

SUPPLEMENTAL DOCUMENT 15

RENT AND INCOME LIMITS

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

HOME INCOME LIMITS 2021 (effective 06/1/2021)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20% AMI	\$16,560	\$18,920	\$21,280	\$23,640	\$25,540	\$27,440	\$29,320	\$31,220
30% AMI	\$24,850	\$28,400	\$31,950	\$35,450	\$38,300	\$41,150	\$44,000	\$46,800
35% AMI	\$28,980	\$33,110	\$37,240	\$41,370	\$44,695	\$48,020	\$51,310	\$54,635
40% AMI	\$33,120	\$37,840	\$42,560	\$47,280	\$51,080	\$54,880	\$58,640	\$62,440
45% AMI	\$37,260	\$42,570	\$47,880	\$53,190	\$57,465	\$61,740	\$65,970	\$70,245
Very Low Income (50% AMI)	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050
60% AMI	\$49,680	\$56,760	\$63,840	\$70,920	\$76,620	\$82,320	\$87,960	\$93,660
Low Income (80% AMI)	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900

HOME RENT LIMITS 2021 (effective 06/1/2021)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
20% AMI	1.5	\$414	\$443	\$532	\$614	\$686	\$756	\$827
30% AMI	1.5	\$621	\$665	\$798	\$922	\$1,029	\$1,135	\$1,241
35% AMI	1.5	\$725	\$776	\$931	\$1,075	\$1,201	\$1,324	\$1,448
40% AMI	1.5	\$828	\$886	\$1,064	\$1,229	\$1,372	\$1,513	\$1,654
45% AMI	1.5	\$932	\$997	\$1,197	\$1,382	\$1,544	\$1,702	\$1,861
LOW HOME	1.5	\$1,035	\$1,108	\$1,330	\$1,536	\$1,715	\$1,891	\$2,068
60% AMI	1.5	\$1,242	\$1,330	\$1,596	\$1,843	\$2,058	\$2,269	\$2,482
HIGH HOME	1.5	\$1,325	\$1,421	\$1,708	\$1,964	\$2,171	\$2,377	\$2,584

* Must subtract utility allowance from listed rent amount to get actual amount to charge tenant.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

COUNTY GENERAL INCOME LIMITS 2021 (effective 04/1/2021)

This chart is for projects Placed in Service on or after 04/1/2021, all projects placed in service prior to 04/1/2021 refer to TCAC website for rent and income limits that correspond with project's placed in service.

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20% AMI	\$16,560	\$18,920	\$21,280	\$23,640	\$25,540	\$27,440	\$29,320	\$31,220
30% AMI	\$24,840	\$28,380	\$31,920	\$35,460	\$38,310	\$41,160	\$43,980	\$46,830
35% AMI	\$28,980	\$33,110	\$37,240	\$41,370	\$44,695	\$48,020	\$51,310	\$54,635
40% AMI	\$33,120	\$37,840	\$42,560	\$47,280	\$51,080	\$54,880	\$58,640	\$62,440
45% AMI	\$37,260	\$42,570	\$47,880	\$53,190	\$57,465	\$61,740	\$65,970	\$70,245
50% AMI	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050
60% AMI	\$49,680	\$56,760	\$63,840	\$70,920	\$76,620	\$82,320	\$87,960	\$93,660
80% AMI	\$66,240	\$75,680	\$85,120	\$94,560	\$102,160	\$109,760	\$117,280	\$124,880

COUNTY GENERAL RENT LIMITS 2021 (effective 04/1/2021)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms
20% AMI	1.5	\$414	\$443	\$532	\$614	\$686	\$756
30% AMI	1.5	\$621	\$665	\$798	\$922	\$1,029	\$1,135
35% AMI	1.5	\$724	\$776	\$931	\$1,075	\$1,200	\$1,324
40% AMI	1.5	\$828	\$887	\$1,064	\$1,229	\$1,372	\$1,513
45% AMI	1.5	\$931	\$997	\$1,197	\$1,383	\$1,543	\$1,702
50% AMI	1.5	\$1,035	\$1,108	\$1,330	\$1,536	\$1,715	\$1,891
60% AMI	1.5	\$1,242	\$1,330	\$1,596	\$1,844	\$2,058	\$2,270
80% AMI	1.5	\$1,656	\$1,774	\$2,128	\$2,459	\$2,744	\$3,027

* Must subtract utility allowance from listed rent amount to get actual amount to charge tenant.

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

CITY OF INDUSTRY INCOME LIMITS 2021 (effective 04/26/2021)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% AMI	\$24,850	\$28,400	\$31,950	\$35,450	\$38,300	\$41,150	\$44,000	\$46,800
35% AMI	\$28,980	\$33,110	\$37,240	\$41,370	\$44,695	\$48,020	\$51,310	\$54,635
40% AMI	\$33,120	\$37,840	\$42,560	\$47,280	\$51,080	\$54,880	\$58,640	\$62,440
45% AMI	\$37,260	\$42,570	\$47,880	\$53,190	\$57,465	\$61,740	\$65,970	\$70,245
50% AMI	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050

CITY OF INDUSTRY RENT LIMITS 2021 (effective 04/26/2021)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
30% AMI	1 + 1	\$420	\$480	\$540	\$600	\$648	\$696	\$744
35% AMI	1 + 1	\$490	\$560	\$630	\$700	\$756	\$812	\$868
40% AMI	1 + 1	\$560	\$640	\$720	\$800	\$864	\$928	\$992
45% AMI	1 + 1	\$630	\$720	\$810	\$900	\$972	\$1,044	\$1,116
50% AMI	1 + 1	\$700	\$800	\$900	\$1,000	\$1,080	\$1,160	\$1,240

** Must subtract utility allowance from listed rent amount to get actual amount to charge tenant.*

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**CITY OF INDUSTRY HOMEOWNERSHIP INCOME LIMITS 2021 (effective 04/26/2021)**

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50% AMI	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050
70% AMI	\$57,960	\$66,220	\$74,480	\$82,740	\$89,390	\$96,040	\$102,620	\$109,270
80% AMI	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
100% AMI (HCD Median)	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
110% AMI	\$61,600	\$70,400	\$79,200	\$88,000	\$95,050	\$102,075	\$109,125	\$116,150
120% AMI	\$67,200	\$76,800	\$86,400	\$96,000	\$103,700	\$111,350	\$119,050	\$126,700

CITY OF INDUSTRY HOMEOWNERSHIP MONTHLY HOUSING COST LIMITS 2021 (effective 04/26/2021)

	Occupancy Factor	Housing Cost Factor	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms
50% - 70% AMI	1 + 1	30%	\$1,120	\$1,260	\$1,400	\$1,512
70% - 80% AMI	1 + 1	30%	Between 28% & 35% of actual income			
80% - 110% AMI	1 + 1	35%	Not less than 28% of actual income AND not more than:			
			\$2,053	\$2,310	\$2,567	\$2,772

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

DENSITY BONUS - MARINA DEL REY INCOME LIMITS 2021 (effective 04/26/2021)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% AMI	\$24,850	\$28,400	\$31,950	\$35,450	\$38,300	\$41,150	\$44,000	\$46,800
35% AMI	\$28,980	\$33,110	\$37,240	\$41,370	\$44,695	\$48,020	\$51,310	\$54,635
40% AMI	\$33,120	\$37,840	\$42,560	\$47,280	\$51,080	\$54,880	\$58,640	\$62,440
45% AMI	\$37,260	\$42,570	\$47,880	\$53,190	\$57,465	\$61,740	\$65,970	\$70,245
50% AMI	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050
60% AMI	\$49,680	\$56,760	\$63,840	\$70,920	\$76,620	\$82,320	\$87,960	\$93,660
70% AMI	\$57,960	\$66,220	\$74,480	\$82,740	\$89,390	\$96,040	\$102,620	\$109,270
80% AMI	\$66,250	\$75,700	\$85,150	\$94,600	\$102,200	\$109,750	\$117,350	\$124,900
100% AMI (HCD Median)	\$56,000	\$64,000	\$72,000	\$80,000	\$86,400	\$92,800	\$99,200	\$105,600
120% AMI (HCD Moderate)	\$67,200	\$76,800	\$86,400	\$96,000	\$103,700	\$111,350	\$119,050	\$126,700

DENSITY BONUS - MARINA DEL REY RENT LIMITS 2021 (effective 04/26/2021)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
50% AMI	1 + 1	\$700	\$800	\$900	\$1,000	\$1,080	\$1,160	\$1,240
80% AMI	1 + 1	\$840	\$960	\$1,080	\$1,200	\$1,296	\$1,392	\$1,488
120% AMI	1 + 1	\$1,540	\$1,760	\$1,980	\$2,200	\$2,376	\$2,552	\$2,728

** Must subtract utility allowance from listed rent amount to get actual amount to charge tenant.*

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY

BONDS INCOME LIMITS 2021 (effective 06/1/2021)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50% AMI	\$41,400	\$47,300	\$53,200	\$59,100	\$63,850	\$68,600	\$73,300	\$78,050
60% AMI	\$49,680	\$56,760	\$63,840	\$70,920	\$76,620	\$82,320	\$87,960	\$93,660
80% AMI	\$66,240	\$75,680	\$85,120	\$94,560	\$102,160	\$109,760	\$117,280	\$124,880

BONDS RENT LIMITS 2021 (effective 06/1/2021)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
BOND 50% AMI	1 + 1	\$1,035	\$1,183	\$1,330	\$1,478	\$1,596	\$1,715	\$1,833
BOND 60% AMI	1 + 1	\$1,242	\$1,419	\$1,596	\$1,773	\$1,916	\$2,058	\$2,199
BOND 80% AMI	1 + 1	\$1,656	\$1,892	\$2,128	\$2,364	\$2,554	\$2,744	\$2,932

* Projects after 1999: Must subtract utility allowance from listed rent amount to get actual amount to charge tenant.

** Project before 1999: Actual rent charged to tenant - No utility allowance adjustment made unless project specifically requires it.

NEW Multifamily Housing Bond rent/income limit calculation guidelines

Multifamily Housing Bond rent/income limits were formerly calculated using HUD's HOME limits. New calculation guideline from the Housing and Economic Recovery Act of 2008 will be used for all Multifamily Housing Bond rent/income limit calculations going forward. The Housing and Economic Recovery Act of 2008 states Multifamily Tax Subsidy Projects (MTSP) Income Limits were developed to meet the requirements established for projects funded with tax credits authorized under section 42 of the Internal Revenue Code and projects financed with tax exempt housing bonds. <https://www.huduser.gov/portal/datasets/mtsp.html#2021>