

SUPPLEMENTAL DOCUMENT 12
RENT AND INCOME LIMITS

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) - REVISED

HOME INCOME LIMITS 2024 (effective 06/01/2024)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
20% AMI	\$19,420	\$22,180	\$24,960	\$27,740	\$29,960	\$32,180	\$34,400	\$36,620
30% AMI	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
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
Very Low Income (50% AMI)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
Low Income (80% AMI)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500

HOME RENT LIMITS 2024 (effective 06/01/2024)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
20% AMI	1.5	\$485	\$520	\$624	\$721	\$804	\$888	\$971
30% AMI	1.5	\$728	\$780	\$936	\$1,082	\$1,207	\$1,331	\$1,456
35% AMI	1.5	\$849	\$910	\$1,092	\$1,262	\$1,408	\$1,553	\$1,699
40% AMI	1.5	\$970	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775	\$1,942
45% AMI	1.5	\$1,092	\$1,170	\$1,404	\$1,623	\$1,810	\$1,997	\$2,184
LOW HOME	1.5	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219	\$2,427
60% AMI	1.5	\$1,456	\$1,560	\$1,872	\$2,164	\$2,413	\$2,663	\$2,912
HIGH HOME	1.5	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558	\$2,803	\$3,049

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

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) - REVISED

COUNTY GENERAL INCOME LIMITS 2024 (effective 04/01/2024)

This chart is for projects Placed in Service on or after 04/01/2024, all projects placed in service prior to 04/01/2024 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	\$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	\$64,380	\$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
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
80% AMI	\$77,680	\$88,720	\$99,840	\$110,960	\$119,840	\$128,720	\$137,600	\$146,480

COUNTY GENERAL RENT LIMITS 2024 (effective 04/01/2024)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms
20% AMI	1.5	\$485	\$520	\$624	\$721	\$804	\$887
30% AMI	1.5	\$728	\$780	\$936	\$1,081	\$1,206	\$1,331
35% AMI	1.5	\$849	\$910	\$1,092	\$1,262	\$1,407	\$1,553
40% AMI	1.5	\$971	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775
45% AMI	1.5	\$1,092	\$1,170	\$1,404	\$1,622	\$1,810	\$1,997
50% AMI	1.5	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219
60% AMI	1.5	\$1,456	\$1,560	\$1,872	\$2,163	\$2,413	\$2,663
80% AMI	1.5	\$1,942	\$2,080	\$2,496	\$2,885	\$3,218	\$3,551

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

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) - REVISED

CITY OF INDUSTRY INCOME LIMITS 2024 (effective 05/09/2024)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
15% AMI	\$10,350	\$11,800	\$13,300	\$14,750	\$15,950	\$17,100	\$18,300	\$19,450
20% AMI	\$19,420	\$22,180	\$24,960	\$27,740	\$29,960	\$32,180	\$34,400	\$36,620
25% AMI	\$24,275	\$27,725	\$31,200	\$34,675	\$37,450	\$40,225	\$43,000	\$45,775
30% AMI	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
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
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	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
120% AMI	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550
150% AMI	\$103,150	\$117,850	\$132,600	\$147,300	\$159,100	\$170,900	\$182,700	\$194,450

CITY OF INDUSTRY RENT LIMITS 2024 (effective 05/09/2024)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
15% AMI	1 + 1	\$258	\$295	\$331	\$368	\$398	\$427	\$457
20% AMI	1 + 1	\$344	\$393	\$442	\$491	\$530	\$570	\$609
25% AMI	1 + 1	\$430	\$491	\$552	\$614	\$663	\$712	\$761
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
80% AMI	1 + 1	\$1,031	\$1,178	\$1,326	\$1,473	\$1,591	\$2,278	\$2,435
120% AMI	1 + 1	\$1,890	\$2,160	\$2,430	\$2,701	\$2,917	\$3,417	\$3,653

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

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) - REVISED

CITY OF INDUSTRY HOMEOWNERSHIP INCOME LIMITS 2024 (effective 04/01/2024)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50% AMI	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
70% AMI	\$67,970	\$77,630	\$87,360	\$97,090	\$104,860	\$112,630	\$120,400	\$128,170
80% AMI	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
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 2024 (effective 04/01/2024)

	Occupancy Factor	Housing Cost Factor	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms
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 (LACDA) - REVISED

DENSITY BONUS - MARINA DEL REY INCOME LIMITS 2024 (effective 05/09/2024)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
30% AMI	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
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
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	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
100% AMI (HCD Median)	\$68,750	\$78,550	\$88,400	\$98,200	\$106,050	\$113,900	\$121,750	\$129,600
120% AMI (HCD Moderate)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

DENSITY BONUS - MARINA DEL REY RENT LIMITS 2024 (effective 05/09/2024)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
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	\$2,278	\$2,435
120% AMI	1 + 1	\$1,890	\$2,160	\$2,430	\$2,701	\$2,917	\$3,417	\$3,653

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

LOS ANGELES COUNTY DEVELOPMENT AUTHORITY (LACDA) - REVISED

BONDS INCOME LIMITS 2024 (effective 06/01/2024)

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50% AMI	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
80% AMI	\$77,680	\$88,720	\$99,840	\$110,960	\$119,840	\$128,720	\$137,600	\$146,480

BONDS RENT LIMITS 2024 (effective 06/01/2024)

	Occupancy Factor	0-bedroom	1-bedroom	2-bedrooms	3-bedrooms	4-bedrooms	5-bedrooms	6-bedrooms
BOND 50% AMI	1 + 1	\$1,214	\$1,386	\$1,560	\$1,734	\$1,873	\$2,009	\$2,150
BOND 60% AMI	1 + 1	\$1,456	\$1,663	\$1,872	\$2,080	\$2,247	\$2,412	\$2,580
BOND 80% AMI	1 + 1	\$1,942	\$2,219	\$2,497	\$2,773	\$2,996	\$3,218	\$3,440

* *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>