



2026 Rent and Income Schedules

Disclaimer: The following schedules are informational only.

If you represent an existing project that is currently being monitored, you should have received an email with a link to your property's program specific Income and Rent Schedules.

If you are a tenant or prospective tenant, please confirm the applicable rent limit for your unit with your project's owner/property manager. Projects may have multiple schedules and restrictions that affect project rents and income limits.

Please email questions to lahd.occmmonitor@lacity.org.

LOS ANGELES HOUSING DEPARTMENT

BOND-ONLY (No CDLAC Allocation)

Based on 2026 HUD MTSP Income Table (All Placed-In-Service Dates - Based on 2026 Income Limits)

Area Median Income (AMI) 2025

\$106,600

Area Median Income (AMI) 2026

\$108,100

Effective Date: July 1, 2026

Percentage Change of 2026 AMI from 2025 AMI

1.41%

% of Area Median Income	Family Size									
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten
20%	\$23,320	\$26,660	\$29,980	\$33,320	\$35,980	\$38,640	\$41,300	\$44,000	\$46,650	\$49,300
25%	\$29,150	\$33,350	\$37,500	\$41,650	\$45,000	\$48,300	\$51,650	\$55,000	\$58,300	\$61,650
30%	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970	\$57,960	\$61,950	\$66,000	\$69,950	\$73,950
35%	\$40,800	\$46,650	\$52,450	\$58,300	\$62,950	\$67,600	\$72,300	\$77,000	\$81,600	\$86,300
38%	\$44,300	\$50,650	\$56,950	\$63,300	\$68,350	\$73,400	\$78,450	\$83,600	\$88,600	\$93,700
40%	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960	\$77,280	\$82,600	\$88,000	\$93,300	\$98,650
45%	\$52,450	\$60,000	\$67,450	\$74,950	\$80,950	\$86,950	\$92,950	\$99,000	\$104,950	\$110,950
46%	\$53,650	\$61,300	\$68,950	\$76,650	\$82,750	\$88,850	\$95,000	\$101,200	\$107,300	\$113,450
50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000	\$116,600	\$123,300
55%	\$64,150	\$73,300	\$82,450	\$91,650	\$98,950	\$106,250	\$113,600	\$121,000	\$128,300	\$135,650
58%	\$67,650	\$77,300	\$86,950	\$96,650	\$104,350	\$112,050	\$119,750	\$127,600	\$135,300	\$143,050
59%	\$68,800	\$78,650	\$88,450	\$98,300	\$106,150	\$114,000	\$121,850	\$129,800	\$137,600	\$145,500
60%	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000	\$139,950	\$147,950
70%	\$81,620	\$93,310	\$104,930	\$116,620	\$125,930	\$135,240	\$144,550	\$154,000	\$163,250	\$172,600
80%	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000	\$186,600	\$197,250
90%	\$104,950	\$119,950	\$134,900	\$149,950	\$161,900	\$173,900	\$185,850	\$198,000	\$209,950	\$221,950
100%	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200	\$206,500	\$220,000	\$233,250	\$246,550
110%	\$128,250	\$146,650	\$164,900	\$183,250	\$197,900	\$212,500	\$227,150	\$242,000	\$256,550	\$271,200
120%	\$139,900	\$159,950	\$179,900	\$199,900	\$215,900	\$231,850	\$247,800	\$264,000	\$279,850	\$295,850

Bond Program Recertification Income Limits (For Recertifying Households)

Income limits are rounded to the nearest \$50

Median Income	Family Size									
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten
35%	\$57,100	\$65,300	\$73,450	\$81,600	\$88,150	\$94,650	\$101,200	\$107,800	\$114,250	\$120,800
50%	\$81,600	\$93,300	\$104,950	\$116,600	\$125,950	\$135,250	\$144,550	\$154,000	\$163,250	\$172,600
60%	\$97,950	\$111,950	\$125,900	\$139,950	\$151,100	\$162,300	\$173,450	\$184,800	\$195,950	\$207,150
80%	\$130,600	\$149,300	\$167,900	\$186,600	\$201,500	\$216,400	\$231,300	\$246,400	\$261,250	\$276,150
120%	\$195,850	\$223,950	\$251,850	\$279,850	\$302,250	\$324,600	\$346,900	\$369,600	\$391,800	\$414,200

20%, 30%, 40%, 50% 60%, 70%and 80% figures obtained directly from HUD MTSP 2026 limits for Los Angeles County
[\(http://www.huduser.org/portal/datasets/mtsp.html\)](http://www.huduser.org/portal/datasets/mtsp.html)

Note: all other Income limits are calculated on the 50% income limit for the applicable household size and rounded to the nearest \$50.

LOS ANGELES HOUSING DEPARTMENT

BOND-ONLY (No CDLAC Allocation)

2026 BOND RENT LIMITS BASED ON MTSP INCOME LIMITS

EFFECTIVE DATE 7/1/26

HUD MEDIAN INCOME GUIDELINE 2025 Median \$106,600 AMI Change from
2026 Median \$108,100 2025 = 1.41%
HUD APPROVED PASSBOOK RATE 0.40%

BOND-Only Rent Limits 2026

Effective July 1, 2026

All Placed-In-Service Dates - Based on 2026 Income Limits

Bedroom Size	Rent Factor	20%	25%	30%	35%	38%	40%	45%	46%	50%	55%	58%	59%	60%	70%	80%	90%	100%	110%	120%
0	1	\$583	\$729	\$875	\$1,020	\$1,108	\$1,166	\$1,312	\$1,341	\$1,458	\$1,603	\$1,691	\$1,720	\$1,749	\$2,041	\$2,332	\$2,624	\$2,915	\$3,207	\$3,498
One	2	\$667	\$833	\$1,000	\$1,166	\$1,266	\$1,333	\$1,500	\$1,533	\$1,666	\$1,833	\$1,933	\$1,966	\$2,000	\$2,333	\$2,666	\$2,999	\$3,333	\$3,666	\$3,999
Two	3	\$750	\$937	\$1,124	\$1,312	\$1,424	\$1,499	\$1,686	\$1,724	\$1,874	\$2,061	\$2,174	\$2,211	\$2,249	\$2,623	\$2,998	\$3,373	\$3,748	\$4,122	\$4,497
Three	4	\$833	\$1,041	\$1,250	\$1,458	\$1,583	\$1,666	\$1,874	\$1,916	\$2,083	\$2,291	\$2,416	\$2,457	\$2,499	\$2,916	\$3,332	\$3,749	\$4,165	\$4,582	\$4,998
Four	5	\$900	\$1,124	\$1,349	\$1,574	\$1,709	\$1,799	\$2,024	\$2,069	\$2,249	\$2,474	\$2,609	\$2,654	\$2,699	\$3,148	\$3,598	\$4,048	\$4,498	\$4,947	\$5,397
Five	6	\$966	\$1,208	\$1,449	\$1,691	\$1,835	\$1,932	\$2,174	\$2,222	\$2,415	\$2,657	\$2,801	\$2,850	\$2,898	\$3,381	\$3,864	\$4,347	\$4,830	\$5,313	\$5,796

LOS ANGELES HOUSING DEPARTMENT

BOND/CDLAC All Bond w/CDLAC Allocation)

Based on 2026 CTAC Income Table (All Placed-In-Service Dates - Based on 2026 Income Limits)

Area Median Income (AMI) 2025

\$106,600

Area Median Income (AMI) 2026

\$108,100

Effective Date: July 1, 2026

Percentage Change of 2026 AMI from 2025 AMI

1.41%

(Note: BOND/CDLAC effective date based on TCAC)

Income limits are rounded to the nearest \$50

% of Area Median Income	Family Size									
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten
20%	\$23,320	\$26,660	\$29,980	\$33,320	\$35,980	\$38,640	\$41,300	\$44,000	\$46,650	\$49,300
25%	\$29,150	\$33,350	\$37,500	\$41,650	\$45,000	\$48,300	\$51,650	\$55,000	\$58,300	\$61,650
30%	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970	\$57,960	\$61,950	\$66,000	\$69,950	\$73,950
35%	\$40,810	\$46,655	\$52,465	\$58,310	\$62,965	\$67,620	\$72,275	\$77,000	\$81,650	\$86,300
38%	\$44,300	\$50,650	\$56,950	\$63,300	\$68,350	\$73,400	\$78,450	\$83,600	\$88,600	\$93,700
40%	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960	\$77,280	\$82,600	\$88,000	\$93,300	\$98,650
45%	\$52,470	\$59,985	\$67,455	\$74,970	\$80,955	\$86,940	\$92,925	\$99,000	\$104,950	\$110,950
46%	\$53,650	\$61,300	\$68,950	\$76,650	\$82,750	\$88,850	\$95,000	\$101,200	\$107,300	\$113,450
50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000	\$116,600	\$123,300
55%	\$64,130	\$73,315	\$82,445	\$91,630	\$98,945	\$106,260	\$113,575	\$121,000	\$128,300	\$135,600
58%	\$67,650	\$77,300	\$86,950	\$96,650	\$104,350	\$112,050	\$119,750	\$127,600	\$135,300	\$143,050
59%	\$68,800	\$78,650	\$88,450	\$98,300	\$106,150	\$114,000	\$121,850	\$129,800	\$137,600	\$145,500
60%	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000	\$139,950	\$147,950
70%	\$81,620	\$93,310	\$104,930	\$116,620	\$125,930	\$135,240	\$144,550	\$154,000	\$163,250	\$172,600
80%	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000	\$186,600	\$197,250
90%	\$104,950	\$119,950	\$134,900	\$149,950	\$161,900	\$173,900	\$185,850	\$198,000	\$209,950	\$221,950
100%	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200	\$206,500	\$220,000	\$233,250	\$246,550
110%	\$128,260	\$146,630	\$164,890	\$183,260	\$197,890	\$212,520	\$227,150	\$242,000	\$256,575	\$271,205
120%	\$139,920	\$159,960	\$179,880	\$199,920	\$215,880	\$231,840	\$247,800	\$264,000	\$279,900	\$295,860

Bond Program Recertification Income Limits (For Recertifying Households)

Income limits are rounded to the nearest \$50

Median Income	Family Size									
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine	Ten
35%	\$57,150	\$65,300	\$73,450	\$81,650	\$88,150	\$94,650	\$101,200	\$107,800	\$114,300	\$120,800
50%	\$81,600	\$93,300	\$104,950	\$116,600	\$125,950	\$135,250	\$144,550	\$154,000	\$163,250	\$172,600
60%	\$97,950	\$111,950	\$125,900	\$139,950	\$151,100	\$162,300	\$173,450	\$184,800	\$195,950	\$207,150
80%	\$130,600	\$149,300	\$167,900	\$186,600	\$201,500	\$216,400	\$231,300	\$246,400	\$261,250	\$276,150
120%	\$195,900	\$223,950	\$251,850	\$279,900	\$302,250	\$324,600	\$346,900	\$369,600	\$391,850	\$414,200

20%, 30%, 35%, 40%, 45%, 50%, 55%, 60%, 70%, 80% and 100% figures obtained directly from CTCAC 2026 limits for Los Angeles County:

<https://www.treasurer.ca.gov/2026-income-and-rent-limits>

Note: all other Income limits are calculated on the 50% income limit for the applicable household size and rounded to the nearest \$50.

LOS ANGELES HOUSING DEPARTMENT
BOND/CDLAC (All Bond Projects w/CDLAC Allocation)

2026 BOND RENT LIMITS BASED ON MTSP INCOME LIMITS

EFFECTIVE DATE 7/1/2026 (Note: BOND/CDLAC effective date based on CTCAC)

HUD MEDIAN INCOME GUIDELINE	2025 Median	\$106,600	AMI Change from	
	2026 Median	\$108,100	2025 =	1.41%

HUD APPROVED PASSBOOK RATE	0.40%
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BOND/CDLAC Rent Limits 2026

Effective: July 1, 2026

All Placed-In-Service Dates - Based on 2026 Income Limits

Bedroom Size	Rent Factor	Rent Factor																		
		20%	25%	30%	35%	38%	40%	45%	46%	50%	55%	58%	59%	60%	70%	80%	90%	100%	110%	120%
0	1	\$583	\$729	\$874	\$1,020	\$1,107	\$1,166	\$1,311	\$1,340	\$1,457	\$1,603	\$1,690	\$1,719	\$1,749	\$2,040	\$2,332	\$2,623	\$2,914	\$3,205	\$3,497
One	1.5	\$624	\$781	\$937	\$1,093	\$1,186	\$1,249	\$1,405	\$1,436	\$1,561	\$1,718	\$1,811	\$1,842	\$1,874	\$2,186	\$2,499	\$2,810	\$3,122	\$3,434	\$3,746
Two	3	\$749	\$937	\$1,124	\$1,311	\$1,423	\$1,499	\$1,686	\$1,723	\$1,873	\$2,061	\$2,173	\$2,210	\$2,248	\$2,623	\$2,998	\$3,371	\$3,746	\$4,121	\$4,495
Three	4.5	\$866	\$1,083	\$1,299	\$1,515	\$1,645	\$1,732	\$1,949	\$1,992	\$2,165	\$2,382	\$2,511	\$2,555	\$2,598	\$3,031	\$3,465	\$3,897	\$4,330	\$4,763	\$5,196
Four	6	\$966	\$1,208	\$1,499	\$1,690	\$1,836	\$1,932	\$2,173	\$2,223	\$2,416	\$2,656	\$2,803	\$2,851	\$2,898	\$3,381	\$3,864	\$4,349	\$4,830	\$5,315	\$5,798
Five	7.5	\$1,066	\$1,333	\$1,599	\$1,865	\$2,025	\$2,132	\$2,399	\$2,452	\$2,665	\$2,932	\$3,091	\$3,145	\$3,198	\$3,731	\$4,265	\$4,797	\$5,330	\$5,863	\$6,396

All rents for 20%, 30%, 35%, 40%, 45%, 50%, 55%, 60%, 70%, 80% 100% are pull direct from the 2026 CTCAC rent limits. All other AMI rent calculations are calculated based on 1.5 persons per bedroom size per CDLAC requirements.

<https://www.treasurer.ca.gov/2026-income-and-rent-limits>

LOS ANGELES HOUSING DEPARTMENT
2026 Income and Rent Limits - CRA-HCD Schedule (HCD PRE-1991)
 Effective Date: July 1, 2026

2026 Rental Increase % for former CRA/LA Projects = 1.41%

2026 AMI	\$108,100	AMI change	
2025 AMI	\$106,600	from 2023 =	1.41%

Table I: Qualifying Maximum Income Levels Based on Family Size from State Income Limits for 2026

Income Level Median Income	Family Size							
	One \$75,650	Two \$86,500	Three \$97,300	Four \$108,100	Five \$116,750	Six \$125,400	Seven \$134,050	Eight \$142,700
25%	\$29,150	\$33,350	\$37,500	\$41,650	\$45,000	\$48,300	\$51,650	\$55,000
30% Extremely Low	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
35%	\$40,800	\$46,650	\$52,450	\$58,300	\$62,950	\$67,600	\$72,300	\$77,000
40%	\$46,650	\$53,300	\$59,950	\$66,650	\$71,950	\$77,300	\$82,600	\$88,000
45%	\$52,450	\$60,000	\$67,450	\$74,950	\$80,950	\$86,950	\$92,950	\$99,000
50% Very Low	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
60%	\$69,950	\$80,000	\$89,950	\$99,950	\$107,950	\$115,900	\$123,900	\$132,000
**80% Lower	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
100% Median Income	\$75,650	\$86,500	\$97,300	\$108,100	\$116,750	\$125,400	\$134,050	\$142,700
110%	\$83,200	\$95,150	\$107,050	\$118,900	\$128,450	\$137,950	\$147,450	\$156,950
120% Moderate	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900

Table II: Maximum Allowable Rent Levels

Rent Level	Number of Bedrooms					
	Single	One	Two	Three	Four	Five
25%	\$394	\$450	\$507	\$563	\$608	\$653
30% Extremely Low	\$473	\$541	\$608	\$676	\$730	\$784
35%	\$552	\$631	\$709	\$788	\$851	\$914
40%	\$631	\$721	\$811	\$901	\$973	\$1,045
45%	\$709	\$811	\$912	\$1,013	\$1,095	\$1,176
50% Very Low	\$788	\$901	\$1,013	\$1,126	\$1,216	\$1,306
60%/80% Lower	\$946	\$1,081	\$1,216	\$1,351	\$1,459	\$1,567
100% Moderate	\$1,576	\$1,802	\$2,027	\$2,252	\$2,432	\$2,612
110%/120% Moderate	\$1,734	\$1,982	\$2,230	\$2,477	\$2,675	\$2,874

Note: This Schedule is based on HCD Gross Rent Schedule for Projects with CRA-HCD Covenants

Income: Extremely Low = 30% HCD AMI

Very Low = 50% HCD AMI

Low/Lower = 80% HCD AMI

Moderate = 120% HCD AMI

Rents: Extremely Low = 25% of 30% HCD AMI

Very Low = 25% of 50% HCD AMI

Low/Lower = 25% of 60% HCD AMI

Moderate = 25% of 110% HCD AMI

***80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low figures not adjusted by HUD to account for any exceptions."

If your property is subject to the Rent Stabilization Ordinance, you may not be able to raise rents. Consult housing.lacity.org for additional information.

LOS ANGELES HOUSING DEPARTMENT
2026 Income and Rent Limits - CRA-HCD Schedule (HCD POST-1991)
 Effective Date: July 1, 2026

2026 Rental Increase % for former CRA/LA Projects = 1.41%

2026 AMI	\$108,100	AMI change	
2025 AMI	\$106,600	from 2025 =	1.41%

Table I: Qualifying Maximum Income Levels Based on Family Size from State Income Limits for 2026

Income Level Median Income	Family Size							
	One \$75,650	Two \$86,500	Three \$97,300	Four \$108,100	Five \$116,750	Six \$125,400	Seven \$134,050	Eight \$142,700
25%	\$29,150	\$33,350	\$37,500	\$41,650	\$45,000	\$48,300	\$51,650	\$55,000
30% Extremely Low	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
35%	\$40,800	\$46,650	\$52,450	\$58,300	\$62,950	\$67,600	\$72,300	\$77,000
40%	\$46,650	\$53,300	\$59,950	\$66,650	\$71,950	\$77,300	\$82,600	\$88,000
45%	\$52,450	\$60,000	\$67,450	\$74,950	\$80,950	\$86,950	\$92,950	\$99,000
50% Very Low	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
60%	\$69,950	\$80,000	\$89,950	\$99,950	\$107,950	\$115,900	\$123,900	\$132,000
**80% Low/Lower	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
100% Median Income	\$75,650	\$86,500	\$97,300	\$108,100	\$116,750	\$125,400	\$134,050	\$142,700
110%	\$83,200	\$95,150	\$107,050	\$118,900	\$128,450	\$137,950	\$147,450	\$156,950
120% Moderate	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900

Table II: Maximum Allowable Rent Levels

Rent Level	Number of Bedrooms					
	Single	One	Two	Three	Four	Five
25%	\$473	\$541	\$608	\$676	\$730	\$784
30% Extremely Low	\$568	\$649	\$730	\$811	\$876	\$940
35%	\$662	\$757	\$851	\$946	\$1,022	\$1,097
40%	\$757	\$865	\$973	\$1,081	\$1,167	\$1,254
45%	\$851	\$973	\$1,095	\$1,216	\$1,313	\$1,411
50% Very Low	\$946	\$1,081	\$1,216	\$1,351	\$1,459	\$1,567
60%/80% Lower/Low	\$1,135	\$1,297	\$1,459	\$1,622	\$1,751	\$1,881
100% Moderate	\$1,892	\$2,162	\$2,432	\$2,703	\$2,919	\$3,135
110%/120% Moderate	\$2,081	\$2,378	\$2,675	\$2,973	\$3,211	\$3,448

Note: This Schedule is based on HCD Gross Rent Schedule for Projects with CRA-HCD Covenants

Income: Extremely Low = 30% HCD AMI
 Very Low = 50% HCD AMI
 Low/Lower = 80% HCD AMI
 Moderate = 120% HCD AMI

Rents: Extremely Low = 30% of 30% HCD AMI
 Very Low = 30% of 50% HCD AMI
 Low/Lower = 30% of 60% HCD AMI
 Moderate = 30% of 110% HCD AMI

***80% income exceeding median income is an anomaly just for this county due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low figures not adjusted by HUD to account for any exceptions."

If your property is subject to the Rent Stabilization Ordinance, you may not be able to raise rents. Consult housing.lacity.org for additional information.

LOS ANGELES HOUSING DEPARTMENT
2026 Income and Rent Limits - CRA-HUD Schedule (HUD Limits)
Effective Date: July 1, 2026

2026 Rental Increase Percentage for CRA/HUD Projects = 1.41%

2026 AMI	\$108,100	AMI change	
2025 AMI	\$106,600	from 2025 =	1.41%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
30% Extremely Low	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
35%	\$40,800	\$46,650	\$52,450	\$58,300	\$62,950	\$67,600	\$72,300	\$77,000
40%	\$46,650	\$53,300	\$59,950	\$66,650	\$71,950	\$77,300	\$82,600	\$88,000
45%	\$52,450	\$60,000	\$67,450	\$74,950	\$80,950	\$86,950	\$92,950	\$99,000
50% Very Low	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
60% Lower	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000
80%	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
**120% Moderate	\$139,900	\$159,950	\$179,900	\$199,900	\$215,900	\$231,850	\$247,800	\$264,000

Table II: Maximum Allowable Rent Levels

Rent Level	Number of Bedrooms					
	SRO	Single	One	Two	Three	Four
30% Extremely Low	\$656	\$874	\$937	\$1,124	\$1,299	\$1,449
35%	\$765	\$1,020	\$1,093	\$1,311	\$1,516	\$1,691
40%	\$874	\$1,166	\$1,249	\$1,498	\$1,732	\$1,932
45%	\$983	\$1,311	\$1,405	\$1,686	\$1,949	\$2,174
50% Very Low	\$1,093	\$1,457	\$1,561	\$1,873	\$2,165	\$2,415
60% Lower	\$1,311	\$1,748	\$1,873	\$2,248	\$2,598	\$2,898
80%	\$1,748	\$2,331	\$2,498	\$2,997	\$3,464	\$3,864
120% Moderate	\$2,623	\$3,497	\$3,746	\$4,495	\$5,196	\$5,796

Note: This Schedule is based on HUD Limits for Projects with CRA-HUD Covenants (HUD HOME limits used as basis; rents calculated using 50% rents; 50% rent multiplied by 2 multiplied by AMI %)

If your property is subject to the Rent Stabilization Ordinance, you may not be able to raise rents. Consult housing.lacity.org for additional information.

LOS ANGELES HOUSING DEPARTMENT

2026 Major Projects NPP, EQ, HHH, AHLF, ULA, PHK Income Schedule

Effective July 1, 2026

Table I: Qualifying Maximum Income Levels Based on Family Size

% of Area Median Income	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
15%	\$17,500	\$20,000	\$22,500	\$25,000	\$27,000	\$29,000	\$31,000	\$33,000
20%	\$23,300	\$26,650	\$30,000	\$33,300	\$36,000	\$38,650	\$41,300	\$44,000
25%	\$29,150	\$33,350	\$37,500	\$41,650	\$45,000	\$48,300	\$51,650	\$55,000
30%	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
35%	\$40,800	\$46,650	\$52,450	\$58,300	\$62,950	\$67,600	\$72,300	\$77,000
38%	\$44,300	\$50,650	\$56,950	\$63,300	\$68,350	\$73,400	\$78,450	\$83,600
40%	\$46,650	\$53,300	\$59,950	\$66,650	\$71,950	\$77,300	\$82,600	\$88,000
45%	\$52,450	\$60,000	\$67,450	\$74,950	\$80,950	\$86,950	\$92,950	\$99,000
46%	\$53,650	\$61,300	\$68,950	\$76,650	\$82,750	\$88,850	\$95,000	\$101,200
50%	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
55%	\$64,150	\$73,300	\$82,450	\$91,650	\$98,950	\$106,250	\$113,600	\$121,000
60%	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000
65%	\$75,800	\$86,650	\$97,450	\$108,300	\$116,950	\$125,600	\$134,250	\$143,000
70%	\$81,600	\$93,300	\$104,950	\$116,600	\$125,950	\$135,250	\$144,550	\$154,000
80%	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
100%	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200	\$206,500	\$220,000
120%	\$139,900	\$159,950	\$179,900	\$199,900	\$215,900	\$231,850	\$247,800	\$264,000

NOTE:

* Projects with multiple funding sources must meet the requirements of the most restrictive funding source.

LOS ANGELES HOUSING DEPARTMENT

2026 Major Projects, NPP, EQ, HHH, AHLF, ULA, PHK Rent Schedule

Effective: **July 1, 2026**

Table II: Maximum Allowable Rent Levels

Bedroom Size	Rent Factor	15%	20%	25%	30%	35%	38%	40%	45%	46%	Low HOME 50%	55%	60%	65%	**High HOME 65%	70%	80%	100%	120%	Fair Market Rents (Sec. 8)
SRO	1-2	\$328	\$437	\$546	\$656	\$765	\$830	\$874	\$983	\$1,005	\$1,093	\$1,202	\$1,311	\$1,406	\$1,559	\$1,530	\$1,748	\$2,186	\$2,623	\$1,559
Efficiency	1-2	\$437	\$583	\$729	\$874	\$1,020	\$1,107	\$1,166	\$1,311	\$1,340	\$1,457	\$1,603	\$1,748	\$1,875	\$1,875	\$2,040	\$2,331	\$2,914	\$3,497	\$2,079
One	1-3	\$468	\$624	\$781	\$937	\$1,093	\$1,186	\$1,249	\$1,405	\$1,436	\$1,561	\$1,717	\$1,873	\$2,010	\$2,010	\$2,185	\$2,498	\$3,122	\$3,746	\$2,328
Two	2-4	\$562	\$749	\$937	\$1,124	\$1,311	\$1,423	\$1,498	\$1,686	\$1,723	\$1,873	\$2,060	\$2,248	\$2,414	\$2,414	\$2,622	\$2,997	\$3,746	\$4,495	\$2,903
Three	4-6	\$650	\$866	\$1,083	\$1,299	\$1,516	\$1,645	\$1,732	\$1,949	\$1,992	\$2,165	\$2,382	\$2,598	\$2,781	\$2,781	\$3,031	\$3,464	\$4,330	\$5,196	\$3,681
Four	6-8	\$725	\$966	\$1,208	\$1,449	\$1,691	\$1,835	\$1,932	\$2,174	\$2,222	\$2,415	\$2,657	\$2,898	\$3,083	\$3,083	\$3,381	\$3,864	\$4,830	\$5,796	\$4,098
Five	8-10	\$800	\$1,066	\$1,333	\$1,599	\$1,866	\$2,025	\$2,132	\$2,399	\$2,452	\$2,665	\$2,932	\$3,198	\$3,382	\$3,382	\$3,731	\$4,264	\$5,330	\$6,396	\$4,713
Six	8-10	\$875	\$1,166	\$1,458	\$1,749	\$2,041	\$2,215	\$2,332	\$2,624	\$2,682	\$2,915	\$3,207	\$3,498	\$3,683	\$3,683	\$4,081	\$4,664	\$5,830	\$6,996	\$5,327

NOTE:

- Projects with multiple funding sources must meet the requirements of the most restrictive funding source.
- Tenant-paid utilities should be subtracted from the above rent levels to determine the maximum actual rents that can be charged to tenants.
- Tenants' rents should not be adjusted until their leases are renewed.
- Standard Utilities cover full gas (space heating, cooking, and water heating) and basic electricity.

* When applicable, rent increases must follow the lesser of the local rent stabilization regulations or the project's program limits. If your property is subject to the Rent Stabilization Ordinance, you may not be able to raise rents. Consult housing.lacity.org for additional information.

Tiena Johnson Hall, General Manager
Luz C. Santiago, Executive Officer

Anna E. Ortega, Assistant General Manager
Emilyzen Cervantes, Assistant General Manager
Craig Arceneaux, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule I

Effective Date: July 1, 2026

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

2026 Area Median Income (AMI) \$108,100

Change in AMI from 2025 = 1.4%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size								
	One	Two	Three	Four	Five	Six	Seven	Eight	Nine
Extremely Low (30%)	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000	\$70,000
Very Low (50%)	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000	\$116,600
Low (80%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900	\$186,550
Moderate (120%)	\$139,900	\$159,950	\$179,900	\$199,900	\$215,900	\$231,850	\$247,800	\$264,000	\$279,850
Workforce (150%)	\$174,900	\$199,950	\$224,850	\$249,900	\$269,850	\$289,800	\$309,750	\$330,000	\$349,850

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	8-BR
Extremely Low (30%)	\$875	\$1,000	\$1,125	\$1,250	\$1,350	\$1,450	\$1,550	\$1,650	\$1,750
Very Low (50%)	\$1,458	\$1,666	\$1,874	\$2,083	\$2,249	\$2,415	\$2,581	\$2,750	\$2,915
Low (80%)	\$2,333	\$2,665	\$2,999	\$3,331	\$3,598	\$3,865	\$4,131	\$4,398	\$4,664
Moderate (120%)	\$3,498	\$3,999	\$4,498	\$4,998	\$5,398	\$5,796	\$6,195	\$6,600	\$6,996
Workforce (150%)	\$4,373	\$4,999	\$5,621	\$6,248	\$6,746	\$7,245	\$7,744	\$8,250	\$8,746

Tiena Johnson Hall, General Manager
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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2026

	AMI	Net AMI	
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in AMI from 2025 = 1.4%
2026 Area Median Income (AMI)	\$108,100	\$102,150	Change in Net AMI from 2025 = 2.0%

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%)	\$11,350	\$12,950	\$14,600	\$16,200	\$17,500	\$18,800	\$20,100	\$21,400
Extremely Low (30%)	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
Very Low (50%)	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
Low (80%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
Moderate (120%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900

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%)	\$268	\$306	\$345	\$383	\$414	\$444	\$475	\$506
Extremely Low (30%)	\$536	\$613	\$690	\$766	\$827	\$889	\$950	\$1,011
Very Low (50%)	\$894	\$1,022	\$1,149	\$1,277	\$1,379	\$1,481	\$1,583	\$1,685
Low (60%)	\$1,073	\$1,226	\$1,379	\$1,532	\$1,655	\$1,777	\$1,900	\$2,023
Moderate (110%)	\$1,966	\$2,247	\$2,528	\$2,809	\$3,034	\$3,259	\$3,483	\$3,708

Tiena Johnson Hall, General Manager
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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule VII

Effective Date: July 1, 2026

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

2026 Area Median Income (AMI) \$108,100

Change in AMI from 2025 = 1.4%

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%)	\$11,350	\$12,950	\$14,600	\$16,200	\$17,500	\$18,800	\$20,100	\$21,400
Extremely Low (30%)	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
Very Low (50%)	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
Low (80%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
Moderate (120%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900

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%)	\$284	\$324	\$365	\$405	\$438	\$470	\$503	\$535
Extremely Low (30%)	\$568	\$649	\$730	\$811	\$876	\$940	\$1,005	\$1,070
Very Low (50%)	\$946	\$1,081	\$1,216	\$1,351	\$1,459	\$1,567	\$1,676	\$1,784
Low (60%)	\$1,135	\$1,297	\$1,459	\$1,622	\$1,751	\$1,881	\$2,011	\$2,140
Moderate (110%)	\$2,081	\$2,378	\$2,675	\$2,973	\$3,211	\$3,448	\$3,686	\$3,924

Tiena Johnson Hall, General Manager
Luz C. Santiago, Executive Officer

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City of Los Angeles



Karen Bass, Mayor

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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule VIII

Effective Date: July 1, 2026

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

2026 Area Median Income (AMI) \$108,100

Change in AMI from 2025 = 1.4%

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%)	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
Very Low (50%)	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
Low (80%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
Moderate (120%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900

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
Extremely Low (30%)	\$568	\$649	\$730	\$811	\$876	\$940	\$1,005	\$1,070
Very Low (50%)	\$946	\$1,081	\$1,216	\$1,351	\$1,459	\$1,567	\$1,676	\$1,784
Low (80%)	\$1,513	\$1,730	\$1,946	\$2,162	\$2,335	\$2,508	\$2,681	\$2,854
Moderate (120%)	\$2,270	\$2,594	\$2,919	\$3,243	\$3,502	\$3,762	\$4,021	\$4,281

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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2026

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

2026 Area Median Income (AMI) \$108,100

Change in AMI from 2025 = 1.4%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$23,320	\$26,660	\$29,980	\$33,320	\$35,980	\$38,640	\$41,300	\$44,000
30% AMI	\$34,980	\$39,990	\$44,970	\$49,980	\$53,970	\$57,960	\$61,950	\$66,000
35% AMI	\$40,810	\$46,655	\$52,465	\$58,310	\$62,965	\$67,620	\$72,275	\$77,000
40% AMI	\$46,640	\$53,320	\$59,960	\$66,640	\$71,960	\$77,280	\$82,600	\$88,000
45% AMI	\$52,470	\$59,985	\$67,455	\$74,970	\$80,955	\$86,940	\$92,925	\$99,000
50% AMI	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
55% AMI	\$64,130	\$73,315	\$82,445	\$91,630	\$98,945	\$106,260	\$113,575	\$121,000
60% AMI	\$69,960	\$79,980	\$89,940	\$99,960	\$107,940	\$115,920	\$123,900	\$132,000
70% AMI	\$81,620	\$93,310	\$104,930	\$116,620	\$125,930	\$135,240	\$144,550	\$154,000
80% AMI	\$93,280	\$106,640	\$119,920	\$133,280	\$143,920	\$154,560	\$165,200	\$176,000
100% AMI	\$116,600	\$133,300	\$149,900	\$166,600	\$179,900	\$193,200	\$206,500	\$220,000
110% AMI	\$128,260	\$146,630	\$164,890	\$183,260	\$197,890	\$212,520	\$227,150	\$242,000
120% AMI	\$139,920	\$159,960	\$179,880	\$199,920	\$215,880	\$231,840	\$247,800	\$264,000

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$583	\$624	\$749	\$866	\$966	\$1,066
30% AMI	\$874	\$937	\$1,124	\$1,299	\$1,449	\$1,599
35% AMI	\$1,020	\$1,093	\$1,311	\$1,515	\$1,690	\$1,865
40% AMI	\$1,166	\$1,249	\$1,499	\$1,732	\$1,932	\$2,132
45% AMI	\$1,311	\$1,405	\$1,686	\$1,949	\$2,173	\$2,399
50% AMI	\$1,457	\$1,561	\$1,873	\$2,165	\$2,415	\$2,665
55% AMI	\$1,603	\$1,718	\$2,061	\$2,382	\$2,656	\$2,932
60% AMI	\$1,749	\$1,874	\$2,248	\$2,598	\$2,898	\$3,198
70% AMI	\$2,040	\$2,186	\$2,623	\$3,031	\$3,381	\$3,731
80% AMI	\$2,332	\$2,499	\$2,998	\$3,465	\$3,864	\$4,265
100% AMI	\$2,914	\$3,122	\$3,749	\$4,330	\$4,830	\$5,330

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LOS ANGELES HOUSING DEPARTMENT

2026 Income and Rent Limit - Land Use Schedule X

Effective Date: July 1, 2026

	AMI	Net AMI	
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in AMI from 2025 = 1.4%
2026 Area Median Income (AMI)	\$108,100	\$102,150	Change in Net AMI from 2025 = 2.0%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (HCD - 30%)	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000
Very Low (HCD - 50%)	\$58,300	\$66,650	\$74,950	\$83,300	\$89,950	\$96,600	\$103,250	\$110,000
Low (HUD - 80%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
Moderate (HCD - 120%)	\$93,300	\$106,600	\$119,950	\$133,250	\$143,900	\$154,600	\$165,250	\$175,900
Moderate (HUD - 120%)	\$139,900	\$159,950	\$179,900	\$199,900	\$215,900	\$231,850	\$247,800	\$264,000

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
Extremely Low (HCD - 30%)	\$536	\$613	\$690	\$766	\$827	\$889	\$950	\$1,011
Very Low (HCD - 50%)	\$894	\$1,022	\$1,149	\$1,277	\$1,379	\$1,481	\$1,583	\$1,685
Low (HUD - 80%)	\$2,333	\$2,665	\$2,999	\$3,331	\$3,598	\$3,865	\$4,131	\$4,398