181
50% AMI	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196	\$2,423
55% AMI	\$1,457	\$1,562	\$1,874	\$2,166	\$2,415	\$2,666
60% AMI	\$1,590	\$1,704	\$2,044	\$2,363	\$2,635	\$2,908
70% AMI	\$1,855	\$1,988	\$2,385	\$2,757	\$3,074	\$3,393
80% AMI	\$2,120	\$2,272	\$2,726	\$3,151	\$3,514	\$3,878
100% AMI	\$2,650	\$2,840	\$3,406	\$3,938	\$4,392	\$4,846

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6834-6840 Baird Avenue

Section 8 - Voucher Payment Standards



Voucher Payment Standards (VPS)

Bedroom Size											
SRO	Efficiency	1	2	3	4	5	6	7	8	9	10
\$1,531	\$2,041	\$2,289	\$2,887	\$3,668	\$4,067	\$4,677	\$5,287	\$5,898	\$6,507	\$7,118	\$7,728

Housing Authority can pay to help a family with rent. The family's voucher will show the number of bedrooms authorized by the Housing Authority, based on the number of persons in the family.

The Housing Authority establishes Voucher Payment Standards (VPS) based on the Fair Market Rents (FMR), which are established at least annually by U.S. Department of Housing and Urban Development (HUD). The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the SMALLER of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a threebedroom voucher, the two-bedroom VPS must be used to calculate your tenant portion of the rent.

The following chart depicts the VPS for the Housing Authority of the City of Los Angeles (HACLA).

<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:

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

CONTACT US

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

3. Advertise

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

4. Select prospective tenants

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

5. Keep your records and report annually

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

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

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

Rev. 9/13/2021

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