

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2019 Income and Rent Limit - Land Use Schedule I

Effective Date: July 1, 2019

(HUD Gross)

2018 50% MFI \$48,450 ➤ 2019 50% MFI \$52,200 Rental Increase Percentage for Land Use Projects = 7.74%
 2018 AMI \$69,300 ➤ 2019 AMI \$73,100 Change in the Area Median Income = 5.48%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$39,010	\$43,430
Very Low (40%)	\$29,250	\$33,450	\$37,600	\$41,750	\$45,100	\$48,500	\$51,800	\$55,150
Very Low (50%)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Low (60%)	\$43,850	\$50,150	\$56,400	\$62,650	\$67,700	\$72,700	\$77,700	\$82,750
Low (80%)	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250
Median (100%)	\$73,100	\$83,600	\$94,000	\$104,400	\$112,800	\$121,200	\$129,500	\$137,900
Moderate (120%)	\$87,700	\$100,300	\$112,800	\$125,300	\$135,350	\$145,450	\$155,400	\$165,500
Workforce (150%)	\$109,650	\$116,400	\$130,950	\$145,350	\$157,050	\$168,750	\$180,300	\$192,000

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	0BR	1BR	2BR	3BR	4BR	5BR
Extremely Low (30%)	\$549	\$626	\$705	\$783	\$846	\$909
Very Low (40%)	\$731	\$836	\$940	\$1,044	\$1,128	\$1,213
Very Low (50%)	\$914	\$1,045	\$1,175	\$1,305	\$1,410	\$1,515
Low (60%)	\$1,096	\$1,254	\$1,410	\$1,566	\$1,693	\$1,818
Low (80%)	\$1,461	\$1,670	\$1,879	\$2,088	\$2,255	\$2,423
Moderate (120%)	\$2,193	\$2,508	\$2,820	\$3,133	\$3,384	\$3,636
Workforce (150%)	\$2,741	\$2,910	\$3,274	\$3,634	\$3,926	\$4,219

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2019 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2019

(HCD Net) * Used for Sensitivity Bonus Proj

2018 AMI \$66,200 ➤ 2019 AMI \$70,950 Change in the Adjusted Area Median Income = 7.18%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$39,010	\$43,430
Very Low (50%)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Low (80%)[1]	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250
Median (100%)	\$51,150	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800	\$90,650	\$96,500
Moderate (120%)	\$61,400	\$70,150	\$78,950	\$87,700	\$94,700	\$101,750	\$108,750	\$115,750
Workforce (150%)	\$76,750	\$87,750	\$98,700	\$109,650	\$118,450	\$127,200	\$136,000	\$144,750

[1] 80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median.

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	0BR	1BR	2BR	3BR	4BR	5BR
Extremely Low (30%)	\$372	\$426	\$479	\$532	\$575	\$617
Very Low (50%)	\$621	\$710	\$798	\$887	\$958	\$1,029
Low (60%)	\$745	\$851	\$958	\$1,064	\$1,149	\$1,235
Moderate (110%)	\$1,366	\$1,561	\$1,756	\$1,951	\$2,107	\$2,263
Workforce (150%)	\$1,862	\$2,129	\$2,395	\$2,661	\$2,873	\$3,086

Affordable Rent for an extremely low-income (0% to 30% AMI) household is the product of 30% of 30% of Adjusted Area Median Income

Affordable Rent for a very low-income (0% to 50% AMI) household is the product of 30% of 50% of Adjusted Area Median Income

Affordable Rent for a low-income (50% to 80% AMI) household is the product of 30% of 60% of Adjusted Area Median Income

Affordable Rent for a moderate-income (80% to 120% AMI) household is the product of 30% of 110% of Adjusted Area Median Income

Affordable Rent for a workforce-income (120% to 150% AMI) household is the product of 30% of 150% of Adjusted Area Median Income

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2019 Income and Rent Limit - Land Use Schedule VII

Effective Date: July 1, 2019

(Mello - HCD Gross)

2018 AMI \$69,300 ► 2019 AMI \$73,100 Change in the Area Median Income = 5.48%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$39,010	\$43,430
Very Low (50%)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Low (80%) ^[1]	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250
Median (100%)	\$51,150	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800	\$90,650	\$96,500
Moderate (120%)	\$61,400	\$70,150	\$78,950	\$87,700	\$94,700	\$101,750	\$108,750	\$115,750

[1] 80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median.

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	0BR	1BR	2BR	3BR	4BR	5BR
Extremely Low (30%)	\$384	\$439	\$493	\$548	\$592	\$636
Very Low (50%)	\$640	\$731	\$822	\$914	\$987	\$1,060
Low (60%)	\$768	\$877	\$987	\$1,097	\$1,184	\$1,272
Moderate (110%)	\$1,407	\$1,608	\$1,809	\$2,010	\$2,171	\$2,332

Affordable Rent for an extremely low-income (0% to 30% AMI) household is the product of 30% of 30% of Area Median Income

Affordable Rent for a very low-income (0% to 50% AMI) household is the product of 30% of 50% of Area Median Income

Affordable Rent for a low-income (50% to 80% AMI) household is the product of 30% of 60% of Area Median Income

Affordable Rent for a moderate-income (80% to 120% AMI) household is the product of 30% of 110% of Area Median Income

LOS ANGELES HOUSING & COMMUNITY INVESTMENT DEPARTMENT

2019 Income and Rent Limit - Land Use Schedule VIII

Effective Date: July 1, 2019

*(Unpermitted Dwelling Unit
Hard Gross*

2018 AMI \$69,300 ► 2019 AMI \$73,100 Change in the Area Median Income = 5.48%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$21,950	\$25,050	\$28,200	\$31,300	\$33,850	\$36,350	\$39,010	\$43,430
Very Low (50%)	\$36,550	\$41,800	\$47,000	\$52,200	\$56,400	\$60,600	\$64,750	\$68,950
Low (80%) ^[1]	\$58,450	\$66,800	\$75,150	\$83,500	\$90,200	\$96,900	\$103,550	\$110,250
Median (100%)	\$51,150	\$58,500	\$65,800	\$73,100	\$78,950	\$84,800	\$90,650	\$96,500
Moderate (120%)	\$61,400	\$70,150	\$78,950	\$87,700	\$94,700	\$101,750	\$108,750	\$115,750

[1] 80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median.

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	0BR	1BR	2BR	3BR	4BR	5BR
Extremely Low (30%)	\$384	\$439	\$493	\$548	\$592	\$636
Very Low (50%)	\$640	\$731	\$822	\$914	\$987	\$1,060
Low (80%)	\$1,023	\$1,170	\$1,316	\$1,462	\$1,579	\$1,696
Moderate (120%)	\$1,535	\$1,754	\$1,974	\$2,193	\$2,368	\$2,544

Affordable Rent for an extremely low-income (0% to 30% AMI) household is the product of 30% of 30% of Area Median Income

Affordable Rent for a very low-income (0% to 50% AMI) household is the product of 30% of 50% of Area Median Income

Affordable Rent for a low-income (50% to 80% AMI) household is the product of 30% of 80% of Area Median Income

Affordable Rent for a moderate-income (80% to 120% AMI) household is the product of 30% of 120% of Area Median Income