



**City of South Pasadena
Planning and Community
Development Department**

Memo

Date: March 9, 2021

To: Chair and Members of the Planning Commission

From: Joanna Hankamer, Planning & Community Development Director

Re: Additional Document No. 1 for Item No. 1 – Draft Inclusionary Housing Ordinance (Continued from 1/26/2021): LA County affordability table

In response to a Commissioner request, the attached is provided to clarify the income levels eligible for affordable housing and the current allowable rents for applicable units in Los Angeles County.

Department of Regional Planning
Los Angeles County Affordable Housing Program

INCOME LIMITS
Effective 12/10/2020

Income Limits

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Extremely Low Income (Maximum 30% AMI)	\$ 23,700	\$ 27,050	\$ 30,450	\$ 33,800	\$ 36,550	\$ 39,250	\$ 41,950	\$ 44,650
Very Low Income (Maximum 50% AMI)	\$ 39,450	\$ 45,050	\$ 50,700	\$ 56,300	\$ 60,850	\$ 65,350	\$ 69,850	\$ 74,350
Lower Income (Maximum 80% AMI)	\$ 63,100	\$ 72,100	\$ 81,100	\$ 90,100	\$ 97,350	\$ 104,550	\$ 111,750	\$ 118,950
Moderate Income (Maximum 120% AMI)	\$ 64,900	\$ 74,200	\$ 83,500	\$ 92,750	\$ 100,150	\$ 107,600	\$ 115,000	\$ 122,450
Middle Income (Maximum 150% AMI)	\$ 81,150	\$ 92,750	\$ 104,350	\$ 115,950	\$ 125,200	\$ 134,500	\$ 143,750	\$ 153,050

This chart presents income limits under the County of Los Angeles Affordable Housing Program. The 2020 State area median income (AMI) for a four-person household in Los Angeles County is \$77,300.

Extremely low income is defined as not more than 30 percent of the area median income. Very low income is defined as not more than 50 percent of the area median income. Lower income is defined as not more than 80 percent of the area median income. Moderate income is defined as not more than 120 percent of the area median income. See Health and Safety Code Sections 50079.5, 50093, 50105 and 50106.

Income limits for extremely low, very low and lower income households are established by the U.S. Department of Housing and Urban Development on an annual basis.

Income limits for moderate income households and the area median income are established by the California Department of Housing and Community Development on an annual basis.

Income limits for middle income households are established by the L.A. County Department of Regional Planning on an annual basis.

Household size:	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Adjustment factors:	0.7	0.8	0.9	1	1.08	1.16	1.24	1.32

To calculate income limits for households larger than eight persons: 1) multiply the 4-person income limit by eight percent, 2) multiply result by number of persons in excess of eight, 3) add the amount to the 8-person income limit, and 4) round to the nearest \$50.

Department of Regional Planning
 Los Angeles County Affordable Housing Program
AFFORDABLE RENT/HOUSING COST LIMITS
 Effective 12/10/2020

Monthly Affordable Rent/Housing Cost Limits

Number of Bedrooms	0 studio (1 person)	1 bedroom (2 persons)	2 bedrooms (3 persons)	3 bedrooms (4 persons)	4 bedrooms (5 persons)
Renter-Occupied					
Extremely Low Income (Maximum 30% AMI)	\$ 406	\$ 464	\$ 522	\$ 580	\$ 626
Very Low Income (Maximum 50% AMI)	\$ 676	\$ 773	\$ 870	\$ 966	\$ 1,044
Lower Income (Maximum 80% AMI)	\$ 812	\$ 928	\$ 1,044	\$ 1,160	\$ 1,252
Moderate Income (Maximum 120% AMI)	\$ 1,488	\$ 1,701	\$ 1,913	\$ 2,126	\$ 2,296
Owner-Occupied					
Extremely Low Income (Maximum 30% AMI)	\$ 406	\$ 464	\$ 522	\$ 580	\$ 626
Very Low Income (Maximum 50% AMI)	\$ 676	\$ 773	\$ 870	\$ 966	\$ 1,044
Lower Income (Maximum 80% AMI)	\$ 947	\$ 1,082	\$ 1,217	\$ 1,353	\$ 1,461
Moderate Income (Maximum 120% AMI)	\$ 1,736	\$ 1,984	\$ 2,232	\$ 2,480	\$ 2,678
Middle Income (Maximum 150% AMI)	\$ 2,052	\$ 2,345	\$ 2,638	\$ 2,931	\$ 3,165

This chart presents monthly affordable rent and affordable housing cost limits for units being offered to extremely low, very low, lower, and moderate income households under the County of Los Angeles Affordable Housing Program.

NOTES:

1) For renter-occupied units, affordable rent limits include reasonable utility allowances. Pursuant to Health and Safety Code Section 50053 (b)(1),(2),(3), and (4), affordable rents are calculated using the following formula:

- Extremely low income households: Product of 30% times 30% of area median income, adjusted for family size appropriate for the unit.
- Very low income households: Product of 30% times 50% of area median income, adjusted for family size appropriate for the unit.
- Lower income households: Product of 30% times 60% of area median income, adjusted for family size appropriate for the unit.
- Moderate income households: Product of 30% times 110% of area median income, adjusted for family size appropriate for the unit.

2) Affordable rent limits established pursuant to California Health and Safety Code (above) differ from rent limits published by the California Tax Credit Allocation Committee (TCAC).

3) For owner-occupied units, affordable housing cost limits include mortgage principal and interest, property taxes, real property insurance and homeowners association fees. Pursuant to Health and Safety Code Section 50052.5 (b)(1),(2),(3), and (4) and Section 22.14.010 of the Los Angeles County Code, affordable housing costs are calculated using the following formula:

- Extremely low income households: Product of 30% times 30% of area median income, adjusted for family size appropriate for the unit.
- Very low income households: Product of 30% times 50% of area median income, adjusted for family size appropriate for the unit.
- Lower income households: Product of 30% times 70% of area median income, adjusted for family size appropriate for the unit.
- Moderate income households: Product of 35% times 110% of area median income, adjusted for family size appropriate for the unit.
- Middle income households: Product of 35% times 130% of area median income, adjusted for family size appropriate for the unit.

4) Affordable housing costs for moderate and middle income owner-occupied households shall not be less than 28% of the gross income of the household.