

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](http://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](mailto:lahd-landuse@lacity.org).

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

Daniel Huynh, Assistant General Manager  
Anna E. Ortega, Assistant General Manager  
Luz C. Santiago, Assistant General Manager

housing.lacity.org

**Karen Bass, Mayor**

**LOS ANGELES HOUSING DEPARTMENT**

**2024 Income and Rent Limit - Land Use Schedule IX**

Effective Date: July 1, 2024

2023 Area Median Income (AMI) \$98,200  
2024 Area Median Income (AMI) \$98,200 Change in AMI from 2023 = 0%

**Table I: Qualifying Maximum Income Levels Based on Family Size**

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$19,420	\$22,180	\$24,960	\$27,740	\$29,960	\$32,180	\$34,400	\$36,620
30% AMI	\$29,130	\$33,270	\$37,440	\$41,610	\$44,940	\$48,270	\$51,600	\$54,930
35% AMI	\$33,985	\$38,815	\$43,680	\$48,545	\$52,430	\$56,315	\$60,200	\$64,085
40% AMI	\$38,840	\$44,360	\$49,920	\$55,480	\$59,920	\$64,360	\$68,800	\$73,240
45% AMI	\$43,695	\$49,905	\$56,160	\$62,415	\$67,410	\$72,405	\$77,400	\$82,395
50% AMI	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
55% AMI	\$53,405	\$60,995	\$68,640	\$76,285	\$82,390	\$88,495	\$94,600	\$100,705
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
70% AMI	\$67,970	\$77,630	\$87,360	\$97,090	\$104,860	\$112,630	\$120,400	\$128,170
80% AMI	\$77,680	\$88,720	\$99,840	\$110,960	\$119,840	\$128,720	\$137,600	\$146,480
100% AMI	\$97,100	\$110,900	\$124,800	\$138,700	\$149,800	\$160,900	\$172,000	\$183,100
110% AMI	\$106,810	\$121,990	\$137,280	\$152,570	\$164,780	\$176,990	\$189,200	\$201,410
120% AMI	\$116,520	\$133,080	\$149,760	\$166,440	\$179,760	\$193,080	\$206,400	\$219,720

**Table II: Maximum Allowable Rent Levels**

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$485	\$520	\$624	\$721	\$804	\$887
30% AMI	\$728	\$780	\$936	\$1,081	\$1,206	\$1,331
35% AMI	\$849	\$910	\$1,092	\$1,262	\$1,407	\$1,553
40% AMI	\$971	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775
45% AMI	\$1,092	\$1,170	\$1,404	\$1,622	\$1,810	\$1,997
50% AMI	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219
55% AMI	\$1,335	\$1,430	\$1,716	\$1,983	\$2,212	\$2,441
60% AMI	\$1,456	\$1,560	\$1,872	\$2,163	\$2,413	\$2,663
70% AMI	\$1,699	\$1,820	\$2,184	\$2,524	\$2,815	\$3,107
80% AMI	\$1,942	\$2,080	\$2,496	\$2,885	\$3,218	\$3,551
100% AMI	\$2,426	\$2,600	\$3,120	\$3,606	\$4,022	\$4,438