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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 CTCC 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.