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Los Angeles Housing + Community Investment Department (HCIDLA) Affordable Rent Calculations for CRA-funded Development Projects

In April 2013, HCIDLA became the successor to the former Community Redevelopment Agency of the City of Los Angeles (CRA/LA) with respect to housing assets and housing functions. As such, HCIDLA assumed occupancy monitoring responsibility for 22,000 units of former CRA/LA affordable housing. HCIDLA will apply the following calculations to determine the applicable income and rent levels of former CRA/LA affordable units:

1. Housing Development That Received State Assistance Prior to January 1, 1991

Based on state law, HCIDLA policy, and clarification from the California Department of Housing and Community Development (HCD), the following Qualifying Income Levels and Affordable Rent Levels for Affordable Housing Units shall apply to any Housing Development that received state assistance prior to January 1, 1991:

AFFORDABILITY LEVEL	INCOME	RENT
Extremely Low Income Households	30% of the Area Median Income (AMI)	25% multiplied by 30% of AMI
Very Low Income Households	50% of AMI	25% multiplied by 50% of AMI
Lower Income Households	80% of AMI	25% multiplied by 60% of AMI
Moderate Income Households	120% of AMI	25% multiplied by 110% of AMI

2. Housing Development That Received State Assistance After January 1, 1991

Based on state law, HCIDLA policy, and clarification from the California Department of Housing and Community Development (HCD), the following Qualifying Income Levels and Affordable Rent Levels for Affordable Housing Units shall apply to any Housing Development that received state assistance after January 1, 1991:

AFFORDABILITY LEVEL	INCOME	RENT
Extremely Low Income Households	30% of the Area Median Income (AMI)	30% multiplied by 30% of AMI
Very Low Income Households	50% of AMI	30% multiplied by 50% of AMI
Lower Income Households	80% of AMI	30% multiplied by 60% of AMI
Moderate Income Households	120% of AMI	30% multiplied by 110% of AMI