

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

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

housing.lacity.gov

Low Income Purchase Assistance (LIPA) Program

Shared Appreciation Example

LAHD LIPA Loan	\$161,000
Original Home Purchase Price	\$550,000
LAHD Percentage Share of Appreciation (LAHD Loan ÷ Purchase Price)	29.27%
Future Sales Price or Appraised Value	\$800,000
Less: Original Purchase Price	\$550,000
Gross Appreciation	\$250,000
Less: Transaction Costs to Sell Property	(\$64,000)
Less: Initial Homebuyer Down Payment	(\$5,500)
Less: Eligible Capital Improvements	(\$10,000)
Net Appreciation	\$170,500
Share Appreciation due to LAHD (Net Appreciation x LAHD Percentage Share) \$170,500 x 29.27%	\$49,905
TOTAL DUE LAHD:	
LAHD LIPA Loan Amount	\$161,000
LAHD Share of Appreciation Amount	\$49,905
TOTAL AMOUNT DUE TO LAHD	\$210,905

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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