

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



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

housing.lacity.org

Karen Bass, Mayor

TO: LAHD STAFF AND INTERESTED PARTIES
FROM: ASHLEY ATKINSON, DIRECTOR OF ASSET MANAGEMENT
MARITES CUNANAN, SENIOR MANAGEMENT ANALYST II, LAND USE SECTION
DATE: JANUARY 1, 2024
REGARDING: IMPLEMENTATION OF LAHD SCHEDULE 9

The intent of this memo is to provide information to City staff, developers and the public regarding the introduction and implementation of Land Use Schedule 9, which references affordable income and rent limits published by the California Tax Credit Allocation Committee (CTCAC). Beginning January 1, 2024, Land Use Schedule 9 is applied to 100% affordable housing projects utilizing California Government Code §65915 (State Density Bonus law) as amended by AB 1763, AB 2345, and AB 2334.

Per California Government Code §65915(c)(1)(B)(ii), for housing development projects where all units (exclusive of a manager's unit or units) are for lower income households as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code, the rent shall be set as follows:

- 1) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code (Land Use Schedule 6 for projects without City funding, or Land Use Schedule 7 for projects with City funding).
- 2) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by CTCAC (Land Use Schedule 9).

Historically, Land Use Schedule 1 was applied for the remaining units noted in (2) above. However, Schedule 9 is consistent with actual CTCAC rents. Effective January 1, 2024, Land Use Schedule 9 will be applied to all new covenant applications for projects utilizing AB 1763, AB 2345, AB 2334, and other entitlements referencing CTCAC rent limits.

For more information, please contact lahd-landuse@lacity.org.

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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



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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