

# **SUPPLEMENTAL DOCUMENT 12**

**RENT AND INCOME LIMITS**

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**

**HOME INCOME LIMITS 2023 (effective 06/15/2023)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
20% AMI	\$17,660	\$20,180	\$22,700	\$25,220	\$27,240	\$29,260	\$31,280	\$33,300
30% AMI	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,000
35% AMI	\$30,905	\$35,315	\$39,725	\$44,135	\$47,670	\$51,205	\$54,740	\$58,275
40% AMI	\$35,320	\$40,360	\$45,400	\$50,440	\$54,480	\$58,520	\$62,560	\$66,600
45% AMI	\$39,735	\$45,405	\$51,075	\$56,745	\$61,290	\$65,835	\$70,380	\$74,925
Very Low Income (50% AMI)	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
60% AMI	\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840	\$99,900
Low Income (80% AMI)	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200

**HOME RENT LIMITS 2023 (effective 06/15/2023)**

	<b>Occupancy Factor</b>	<b>0-bedroom</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>	<b>5-bedrooms</b>	<b>6-bedrooms</b>
20% AMI	1.5	\$441	\$473	\$567	\$656	\$731	\$807	\$882
30% AMI	1.5	\$662	\$709	\$851	\$983	\$1,097	\$1,211	\$1,324
35% AMI	1.5	\$772	\$827	\$993	\$1,147	\$1,280	\$1,413	\$1,544
40% AMI	1.5	\$882	\$946	\$1,134	\$1,311	\$1,462	\$1,614	\$1,765
45% AMI	1.5	\$993	\$1,064	\$1,276	\$1,475	\$1,645	\$1,816	\$1,985
LOW HOME	1.5	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828	\$2,018	\$2,206
60% AMI	1.5	\$1,324	\$1,418	\$1,702	\$1,967	\$2,194	\$2,422	\$2,647
HIGH HOME	1.5	\$1,415	\$1,518	\$1,823	\$2,097	\$2,320	\$2,541	\$2,762

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

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**

**COUNTY GENERAL INCOME LIMITS 2023 (effective 05/15/2023)**

*This chart is for projects Placed in Service on or after 05/15/2023, all projects placed in service prior to 05/15/2023 refer to TCAC website for rent and income limits that correspond with project's placed in service.*

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
20% AMI	\$17,660	\$20,180	\$22,700	\$25,220	\$27,240	\$29,260	\$31,280	\$33,300
30% AMI	\$26,490	\$30,270	\$34,050	\$37,830	\$40,860	\$43,890	\$46,920	\$49,950
35% AMI	\$30,905	\$35,315	\$39,725	\$44,135	\$47,670	\$51,205	\$54,740	\$58,275
40% AMI	\$35,320	\$40,360	\$45,400	\$50,440	\$54,480	\$58,520	\$62,560	\$66,600
45% AMI	\$39,735	\$45,405	\$51,075	\$56,745	\$61,290	\$65,835	\$70,380	\$74,925
50% AMI	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
60% AMI	\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840	\$99,900
80% AMI	\$70,640	\$80,720	\$90,800	\$100,880	\$108,960	\$117,040	\$125,120	\$133,200

**COUNTY GENERAL RENT LIMITS 2023 (effective 05/15/2023)**

	<b>Occupancy Factor</b>	<b>0-bedroom</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>	<b>5-bedrooms</b>
20% AMI	1.5	\$441	\$473	\$567	\$655	\$731	\$807
30% AMI	1.5	\$662	\$709	\$851	\$983	\$1,097	\$1,210
35% AMI	1.5	\$772	\$827	\$993	\$1,147	\$1,280	\$1,412
40% AMI	1.5	\$883	\$946	\$1,135	\$1,311	\$1,463	\$1,614
45% AMI	1.5	\$993	\$1,064	\$1,276	\$1,475	\$1,645	\$1,816
50% AMI	1.5	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828	\$2,018
60% AMI	1.5	\$1,324	\$1,419	\$1,702	\$1,967	\$2,194	\$2,421
80% AMI	1.5	\$1,766	\$1,892	\$2,270	\$2,623	\$2,926	\$3,229

*\* 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 2023 (effective 06/06/2023)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
30% AMI	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,560
35% AMI	\$30,905	\$35,315	\$39,725	\$44,135	\$47,670	\$51,205	\$54,740	\$58,275
40% AMI	\$35,320	\$40,360	\$45,400	\$50,440	\$54,480	\$58,520	\$62,560	\$66,600
45% AMI	\$39,735	\$45,405	\$51,075	\$56,745	\$61,290	\$65,835	\$70,380	\$74,925
50% AMI	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250

**CITY OF INDUSTRY RENT LIMITS 2023 (effective 06/06/2023)**

	<b>Occupancy Factor</b>	<b>0-bedroom</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>	<b>5-bedrooms</b>	<b>6-bedrooms</b>
30% AMI	1 + 1	\$516	\$589	\$663	\$737	\$795	\$854	\$913
35% AMI	1 + 1	\$601	\$687	\$773	\$859	\$928	\$997	\$1,065
40% AMI	1 + 1	\$687	\$786	\$884	\$982	\$1,061	\$1,139	\$1,218
45% AMI	1 + 1	\$773	\$884	\$994	\$1,105	\$1,193	\$1,282	\$1,370
50% AMI	1 + 1	\$859	\$982	\$1,105	\$1,228	\$1,326	\$1,424	\$1,522

\* 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 2023 (effective 06/06/2023)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
50% AMI	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
70% AMI	\$61,810	\$70,630	\$79,450	\$88,270	\$95,340	\$102,410	\$109,480	\$116,550
80% AMI	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200
100% AMI (HCD Median)	\$68,750	\$78,550	\$88,400	\$98,200	\$106,050	\$113,900	\$121,750	\$129,600
110% AMI	\$75,625	\$86,425	\$97,225	\$108,025	\$116,675	\$125,300	\$133,950	\$142,575
120% AMI	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

**CITY OF INDUSTRY HOMEOWNERSHIP MONTHLY HOUSING COST LIMITS 2023 (effective 06/06/2023)**

	<b>Occupancy Factor</b>	<b>Housing Cost Factor</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>
50% - 70% AMI	1 + 1	30%	\$1,375	\$1,547	\$1,719	\$1,856
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:			
			\$2,520	\$2,836	\$3,151	\$3,403

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**

**DENSITY BONUS - MARINA DEL REY INCOME LIMITS 2023 (effective 06/06/2023)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
30% AMI	\$26,500	\$30,300	\$34,100	\$37,850	\$40,900	\$43,950	\$46,950	\$50,560
35% AMI	\$30,905	\$35,315	\$39,725	\$44,135	\$47,670	\$51,205	\$54,740	\$58,275
40% AMI	\$35,320	\$40,360	\$45,400	\$50,440	\$54,480	\$58,520	\$62,560	\$66,600
45% AMI	\$39,735	\$45,405	\$51,075	\$56,745	\$61,290	\$65,835	\$70,380	\$74,925
50% AMI	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
60% AMI	\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840	\$99,900
70% AMI	\$61,810	\$70,630	\$79,450	\$88,270	\$95,340	\$102,410	\$109,480	\$116,550
80% AMI	\$70,650	\$80,750	\$90,850	\$100,900	\$109,000	\$117,050	\$125,150	\$133,200
<b>100% AMI (HCD Median)</b>	<b>\$68,750</b>	<b>\$78,550</b>	<b>\$88,400</b>	<b>\$98,200</b>	<b>\$106,050</b>	<b>\$113,900</b>	<b>\$121,750</b>	<b>\$129,600</b>
<b>120% AMI (HCD Moderate)</b>	<b>\$82,500</b>	<b>\$94,300</b>	<b>\$106,050</b>	<b>\$117,850</b>	<b>\$127,300</b>	<b>\$136,700</b>	<b>\$146,150</b>	<b>\$155,550</b>

**DENSITY BONUS - MARINA DEL REY RENT LIMITS 2023 (effective 06/06/2023)**

	<b>Occupancy Factor</b>	<b>0-bedroom</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>	<b>5-bedrooms</b>	<b>6-bedrooms</b>
50% AMI	1 + 1	\$859	\$982	\$1,105	\$1,228	\$1,326	\$1,424	\$1,522
80% AMI	1 + 1	\$1,031	\$1,178	\$1,326	\$1,473	\$1,591	\$1,709	\$1,827
120% AMI	1 + 1	\$1,890	\$2,160	\$2,430	\$2,701	\$2,917	\$3,133	\$3,349

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

**LOS ANGELES COUNTY DEVELOPMENT AUTHORITY**

**BONDS INCOME LIMITS 2023 (effective 06/15/2023)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>	<b>7 Persons</b>	<b>8 Persons</b>
50% AMI	\$44,150	\$50,450	\$56,750	\$63,050	\$68,100	\$73,150	\$78,200	\$83,250
60% AMI	\$52,980	\$60,540	\$68,100	\$75,660	\$81,720	\$87,780	\$93,840	\$99,900
80% AMI	\$70,640	\$80,720	\$90,800	\$100,880	\$108,960	\$117,040	\$125,120	\$133,200

**BONDS RENT LIMITS 2023 (effective 06/15/2023)**

	<b>Occupancy Factor</b>	<b>0-bedroom</b>	<b>1-bedroom</b>	<b>2-bedrooms</b>	<b>3-bedrooms</b>	<b>4-bedrooms</b>	<b>5-bedrooms</b>	<b>6-bedrooms</b>
BOND 50% AMI	1 + 1	\$1,103	\$1,261	\$1,418	\$1,576	\$1,702	\$1,828	\$1,955
BOND 60% AMI	1 + 1	\$1,324	\$1,513	\$1,702	\$1,891	\$2,043	\$2,194	\$2,346
BOND 80% AMI	1 + 1	\$1,766	\$2,018	\$2,270	\$2,522	\$2,724	\$2,926	\$3,128

*\* 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#2022>