

City of Los Angeles

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd., Ste 300
Los Angeles, CA 90026
Tel: 213.808.8806

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

housing.lacity.gov

Karen Bass, Mayor

August 29, 2025

Ramesh D. Chaudry
5707 Harbour Ridge Road
Midlothian, VA 23112-2021

HOUSING PURCHASE COVENANT AND AGREEMENT #68451 REGARDING CASA GATEWAY DEVELOPMENT, UNIT #517

Dear Casa Gateway Homeowner(s):

In August 1988, the City executed a regulatory agreement ("Agreement") to restrict 100 affordable housing units at Casa Gateway for rent or sale at prices affordable to very low, low and moderate-income households. The California Coastal Commission and the Department of City Planning mandated these restrictions to preserve affordable housing in the Coastal Zone. The units are restricted for households at various income levels. The maximum allowable rents, sales prices, and incomes are adjusted according to the annual changes in the U.S. Department of Housing and Urban Development (HUD) area median income (AMI) figures for the Los Angeles area. The Los Angeles Housing Department (LAHD) is the City agency responsible for monitoring these restrictions. **The unit may not be sold or rented at a price higher than the current maximum.** LAHD updates the maximum incomes, rents, and sales prices annually.

A total of 100 units are reserved for Eligible Households, as defined in Section 1.5 of the Agreement. The designated **Family Unit** which you own, **Unit #517**, must be sold or rented per the Agreement as follows:

1. The unit must be sold or rented to an Eligible Household. **Please complete, sign, and return the enclosed Owner Occupancy / Rental Affidavit and Owner Information Update Form by September 12, 2025).** *If you need additional time to respond with this affidavit due to the impacts of the Palisades Fire, please reach out to LAHD Occupancy Monitoring as soon as possible at the email or phone number below.*
2. **The unit must not be sold or rented without LAHD's consent.** When you are preparing to *rent or sell your unit*, you must submit a "LAHD Income Certification Package" for the prospective buyer or renter. This package requires asset and income source documentation for the prospective household to LAHD. Please email lahd.occmonitor@lacity.org or call (213) 808-8806 to request the current version of the income certification package.

Any owner who rents or sells a dwelling unit at Casa Gateway without first procuring LAHD's written determination that: 1) the terms of the rental or purchase conform with the affordability restrictions at the property, and 2) the prospective renter or buyer is eligible to occupy the unit will be in violation of

the Agreement. **PLEASE TAKE NOTICE** that the Los Angeles City Attorney's Office will take action against owners who fail to comply with the terms of the Agreement.

In Section 3.5, the Agreement states that the "Owner may not lease, rent, assign, mortgage or otherwise transfer an interest in a Unit(s) without the certification or written permission of the Department." LAHD conducts annual audits to confirm compliance with the Agreement. Your participation affirms that you are compliant with the terms of the Agreement. **LAHD has enclosed the "Owner Occupancy / Rental Affidavit" and "Owner Information Update Form," which are to be signed in its entirety by the Owner and returned by September 12, 2025 via email or mail.** The current guidelines for the allowable household income, sales price, and rental levels for Casa Gateway Unit #101 are also enclosed.

LAHD Occupancy Monitoring staff can be reached at lahd.occmonitor@lacity.org or (213) 808-8806. For quicker response times, please email us. Thank you for your cooperation.

Sincerely,



BRITTANYA MURILLO
Manager, Occupancy Monitoring

Enclosure

BM:fc:dd:ai

Enclosures

Casa Gateway Covenant and Agreement Provisions
2025 Maximum Incomes, Rents and Sales
Effective August 29, 2025
517 Palisades Dr.

- The occupant must be an eligible household.
- Unit Type is: **Family**
- The Area Median Income Restriction is: **120%**
- The maximum household income is: **\$189,233.76**
- The maximum monthly rent is: **\$4,131.29**
- The maximum monthly rent applies whether the unit is rented, furnished or unfurnished.
- The maximum sales price is: **\$770,597.13**
- Up to six percent (6%) of the purchase price may be added to cover the price of real estate commissions as long as the seller or seller's agent provides proof of such costs.
- Capital improvement costs must meet all criteria outlined in the Agreement to be added to the maximum sales price:
 - Must be evidenced by receipts. Invoices without proof of payment are not accepted.
 - Each cost must be in excess of 1% of the base purchase price.
 - Must have a useful life of greater than 5 years subsequent to the conveyance by the Owner.
 - Made with all required building, government, and HOA approvals.
- If your unit is sold, the Los Angeles Housing Department (LAHD) must be provided with a copy of the Grant Deed showing the date of sale and proof of the final sales price.

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OWNER OCCUPANCY / RENTAL AFFIDAVIT FOR LAND USE PROGRAM COMPLIANCE

Casa Gateway Unit Number: _____

I/we, the undersigned, understand that as a provision of the Housing Purchase Covenant and Agreement for Affordable Housing Program, Contract Number 68451, recorded on September 8, 1988 as Instrument Number 88-1434172 ("Agreement"), I/we hereby certify that I/we occupy and maintain the Restricted Unit as my/our principal place of residence. I/we understand that the Agreement expressly prohibits the rental or sales of the Restricted Unit, unless the Los Angeles Housing Department (LAHD) approved an eligible household at the rental or sales amount as determined annually. I/we also understand that any violation of these requirements grants LAHD permission to initiate and pursue any or all of the remedies described in the Agreement, up to and including a judicial and/or nonjudicial foreclosure action allowed under applicable law.

I/we also acknowledge that it is illegal to provide false information to any department of the United States Government under the provisions of Title 18, United States Code, Sec. 1001, et seq. Making false or fraudulent statements or representations to any department or agency of the United States is a felony under California State Law, including but not limited to Penal Codes §§ 115, 118, 487, and 532, and may result in criminal charges.

I declare under penalty of perjury that the foregoing is true and correct (28 U.S.C. 1746).

Acknowledged this _____ day of _____, 2025.

Print Name

Signature

Print Name

Signature

☐ Unit is owner-occupied as of _____ (mm/yyyy)

☐ Unit is rented as of _____ (mm/yyyy)

(Owner **must** attach lease agreement and the approved Request for Eligible Household Determination form)

Email signed affidavit to:

Or, mail original signed affidavit to:

lahd.occmonitor@lacity.org (Subject: Casa Gateway – Forms)

Los Angeles Housing Department
Occupancy Monitoring Section – Casa Gateway Forms
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026

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CASA GATEWAY OWNER INFORMATION UPDATE FORM

The Los Angeles Housing Department (LAHD) is the City agency responsible for monitoring the restrictions of the Agreement recorded 501-565 Palisades Drive. To ensure that LAHD's records and contact information are current and accurate, please answer the questions below and submit this Owner Information Update Form.

Property Address: _____ Unit Number: _____

When did you first gain ownership of the Unit? _____ (mm/yyyy)

How did you gain ownership of the unit? Check the appropriate box:

☐ Original Owner (First Buyer) ☐ Purchased from a Prior Owner ☐ Inherited Ownership

☐ Other. Describe how: _____

Do you occupy the Unit as your principal place of residence? ☐ Yes ☐ No

Please provide your mailing address.

Permanent Address:

Current or Temporary Address, if applicable:

LAHD will use USPS Mail as the primary method of communication. Do you also prefer email as another method for future communication including annual mailings and responses? ☐ Yes ☐ No

If, yes, please provide your email address: _____

I declare under penalty of perjury (under the laws of the United States of America) that the foregoing is true and correct.

Owner Name (Print)

Owner Signature

Date

Owner Name (Print)

Owner Signature

Date

Email signed form to:

Or, mail original signed form to:

lahd.occmonitor@lacity.org (Subject: Casa Gateway – Forms)

Los Angeles Housing Department
Occupancy Monitoring Section – Casa Gateway Forms
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