
ANNUAL REPORT
Bell Community Housing Authority

Report for Fiscal Year 2016-17



Prepared by



TABLE OF CONTENTS

INTRODUCTION3
BCHA DEBT OBLIGATIONS..... 4
BCHA ACTIVITIES AND LAND TRANSACTIONS5
HOUSING UNIT COMPLIANCE5
DOMESTIC VIOLENCE TERMINATIONS 9
CONTRACTS AND FEES..... 9
FINANCIAL STATEMENT/BUDGET 9
APPENDIX 1: AFFORDABLE RENT LIMITS10
APPENDIX 2: RENT ROLLS..... 12



INTRODUCTION

Summary

California Health and Safety Code (“HSC”) Section 34328 states that “at least once a year, an authority shall file with the clerk of the respective city or county and with the Department of Housing and Community Development (“HCD”) a report (“Annual Report”) of its activities for the preceding year.” This Annual Report for the Bell Community Housing Authority (“BCHA”) covers all the activities that have occurred during the 2016-17 Fiscal Year, including housing unit compliance with affordability requirements, activities concerning existing debt obligations, as well as land transactions and development.

Legal Authority

Housing authorities are distinct, autonomous, legal entities that derive their powers from State statute. Housing authorities function as local entities with the primary responsibility of providing housing for very low and low income households. California Housing Authorities Law (HSC Section 34200, *et. seq.*) provides for and details the requirements for local jurisdictions to create and operate a housing authority. To establish a housing, a local jurisdiction must adopt a resolution that includes findings that either of the following is true: (1) unsanitary or unsafe housing exists in the city or (2) there is a shortage of safe or sanitary housing available to persons of low income.

The BCHA can undertake certain functions that can only be exercised by a legally created housing authority. For example, the BCHA may own and operate housing developments, which alleviates the need to find prospective owners or operators of affordable housing units. In addition, the BCHA may acquire land and buildings for affordable housing. For many housing authorities, one of their primary roles is to interact with the Department of Housing and Urban Development (“HUD”) on behalf of their communities, and to function as the administrator of Section 8 funds, as defined by Section 8 of the United States Housing Act of 1937. However, the BCHA does not intend to administer Section 8 funding and will continue to refer interested parties to the Community Development Commission of the County of Los Angeles.

The BCHA acts as the housing successor agency to the former Bell Community Redevelopment Agency (“RDA”). Most assets managed by the BCHA were transferred from the former RDA following the dissolution of redevelopment in 2012. Assets transferred from the former RDA are subject to both California Community Redevelopment Law (“CRL”) codified in HSC Section 33000 *et. seq.* and Housing Authorities Law (“HAL”), codified in HSC Section 34200 *et. seq.* The CRL and HAL have different requirements relating to housing production, expenditure limitations, adjustments for family size, affordability restriction durations, and other regulatory requirements.

Benefits of Housing Authorities

- Local jurisdictions are afforded the opportunity to participate in one or more of the Public Housing Programs offered by HUD.
- Housing Authorities can own and operate housing developments, alleviating the need to find owners or operators for units created.
- State law provides Housing Authorities the ability to exercise eminent domain to assemble land for housing projects without the need to document blight.
- A city BCHA’s area of operation includes the entire city and the area within 5 miles of its territorial boundaries.

CONTENTS OF THE ANNUAL REPORT

This Annual Report has been developed to accomplish the following goals:

- To provide a complete report of activities during FY 2016-17, including any bond issuances, and loans or finance agreements that the BCHA has entered into;
- To show compliance with requirements of HSC Section 34312.3 such as the minimum amount of housing units affordable to lower income in projects assisted by the BCHA, and document established base rents and/or maximum rental payments for lower income households; and
- To document any domestic violence tenancy terminations or Section 8 voucher terminations as required by HSC Section 34328.1.

BCHA DEBT OBLIGATIONS

Pursuant to HSC Section 34312.3, the BCHA must provide a complete report of its activities during the prior fiscal year, including bonds, loans, and financing agreements for multi-family rental housing projects.

The BCHA issued \$20,790,000 of Lease Revenue Refunding Bonds in 2005 that refunded 1995 Revenue Bonds and 2003 Housing Revenue Notes. The bonds provided for the construction, acquisition, and rehabilitation of rental properties. They are payable from lease payments made by the City from certain real property leased to the City. The bonds are payable through 2036 and the outstanding balance as of June 30, 2017 was \$16,305,000.

The also BCHA manages the following loan receivables that were transferred from the RDA in 2012:

- Two Single Family Rehabilitation Loans for \$17,000 total. These loans are have an open-ended repayment date, with the loans being due and payable upon sale or transfer. Both loans are secured by a deed of trust. The outstanding balance as of June 30, 2017 was \$17,000.
- A Senior Housing Development Loan in the amount of \$225,000. The loan was granted in 2002 under a disposition and development agreement and promissory note and has a 55-year repayment date, but is forgivable if certain conditions are met. The loan is subject to an interest rate of 3 percent. The outstanding balance as of June 30, 2017 was \$225,000.
- Two deferred loans made from the RDA's housing fund to pay Supplemental Educational Revenue Augmentation Fund ("SERAF") charges of 2009-10 and 2010-11. California Assembly Bill 1484 allows for Successor Agencies to repay funds borrowed from the former redevelopment agency's Low and Moderate Income Housing Fund that were used to pay the SERAF charges of 2009-10 and 2010-11. As the Housing Successor, the BCHA is entitled to receive approximately \$1.2 million in total. Maximum loan repayment amounts are governed by a statutory formula and must be approved by the Oversight Board. Repayment is dependent upon a variety of factors, but it is anticipated full repayment would be completed within the next several years. SERAF payments are deposited into the Low and Moderate Income Housing Asset Fund and are tracked in a separate Housing Successor Agency Annual Report.

Any future financing for the acquisition, construction, rehabilitation, or development of multi-family housing through the issuance of bonds, construction loans, mortgage loans, and/or financing agreements will be documented in future Annual Reports.

BCHA ACTIVITIES AND LAND TRANSACTIONS

HSC Section 34312.3 requires that all prior year activities be recorded related to the development, rehabilitation, or finance of housing projects; purchase, sale, lease, ownership, operation, or management of housing projects assisted by the BCHA; conveyance of surplus lands to a developer for permitted purposes; and establishment of a special trust fund or account funded with bond issuance proceeds or developer.

The BCHA manages housing assets transferred from the City of Bell (“City”) and the former RDA as permitted by law and/or approved by DOF pursuant to dissolution procedures. The BCHA owns 61 residential units, two mobile home parks, and two commercial units. Assets transferred from the RDA include an affordable housing covenant (Oaks on Florence Apartments) and loans receivable.

The BCHA did not develop, rehabilitate, finance, or dispose of any affordable housing projects during the 2016-17 Fiscal Year.

Single-Family and Multi-Family Rental Housing

To provide low and moderate income housing opportunities to local residents, the BCHA maintains and manages 59 multi-family and 2 single-family units located throughout the City. The units are detailed in Table 1.

Mobile Home Parks

The BCHA, working with the City, leases 348 mobile homes spaces at the Bell Mobile Home Park at 4874 Gage Avenue (151 spaces) and the Florence Village Mobile Home Park at 5162-5246 Florence Avenue (197 spaces). The mobile home spaces are rented on a contractual basis, and the BCHA does not rent mobile home structures at either location.

Commercial Units

BCHA owns two commercial units at 4738 Florence Avenue and 4416 Gage Avenue.

HOUSING UNIT COMPLIANCE

As set forth by HSC Sections 34328 and 34328.1, housing authorities are required to:

- Show compliance with requirements of HSC Section 34312.3, such as the minimum amount of housing units affordable to lower income in projects assisted by the BCHA, and document established base rents and/or maximum rental payments for lower income households; and
- Document any domestic violence tenancy or Section 8 voucher termination as required by HSC Section 34328.1.

The following subsections provide a summary of the BCHA’s progress toward these requirements.

Housing Affordability Requirement

Pursuant to HSC Section 34312.3, not less than 20 percent of the units assisted by the BCHA, or 15 percent in targeted areas, as defined by Section 103(b) (12) (A) of Title 26 of the United States Code, must be affordable to persons of low income. If units were financed by bonds issued by BCHA on or after 1986, at least half must be available to persons of very-low income. Development projects must also be approved by the local governing body and the local school district prior to construction or ownership.

Table 1 provides a summary of the residential assets owned or managed by the BCHA, and the breakdown of the current income levels that the units fall within. Affordability by income level was determined based on current rents and utility allowances compared to HCD's 2017 rent limits for Los Angeles County. As shown in Table 1, 70% of BCHA units are affordable to low income households, of which 62% are affordable to very low income households.

Affordability Levels

Table 1

Bell Community Housing Authority

Property	Income Level Based on Rents ¹											
	Ext. Low #	Low %	Very Low #	Very Low %	Low #	Low %	Moderate #	Moderate %	Vacant #	Vacant %	Total ² #	Total ² %
Apartment Units ³	0	0%	0	0%	16	27%	33	56%	10	17%	59	100%
4205-09 Bell & 6712-18 Otis Ave.					3		5				8	
6420 Chanslor Ave.							2				2	
6229 Flora Ave.							2				2	
6502 & 6506 Flora Ave.							4		2		6	
6624 Flora Ave.					1		10				11	
6304 King Ave.					5		1				6	
6500 Lucille Ave.							2				2	
6317-27 Pine Ave.					2		1		5		8	
6629 Pine Ave.							1		1		2	
6633 Pine Ave.									2		2	
6633 Pine Ave. A-E							5				5	
6419 Prospect Ave.					5						5	
Single Family Units	0	0%	0	0%	0	0%	2	100%	0	0%	2	100%
5107 Filmore St.							1				1	
6303 Pine Ave.							1				1	
Mobile Home Units	4	1%	250	72%	16	5%	1	0%	77	22%	348	100%
Bell MHP	1		112		7				31		151	
Florence Village MHP	3		138		8		1		46		196	
4738 1/2 Florence Ave.					1						1	
Total	4	1%	250	61%	32	8%	36	9%	87	21%	409	100%

¹ Reflects affordability based on HCD's 2017 maximum rents by income level.

² Does not include manager and staff units.

³ The BCHA also oversees a covenant for an additional property at 4224 Florence Avenue - of which 49% of the units are low-income.

Source: City of Bell



Base & Maximum Rents

HSC Section 34312 states that a housing authority may “prepare, carry out, acquire, lease, and operate housing projects for persons of low income.” As part of this authority, HSC Section 34312.3 establishes a set of guidelines to determine base and maximum rents that a housing authority can charge for units reserved for lower income households. According to HSC Section 34312.3, rental payments for very low and low income households shall not exceed the amounts calculated pursuant to Section 8 of the United States Housing Act of 1937 (42 U.S.C. Sec. 1437f). Rental payments shall not exceed the amount derived by multiplying 30 percent times 50 percent of the median adjusted gross income for the area, adjusted for family size, as determined pursuant to Section 8 of the United States Housing Act.

The rents charged at the properties overseen by the Authority are summarized in Table 2. There are no base (or minimum) rents established for BCHA properties.

Appendix 1 provides a detailed calculation of the maximum rental payments that the Authority can charge for lower income households in 2017. Appendix 2 provides a rent roll for each property.

BCHA collects rents from the apartment units and mobile home park units it maintains and manages. The BCHA received \$2,669,929 in rental revenue during Fiscal Year 2016-17.

Rental Rates

Table 2

Bell Community Housing Authority

Property	Income Level	Unit Size	# Units	Monthly Rent Range	Co. Max. Rent
Apartment Units ¹					
4205-09 Bell & 6712-18 Otis Ave.	80% AMI	1-Bed	3	\$650 - \$750	\$778
	120% AMI	1-Bed	5	\$800 - \$800	\$1,426
6420 Chanslor Ave.	120% AMI	3-Bed	2	\$1,000 - \$1,000	\$1,782
6229 Flora Ave.	120% AMI	1-Bed	1	\$850 - \$850	\$1,426
	120% AMI	2-Bed	1	\$1,000 - \$1,000	\$1,603
6502 & 6506 Flora Ave.	120% AMI	1-Bed	2	\$825 - \$900	\$1,426
	120% AMI	2-Bed	2	\$950 - \$950	\$1,603
	Vacant	1-Bed	1	-	
	Vacant	1-Bed	1	-	
6624 Flora Ave.	80% AMI	2-Bed	1	\$850 - \$850	\$875
	120% AMI	2-Bed	10	\$900 - \$1,100	\$1,603
6304 King Ave.	80% AMI	1-Bed	5	\$650 - \$750	\$778
	120% AMI	2-Bed	1	\$900 - \$900	\$1,603
6500 Lucille Ave.	120% AMI	3-Bed	2	\$1,200 - \$1,200	\$1,782
6317-27 Pine Ave.	80% AMI	1-Bed	2	\$750 - \$775	\$778
	120% AMI	3-Bed	1	\$1,200 - \$1,200	\$1,782
	Vacant	1-Bed	2	-	
6629 Pine Ave.	Vacant	2-Bed	3	-	
	120% AMI	3-Bed	1	\$1,000 - \$1,000	\$1,782
6633 Pine Ave.	Vacant	3-Bed	1	-	
	Vacant	3-Bed	2	-	
6633 Pine Ave.A-E	120% AMI	1-Bed	1	\$825 - \$825	\$1,426
	120% AMI	2-Bed	4	\$1,000 - \$1,000	\$1,603
6419 Prospect Ave.	80% AMI	1-Bed	5	\$700 - \$750	\$778
Single Family Units					
5107 Filmore St.	120% AMI	1-bed	1	\$950 - \$950	\$1,426
6303 Pine Ave.	120% AMI	2-bed	1	\$1,100 - \$1,100	\$1,603
Mobilehome Parks ²					
Bell Mobilehome Park (4874 Gage Ave)	30% AMI	1-bed	1	\$359 - \$359	\$389
	50% AMI	1-bed	112	\$391 - \$648	\$648
	80% AMI	1-bed	7	\$698 - \$730	\$778
	Vacant	1-bed	31	-	
The Florence Village (5162-5246 Florence Ave)	30% AMI	1-bed	3	\$331 - \$372	\$389
	50% AMI	1-bed	138	\$414 - \$648	\$648
	80% AMI	1-bed	8	\$698 - \$698	\$778
	120% AMI	1-bed	1	\$800 - \$800	\$1,426
	Vacant	1-bed	46	-	
4738 1/2 Florence Ave	80% AMI	1-bed	1	\$750 - \$750	\$778
Total			409		

¹ The BCHA also oversees a covenant transferred from the former Bell Redevelopment Agency for an additional property at 4224 Florence Avenue. It restricts 49% of the 63 units for low-income senior households for 55 years (through 1/7/2057).

² Affordability by income level is based on space rent only, and is not an official determination that factors in trailer rent/mortgages.

Source: City of Bell



DOMESTIC VIOLENCE TERMINATIONS

State law requires that a BCHA annually disclose data related to domestic violence incidents in units owned or operated by the BCHA. Specifically, the data must include:

- Data on termination of tenancies and/or Section 8 vouchers of victims of domestic violence in BCHA units.
- Summary of steps taken by the BCHA to address any termination of tenancies and/or Section 8 vouchers of victims of domestic violence.

The BCHA did not terminate tenancies for any reason in Fiscal Year 2016-17. In the future, information on any terminations of this kind will be presented under separate cover to protect the privacy of the parties involved.

CONTRACTS AND FEES

The Authority has a maintenance services contact. Other operations are handled internally, or through contracts held by the City.

FINANCIAL STATEMENT/BUDGET

Table 3 presents the cash revenues and expenditures within the BCHA's estimated final budget for Fiscal Year 2016-2017 as well as the estimated budget for Fiscal Year 2017-18.

Statement of Revenues & Expenses
Bell Community Housing Authority

Table 3

	Budget (Adjusted) 2016-17	Actual 2016-17	Budget 2017-18 ¹
BEGINNING FUND BALANCE	\$ 3,236,165	\$ 3,236,165	\$ 3,159,096
REVENUES			
Interest Income	18,000	40,300	18,000
Rental Revenue	2,601,800	2,669,929	2,680,068
Unrealized Gain/Loss	-	(4,771)	-
Transfers In	-	-	-
Total Revenues	\$ 2,619,800	\$ 2,705,458	\$ 2,698,068
EXPENSES			
Personnel	398,330	383,662	393,294
Operations & Maintenance - Departmental	374,000	299,814	434,000
Operations - Contractual	81,500	43,486	81,500
Capital Outlay - Utilities	467,500	404,778	467,500
Transfers Out ²	1,722,770	1,722,771	1,732,370
Total Expenses	\$ 3,044,100	\$ 2,854,511	\$ 3,108,664
ENDING FUND BALANCE	\$ 2,811,865	\$ 3,087,112	\$ 2,748,500

¹Adopted budget prepared before actual 2016-17 ending balance was available.

²Transfers out to Debt Service, General Fund, Retirement, and Risk Management Funds

Source: City of Bell

APPENDIX 1: AFFORDABLE RENT LIMITS

Los Angeles County - 2017 Affordable Rental Housing Cost Limits

Area Median Income:

Median Income	Utility Allowance	HUD FRM
\$45,350	\$35	\$988
\$51,850	\$49	\$1,195
\$58,300	\$60	\$1,545
\$64,800	\$75	\$2,079
\$70,000	\$98	\$2,303
\$75,150	\$119	n.a.
\$80,350	\$138	n.a.
\$85,550	\$158	n.a.

Number of	
Persons	Bedrooms

H&S Code 50052.5 (h)

One	Studio
Two	One
Three	Two
Four	Three
Five	Four
Six	Five
Seven	Six
Eight	Seven

Extremely Low-Income

Qualifying Income Limit	Max. Rent 30% X 30%
-------------------------	------------------------

H&S Code 50053.(b)(1)

\$18,950	\$340
\$21,650	\$389
\$24,350	\$437
\$27,050	\$486
\$29,250	\$525
\$32,960	\$564
\$37,140	\$603
\$41,320	\$642

Very Low-Income

Qualifying Income Limit	Max. Rent 30% X 50%
-------------------------	------------------------

H&S Code 50053.(b)(2)

\$31,550	\$567
\$36,050	\$648
\$40,550	\$729
\$45,050	\$810
\$48,700	\$875
\$52,300	\$939
\$55,900	\$1,004
\$59,500	\$1,069

Low-Income

Qualifying Income Limit	Maximum Rent Range	
	30% X 60%	30% X 80%

H&S Code 50053.(b)(3)

\$50,500	\$680	\$1,263
\$57,700	\$778	\$1,443
\$64,900	\$875	\$1,623
\$72,100	\$972	\$1,803
\$77,900	\$1,050	\$1,948
\$83,650	\$1,127	\$2,091
\$89,450	\$1,205	\$2,236
\$95,200	\$1,283	\$2,380

Moderate-Income

Qualifying Income Limit	Maximum Rent Range	
	30% X 110%	30% X 120%

H&S Code 50053.(b)(4)

\$54,450	\$1,247	\$1,361
\$62,200	\$1,426	\$1,555
\$70,000	\$1,603	\$1,750
\$77,750	\$1,782	\$1,944
\$83,950	\$1,925	\$2,099
\$90,200	\$2,067	\$2,255
\$96,400	\$2,210	\$2,410
\$102,650	\$2,745	\$2,566

Note: Maximum Rent reflects gross rent amount before deduction for utility allowance.

Utility Allowance reflects use of Gas for Heating, Cooking and Water Heating and allowances for Basic electric service and air conditioning per July 2017 Los Angeles County Housing Authority Utility Allowance Schedule for Multi-Family Units.

**Los Angeles County - 2017
Ownership Housing Cost Limits**

Area Median Income:

Median Income	Utility Allowance	HUD FRM
\$45,350	\$37	n.a.
\$51,850	\$54	n.a.
\$58,300	\$68	n.a.
\$64,800	\$86	n.a.
\$70,000	\$112	n.a.
\$75,150	\$137	n.a.
\$80,350	\$159	n.a.
\$85,550	\$184	n.a.

Number of	
Persons	Bedrooms

H&S Code 50052.5 (h)

One	Studio
Two	One
Three	Two
Four	Three
Five	Four
Six	Five
Seven	Six
Eight	Seven

Very Low-Income

Qualifying Income Limit	Max. Rent 30% X 50%
-------------------------	------------------------

H&S Code 50052.5(b)(2)

\$31,550	\$567
\$36,050	\$648
\$40,550	\$729
\$45,050	\$810
\$48,700	\$875
\$52,300	\$939
\$55,900	\$1,004
\$59,500	\$1,069

Low-Income

Qualifying Income Limit	Affordable Housing Cost	
	30% X 70%	30% X 80%

H&S Code 50052.5(b)(3)

\$50,500	\$680	\$1,263
\$57,700	\$778	\$1,443
\$64,900	\$875	\$1,623
\$72,100	\$972	\$1,803
\$77,900	\$1,050	\$1,948
\$83,650	\$1,127	\$2,091
\$89,450	\$1,205	\$2,236
\$95,200	\$1,283	\$2,380

Moderate-Income

Qualifying Income Limit	Affordable Housing Cost	
	35% X 110%	35% X 120%

H&S Code 50052.5(b)(4)

\$54,450	\$1,455	\$1,588
\$62,200	\$1,664	\$1,814
\$70,000	\$1,870	\$2,042
\$77,750	\$2,079	\$2,268
\$83,950	\$2,246	\$2,449
\$90,200	\$2,411	\$2,631
\$96,400	\$2,578	\$2,812
\$102,650	\$2,745	\$2,994

Note: Affordable Housing Cost reflects gross amount available for housing before deductions for utility allowance, RE Taxes & Insurance, HOA and other fees.

Utility Allowance reflects use of Gas for Heating, Cooking and Water Heating and allowances for Basic electric service and air conditioning per July 2017 Los Angeles County Housing Authority Utility Allowance Schedule for Multi-Family Units.

APPENDIX 2: RENT ROLLS

Rent Roll - 4205-11 Bell & 6712-18 Otis Ave

Bell Community Housing Authority

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Bell Ave					
- 4205 Bell Ave	80% AMI	1-bed	\$750	\$778	
- 4207 Bell Ave	120% AMI	1-bed	\$800	\$1,426	
- 4209 Bell Ave	80% AMI	1-bed	\$650	\$778	
- 4211 Bell Ave	80% AMI	1-bed	\$650	\$778	
Otis Ave					
- 6712 Otis Ave	120% AMI	1-bed	\$800	\$1,426	
- 6714 Otis Ave	120% AMI	1-bed	\$800	\$1,426	
- 6716 Otis Ave	120% AMI	1-bed	\$800	\$1,426	
- 6718 Otis Ave	120% AMI	1-bed	\$800	\$1,426	

Rent Roll - 6420 Chanslor Ave

Bell Community Housing Authority

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Chanslor Ave					
- 6420 A	120% AMI	3-bed	\$1,000	\$1,782	
- 6420 B	120% AMI	3-bed	\$1,000	\$1,782	

Rent Roll - 6229 Flora Ave

Bell Community Housing Authority

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Flora Ave					
- 6229	120% AMI	1-bed	\$850	\$1,426	
- 6229 A	120% AMI	2-bed	\$1,000	\$1,603	

Rent Roll - 5602 & 6506 Flora Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Flora Ave					
- 6502	Vacant	1-bed		#N/A	\$700
- 6506	Vacant	2-bed		#N/A	\$1,100
- 6506 A	120% AMI	1-bed	\$825	\$1,426	
- 6506 B	120% AMI	1-bed	\$900	\$1,426	
- 6506 C	120% AMI	2-bed	\$950	\$1,603	
- 6506 D	120% AMI	2-bed	\$950	\$1,603	

Rent Roll - 6624 Flora Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Flora Ave					
- 6624	120% AMI	2-bed	\$950	\$1,603	
- 6624 A	120% AMI	2-bed	\$1,000	\$1,603	
- 6624 B	120% AMI	2-bed	\$1,000	\$1,603	
- 6624 C	120% AMI	2-bed	\$1,000	\$1,603	
- 6624 D	120% AMI	2-bed	\$900	\$1,603	
- 6624 E	120% AMI	2-bed	\$1,100	\$1,603	
- 6624 F	120% AMI	2-bed	\$900	\$1,603	
- 6624 G	120% AMI	2-bed	\$900	\$1,603	
- 6624 H	80% AMI	2-bed	\$850	\$875	
- 6624 I	120% AMI	2-bed	\$1,100	\$1,603	
- 6624 J	120% AMI	2-bed	\$1,000	\$1,603	

Rent Roll - 6304 King Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
King Ave					
- 6304	120% AMI	2-bed	\$900	\$1,603	
- 6304 A	80% AMI	1-bed	\$700	\$778	
- 6304 B	80% AMI	1-bed	\$750	\$778	
- 6304 C	80% AMI	1-bed	\$700	\$778	
- 6304 D	80% AMI	1-bed	\$750	\$778	
- 6304 E	80% AMI	1-bed	\$650	\$778	



Rent Roll - 6500 Lucille Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Lucille Ave					
- 6500 A	120% AMI	3-bed	\$1,200	\$1,782	
- 6500 B	120% AMI	3-bed	\$1,200	\$1,782	

Rent Roll - 6317-27 Pine Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Pine Ave					
- 6317	Vacant	2-bed		#N/A	\$975
- 6317 1/2	80% AMI	1-bed	\$750	\$778	
- 6319	80% AMI	1-bed	\$775	\$778	
- 6321	Vacant	1-bed		#N/A	N/A
- 6321 1/2	Vacant	1-bed		#N/A	N/A
- 6323	Vacant	2-bed		#N/A	N/A
- 6325	Vacant	2-bed		#N/A	\$975
- 6327	120% AMI	3-bed	\$1,200	\$1,782	

Rent Roll - 6629 Pine Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Pine Ave					
- 6629	Vacant	3-bed		#N/A	\$1,200
- 6629 1/2	120% AMI	3-bed	\$1,000	\$1,782	

Rent Roll - 6633 Pine Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Pine Ave					
- 6633	Vacant	3-bed		#N/A	\$800
- 6633 1/2	Vacant	3-bed		#N/A	\$850

Rent Roll - 6633 Pine Ave A-E**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Pine Ave					
- 6633 A	120% AMI	2-bed	\$1,000	\$1,603	
- 6633 B	120% AMI	2-bed	\$1,000	\$1,603	
- 6633 C	120% AMI	2-bed	\$1,000	\$1,603	
- 6633 D	120% AMI	2-bed	\$1,000	\$1,603	
- 6633 E	120% AMI	1-bed	\$825	\$1,426	

Rent Roll - 6419 Prospect Ave**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
Prospect Ave					
- 6419 A	80% AMI	1-bed	\$700	\$778	
- 6419 B	80% AMI	1-bed	\$750	\$778	
- 6419 C	80% AMI	1-bed	\$750	\$778	
- 6419 D	80% AMI	1-bed	\$750	\$778	
- 6419 E	80% AMI	1-bed	\$750	\$778	

Rent Roll - Single Family Units**Bell Community Housing Authority**

Property	Income Level	Unit Size	Monthly Rent ¹	Co. Max. Rent ²	Notes
- 5107 Filmore St	120% AMI	1-bed	\$950	\$1,426	
- 6303 Pine Ave	120% AMI	2-bed	\$1,100	\$1,603	