

Proposed Guidelines for Discussion

AFFORDABLE HOUSING INCENTIVES GUIDELINES

Implementing the State Density Bonus Law
California Government Code Section 65915

TABLE OF CONTENTS

- I. Scope and Purpose
- II. Definitions
- III. Density Bonus and Set-Asides (See Appendix for Examples)
- IV. By-Right Incentives
- V. Other Affordable Housing Incentives
- VI. Procedure for Projects Requesting Incentives/Concessions
- VII. Design Standards for Affordable Units
- VIII. Affordability Requirements (See Appendix for Household Income, Maximum Rents and Purchase Prices)
- IX. LAHD Monitoring Requirements
- X. Procedure for Obtaining Housing Department Sign-Off for Building Permit Application
- XI. Contact Information
- XII. Appendix
 - Percentage of Set-Aside Units and Corresponding Density Bonus
 - Sample Set-Aside and Density Bonus for 10-Unit Building
 - Sample Set-Aside and Density Bonus for 50-Unit Building
 - Sample Set-Aside and Density Bonus for 10-Unit Building With 10% Transit Incentive
 - Sample Set-Aside and Density Bonus for 50-Unit Building With 10% Transit Incentive
 - Household Income for Set-Aside Units - Updated for 2005
 - Maximum Rents for Set-Aside Units - Updated for 2005
 - Maximum Purchase Price for Set-Aside Units - Updated for 2005

AFFORDABLE HOUSING INCENTIVES GUIDELINES

I. SCOPE AND PURPOSE

As required by State law, the Municipal Code implements the State's density bonus provisions by setting forth the density bonus program requirements, incentives and procedures. These Guidelines more fully describe the density bonus provisions and qualifying criteria; the incentives available to qualifying projects; and the procedures whereby projects may apply for a bonus and incentives.

The Guidelines may be modified by resolution of the Planning Commission.

II. DEFINITIONS

Area Median Income (AMI) – The estimate of median income in the Los Angeles – Long Beach Primary Metropolitan Statistical Area that is determined periodically by the US Department of Housing and Urban Development (HUD), adjusted for household size and which is published periodically.

Density Bonus -- A density increase over the otherwise maximum allowable residential density pursuant to California Government Code Section 65915. The density bonus shall apply to housing developments consisting of three or more dwelling units.

Incentive or Concession – A reduction in a development standard or a modification of the Zoning Code.

Moderate Income, Lower Income and Very Low Income – Annual income of a household that does not exceed the Area Median Income for the income category as specified in the California Health and Safety Code Sections 50079.5 and 50105. (See Appendix for Annual Household Income Levels)

Mass Transit Station – A transit stop for a fixed rail system or Major Bus Center. A station is one that is currently in use, whose location is proposed and for which a full funding contract has been signed by all funding partners, or one for which a resolution to fund a preferred alignment has been adopted by the Los Angeles County Metropolitan Transit Authority.

Major Bus Route – A bus route with peak-hour headways of 15 minutes or less in two directions for 2 of the 3 hours between 4:00 p.m. and 7:00 p.m.

Senior Citizens – Individuals who are at least 62 years of age, except that for density bonus projects of at least 35 dwelling units, a threshold of 55 years of age may be used, provided all applicable City, State and federal regulations are met.

III. DENSITY BONUS AND SET-ASIDES (SEE APPENDIX FOR EXAMPLES)

Density bonus provisions apply to projects of 3 or more units. Projects qualify for a **20% density bonus**, if they provide the following tenant set-asides for a period of at least 30 years, as established by State Law:

- **5% of the dwelling units for Very Low Income households**, earning no more than 50% of the AMI and paying no more in rent than the amount established by LAHD for households earning up to 50% of the median income, OR
- **10% of the dwelling units for Lower Income households**, earning no more than 80% of the AMI and paying no more in rent than the amount established by the Los Angeles Housing Department (LAHD) for households earning up to 60% of the median income.

Projects may qualify for an **additional density bonus to a maximum of 35%** provided the number of set-aside units are increased as follows:

- For each 1% increase in the percentage of Very Low Income affordable units, projects will receive an additional 2.5% density bonus up to a maximum of 35%.
- For each 1% increase in the percentage of Lower Income affordable units, projects will receive an additional 1.5% density bonus up to a maximum of 35%.

Projects qualify for an **additional 10% density bonus up to a maximum of 35%** if they are located on or near a transit corridor or major employment center (see By-Right Incentives, below).

Senior Housing Projects

State law provides an automatic 20% density bonus for housing projects that set-aside 100% of the housing for senior citizens. There are no income or rent restrictions for this bonus. As an incentive to provide affordable housing for seniors, senior housing projects that set aside at least 10% of the units for Lower Income seniors or 5% of the units for Very Low Income seniors will qualify for an additional 15% density bonus, for a total density bonus of 35%. All senior housing projects are required to sign a Covenant with the Los Angeles Housing Department assuring that the units are restricted to seniors for a period of 30 years.

For-Sale Condominium Developments

Condominium developments that set-aside 10% of the dwelling units for buyers who meet the criteria of Moderate Income households (earning no more than 120% of AMI) will qualify for a density bonus of 20%. For each additional 1% set-aside, the developer may receive an additional 1% density bonus up to a maximum of 35%. It is the intent of this program that these units will be owner-occupied.

The owner of the set-aside unit can sell that unit any time at an unrestricted price. At the time of sale, the owner can recoup his/her down payment, and the value of any improvements, but any profit must be shared with the City. The City's share is equal to the percentage by which the initial sale price to the Moderate-Income Household was less than the fair market value of the home at the time of the initial sale. These funds are to be used within three years for the construction,

rehabilitation, or preservation of affordable housing for Extremely Low, Very Low, Lower, and Moderate-Income persons or families. The Los Angeles Housing Department (LAHD) will develop additional guidelines to implement this provision of State law.

Donation of Land in Lieu of Set Aside

State law permits an applicant for a subdivision, parcel map or other residential development approval to obtain a 15% density bonus, if the applicant donates land to the City that meets, at a minimum, the following criteria:

- The developable acreage and zoning of the land being transferred are sufficient to permit construction of at least 10% of the number of residential units in the proposed development.
- The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units.
- The transferred land is within the boundary of the proposed development, or with the City's agreement, within $\frac{1}{4}$ mile of the development.
- The transferred land is fully entitled to permit the number of required affordable units.
- The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map or residential development application.

For each additional 1% land donated, the applicant may obtain an additional 1% density bonus up to a maximum of 35%. Also, an applicant may receive a density bonus for setting aside affordable units within the development project with the total bonus not to exceed 35%.

Density Bonus Calculation

The number of set-aside and density bonus units is based upon the maximum density allowed in the zone. State law requires that all density and set-aside calculations resulting in a fractional number be rounded up to the next whole number. For example, a 5,000 square foot lot in the R3 zone would permit 6 units (not 7 since the maximum density allowed is not "rounded up"). A 20% bonus would allow 2 extra units (1.2 is rounded up to 2 extra units). The required set-aside for Very Low Income households would be 1 unit (5% of 6 is .03, which is rounded up to 1.)

Term of Affordability

All Lower and Very Low Income rental density bonus units must remain affordable for 30 years (or longer, if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.) LAHD has determined that equity sharing is the preferred method of ensuring ongoing availability of affordable housing upon re-sale of affordable restricted units. LAHD will be preparing implementing guidelines for the re-sale of Moderate, Lower and Very Low Income restricted units.

Certified Local Coastal Plans

The density bonus proscribes does not apply to any property located within the boundaries of a Certified Local Coastal Plan.

IV. BY-RIGHT INCENTIVES

Parking. State law provides parking standards that may be requested by a developer of a density bonus project and that the City must grant if requested. These standards apply not only to the restricted affordable units (the set-aside units) but also to the entire project. These standards are inclusive of handicapped and guest parking and are as follows:

- 0 – 1 bedrooms: one onsite parking space
- 2 – 3 bedrooms: two onsite parking spaces
- 4 or more bedrooms: 2½ parking spaces

If the total number of spaces required in the development results in a fractional number, it is rounded up to the next whole number. Tandem parking and uncovered parking are also permitted to meet these parking requirements.

Transit Corridor / Major Employment Centers. Projects that meet the following criteria will be granted an additional 10% density bonus, up to a maximum of 35%:

- At or within a 1,500 foot radius of an existing or fully funded major bus center, bus stop along a major bus route (defined as a bus route with peak-hour headways of 15 minutes or less in two directions in at least two of the three hours between 4:00 p.m. and 7:00 p.m.), or mass transit station; or
- At or within a 1,500 foot radius of an intersection of transit priority arterials; or
- In or within a 1,500 foot radius of the boundaries of a regional center; or
- In or within a 1,500 foot radius of boundaries of a major economic activity area (LAX, the Port of Los Angeles and Downtown);
- Within 1,500 feet of the boundaries of a college or university with an enrollment exceeding 10,000 students.

V. OTHER AFFORDABLE HOUSING INCENTIVES

In conformance with State law, at least one incentive or concession, in addition to the density bonus, must be provided to projects that set aside affordable units. The number of incentives increases as the percentage of set-aside units increases, as follows:

Very Low Income Households:

- One Incentive/Concession – 5% set-aside
- Two Incentives/Concessions – 10% set-aside
- Three Incentives/Concessions – 15% set-aside

Low Income and Moderate Income Households:

- One Incentive/Concession – 10% set-aside
- Two Incentives/Concessions – 20% set-aside
- Three Incentives/Concessions – 30% set-aside

Menu of Incentives/Concessions

Projects may request one or more of the following incentives or concessions, depending upon the income level of the targeted households and the percentage of set-aside units, in order to provide the affordable units:

- Up to 20% deviation from yard/setback requirements
- Up to 20% deviation from lot coverage requirements
- Up to 20% deviation from lot width requirements
- Up to 20% deviation from floor area requirements
- Up to 20% deviation from open space requirements
- Up to 20% additional building height, with the exception of properties within a Specific Plan for which 10% additional building height will be permitted
- Include area of street and alley dedication for purposes of calculating density
- A reduction or waiver in parking to include:
 - A reduction in parking requirements to not less than 1 parking space per restricted dwelling unit irrespective of the number of habitable rooms.
 - A reduction in parking requirements to not less than ½ parking space per dwelling unit for dwelling units restricted to Very Low or Low Income senior citizens.

VI. PROCEDURE FOR PROJECTS REQUESTING INCENTIVES/CONCESSIONS

For projects requesting a density bonus and one or more incentives included in the Menu of Incentives/Concessions above, the following procedures shall apply:

- The applicant shall pay the required fee, complete the appropriate environmental clearance and the required form(s) and submit the following to the Department of City Planning: (Note: density bonus projects are eligible for processing by the Expediting Unit, with payment of the appropriate fees.)
 - A summary of the project including location, number and type of housing units, including affordable units and bonus units
 - A parcel profile printout from the Zoning Information Map Access System (ZIMAS) confirming eligibility for the transit corridor incentive (if requested.)
 - The rationale and accurate supporting information, sufficient to demonstrate that the specific request is necessary to make the affordable units feasible.
 - A site plan including floor plans and elevations of the project. The drawings must clearly and completely illustrate the intent of the project and the necessity of the incentive requested.
 - Photographs of the entire site and surrounding properties.

- Information that the proposed project has no adverse impact on an Historic-Cultural Monument as declared by City, State or Federal government.
- The Director of Planning or his/her designee will review the information provided and issue a determination based on State law and these Guidelines.
- In conformance with State law, denial of a request must include documentation that either the concession or incentive is not required to provide for affordable housing, or the concession or incentive will have a specific adverse impact upon public health and safety, on the physical environment or on a property that includes an Historic-Cultural Monument as declared by the City, State or Federal government, and there is no way to reasonably mitigate or avoid the adverse impact without making the project unaffordable to Moderate, Lower or Very Low Income Households.
- Notice and Appeal. Notice of the determination will be provided to the applicant and all owners of properties abutting, across the street or alley from, or having a common corner with the subject property. The determination by the Director of Planning is final unless appealed to the Area Planning Commission within 15 calendar days of the date of mailing. Only the aggrieved applicant and abutting owners who received notice of the determination have the right to appeal. The decision of the Area Planning Commission is final.

For projects requesting an incentive/concession not on the Menu of Incentives/Concessions or a waiver of a development standard, the following procedures shall apply:

- The applicant shall pay the required fee, complete the appropriate environmental clearance, complete the required form(s) and submit the information listed above for projects requesting an incentive on the Menu.
- Hearing and Notice. The Director of Planning or designee will set the matter for public hearing at which evidence will be taken. Written notices shall be mailed, at least 24 days prior to the date of the hearing, to the Certified Neighborhood Council, applicant, property owners and occupants of property within 500' of the property that is the subject of the request.
- The Director of Planning or his/her designee will prepare a report for the City Planning Commission with conclusions and recommendations. The City Planning Commission decision may be appealed to the City Council.
- In conformance with State law, denial of a request must include documentation that either the concession or incentive is not required to provide for affordable housing, or the concession or incentive will have a specific adverse impact upon public health and safety, on the physical environment or on a property that includes an Historic-Cultural Monument as declared by the City, State or Federal government, and there is no way to reasonably mitigate or avoid the adverse impact without making the project unaffordable to Moderate, Lower or Very Low Income Households.

VII. DESIGN STANDARDS FOR AFFORDABLE UNITS

Design of Affordable Units in Mixed-Income Projects

Affordable dwelling units shall be generally comparable to market rate dwelling units, including total square footage, bedroom size, closet space amenities, number of bathrooms, etc., except in the quality of interior “finish” materials (e.g., floor and wall coverings). Affordable units should be no less than 90% of the average square footage of the market rate units with the same number of bedrooms. The design of restricted dwelling units should generally reflect the average number of bedrooms per dwelling unit in the development.

Location of Affordable Units within Mixed-Income Projects

Affordable dwelling units must be reasonably interspersed among market-rate dwelling units within the same building.

Equal Distribution of Amenities

Residents of affordable dwelling units may not be charged for amenities that are provided at no cost to other residents including, but not limited to, access to recreational facilities, parking, cable TV, and interior amenities such as dishwashers and microwave ovens. Optional services provided must be optional for all residents, and available to all under the same terms and conditions. Tenants of restricted units cannot be required to purchase additional services.

VIII. AFFORDABILITY REQUIREMENTS (SEE APPENDIX FOR HOUSEHOLD INCOME, MAXIMUM RENTS AND PURCHASE PRICES)

The Los Angeles Housing Department (LAHD) establishes the affordability restrictions on household income, based upon State law. These restrictions are subject to annual review and an owner can contact LAHD directly to receive the current restrictions. The examples provided in the Appendix (Section XII of these Guidelines) are for calendar year 2005 and represent the maximum that may be charged to Moderate, Lower and Very Low Income residents. For all questions about affordability requirements, contact LAHD at (213) 806-8806.

IX. LAHD MONITORING REQUIREMENTS

All projects shall comply with the annual monitoring requirements established by LAHD by means of a Covenant and Agreement. It is the responsibility of the owner to notify LAHD of any changes in the building that may affect compliance, such as change of ownership, management agent or on-site manager, vacancies in restricted units, or changes in compliance with the Los Angeles Department of Building and Safety (LADBS) requirements.

The following are LAHD requirements (a complete list is found in the LAHD Covenant):

- LAHD reviews all initial tenants' eligibility for affordable, set-aside dwelling units prior to occupancy
- LAHD annually reviews tenants' eligibility for affordable dwelling units.

- Building owners must provide LAHD with an annual review letter identifying the number of restricted dwelling units, household income and size, rent levels, dwelling unit size and verification of vacancies. LAHD may at any time audit a building containing restricted units to monitor the occupancy of these units.
- LAHD may make annual site visits to ensure that the restricted dwelling units are maintained in decent, safe and sanitary condition and that they are provided with the same level of services, including security and maintenance, as are applied to the other dwelling units in the development.
- If violations are found, fees and/or fines may be levied against the owner including the cost of legal action.

X. PROCEDURE FOR OBTAINING HOUSING DEPARTMENT SIGN-OFF FOR BUILDING PERMIT APPLICATION

- In the plan check process, LADBS determines the allowable density.
- LADBS requires a building permit applicant to get a “sign-off” from various City departments, including LAHD, and provides the applicant a “Clearance Summary Worksheet” for this purpose.
- If the project has obtained additional incentive(s) or relief from a development standard, documentation provided by the Department of City Planning should be presented to Building and Safety in the plan check process.
- Owner or his/her representative provides the following information to LAHD, in order for an Agreement Containing Covenants Affecting Real Property (Covenant) to be prepared:
 - Copy of the LADBS Clearance Summary Worksheet
 - Copy of the LADBS “Application for Building Permit and Certificate of Occupancy”
 - Address of site
 - Full legal description of property as specified in the grant deed
 - Property owner’s name, address and telephone number
 - Name and title of individual signing the Agreement on behalf of the owner
 - Name, address and phone number of owner’s representative
 - The incentives being requested and those that require a Covenant
 - The original number of units permitted by the zoning, before bonus
 - Number of units and bedroom mix of units
 - Number of restricted, set-aside units and number of bedrooms contained in each
- LAHD confirms the required number of the restricted affordable units, as specified in the Zoning Code based upon the LADBS Clearance Summary Worksheet, or as required by the Planning Department, and assures that the set-aside units meet all requirements established by these Guidelines
- LAHD determines the rent level or purchase price of the restricted affordable units and prepares a Covenant that establishes the number of such units, the affordability level and the term of affordability.

- The owner signs the Covenant and has it notarized. LAHD then completes the electronic sign-off of the building permit application and has the Covenant recorded by the County of Los Angeles.
- LAHD refers the applicant to LADBS to complete the permitting process.

Prior to the issuance of any Certificate of Occupancy, the following clearance must be obtained:

- Final clearance from LAHD that all conditions of the Agreement Containing Covenants Affecting Real Property have been met.

XI. CONTACT INFORMATION

Los Angeles Housing Department
Occupancy Monitoring Section
1200 W. 7th Street, 9th Floor
Los Angeles, CA 90017
(213) 808-8806

Department of City Planning
City Hall, 200 N. Spring Street, Room 721
Los Angeles, CA 90012
(213) 978-1372

Los Angeles Department of Building & Safety
201/221 N. Figueroa Street
Los Angeles, CA 90012
(888) 524-2845

XII. APPENDIX

PERCENTAGE OF SET-ASIDE UNITS AND CORRESPONDING DENSITY BONUS

VERY LOW INCOME HOUSEHOLDS EARNING <50% AMI		LOWER INCOME HOUSEHOLDS EARNING 50%-80% AMI	
Set-Aside Units	Density Bonus	Set-Aside Units	Density Bonus
5%	20.00%	10%	20.00%
6%	22.50%	11%	21.50%
7%	25.00%	12%	23.00%
8%	27.50%	13%	24.50%
9%	30.00%	14%	26.00%
10%	32.50%	15%	27.50%
11%	35.00%	16%	29.00%
		17%	30.50%
		18%	32.00%
		19%	33.50%
		20%	35.00%

SAMPLE SET-ASIDE UNITS AND DENSITY BONUS FOR 10-UNIT BUILDING

VERY LOW INCOME HOUSEHOLDS EARNING <50% AMI 10 UNITS ALLOWED BY THE ZONING				
Set-Aside Units		Bonus Units		Total Project Units
Calculation	Units	Calculation	Units	
5% x 10 = .50	1	20% x 10 = 2.00	2	12
6% x 10 = .60	1	22.5% x 10 = 2.25	3	13
7% x 10 = .70	1	25% x 10 = 2.50	3	13
8% x 10 = .80	1	27.5% x 10 = 2.75	3	13
9% x 10 = .90	1	30% x 10 = 3.00	3	13
10% x 10 = 1.0	1	32.5% x 10 = 3.25	4	14
11% x 10 = 1.1	2	35% x 10 = 3.50	4	14

LOWER INCOME HOUSEHOLDS EARNING 50%-80% AMI 10 UNITS ALLOWED BY THE ZONING				
Set-Aside Units		Bonus Units		Total Project Units
Calculation	Units	Calculation	Units	
10% x 10 = 1.0	1	20% x 10 = 2.00	2	12
11% x 10 = 1.1	2	21.5% x 10 = 2.15	3	13
12% x 10 = 1.2	2	23% x 10 = 2.30	3	13
13% x 10 = 1.3	2	24.5% x 10 = 2.45	3	13
14% x 10 = 1.4	2	26% x 10 = 2.60	3	13
15% x 10 = 1.5	2	27.5% x 10 = 2.75	3	13
16% x 10 = 1.6	2	29% x 10 = 2.90	3	13
17% x 10 = 1.7	2	30.5% x 10 = 3.05	4	14
18% x 10 = 1.8	2	32% x 10 = 3.20	4	14
19% x 10 = 1.9	2	33.5% x 10 = 3.35	4	14
20% x 10 = 2.0	2	.350 x 10 = 3.50	4	14

SAMPLE SET-ASIDE UNITS AND DENSITY BONUS FOR 50-UNIT BUILDING

VERY LOW INCOME HOUSEHOLDS EARNING <50% AMI 50 UNITS ALLOWED BY THE ZONING				
Set-Aside Units		Bonus Units		Total Project Units
Calculation	Units	Calculation	Units	
5% x 50 = 2.50	3	20% x 50 = 10.00	10	60
6% x 50 = 3.00	3	22.5% x 50 = 11.25	12	62
7% x 50 = 3.50	4	25% x 50 = 12.50	13	63
8% x 50 = 4.00	4	27.5% x 50 = 13.75	14	64
9% x 50 = 4.50	5	30% x 50 = 15.00	15	65
10% x 50 = 5.00	5	32.5% x 50 = 16.25	17	67
11% x 50 = 5.50	6	35% x 50 = 17.50	18	68

LOWER INCOME HOUSEHOLDS EARNING 50%-80% AMI 50 UNITS ALLOWED BY THE ZONING				
Set-Aside Units		Bonus Units		Total Project Units
Calculation	Units	Calculation	Units	
10% x 50 = 5.00	5	20% x 50 = 10.00	10	60
11% x 50 = 5.50	6	21.5% x 50 = 10.75	11	61
12% x 50 = 6.00	6	23% x 50 = 11.50	12	62
13% x 50 = 6.50	7	24.5% x 50 = 12.50	13	63
14% x 50 = 7.00	7	26% x 50 = 13.00	13	63
15% x 50 = 7.50	8	27.5% x 50 = 13.75	14	64
16% x 50 = 8.00	8	29% x 50 = 14.50	15	65
17% x 50 = 8.50	9	30.5% x 50 = 15.25	16	66
18% x 50 = 9.00	9	32% x 50 = 16.00	16	66
19% x 50 = 9.50	10	33.5% x 50 = 16.75	17	67
20% x 50 = 10.0	10	35% x 50 = 17.50	18	68

SAMPLE SET-ASIDE UNITS AND DENSITY BONUS FOR 10-UNIT BUILDING WITH TRANSIT INCENTIVE (EXTRA 10% DENSITY BONUS)

VERY LOW INCOME HOUSEHOLDS EARNING <50% AMI WITH TRANSIT INCENTIVE 10 UNITS ALLOWED BY THE ZONING						
Set-Aside Units		Bonus Units without Transit Incentive		Bonus Units with Transit Incentive		Total Units
Calculation	Units	Calculation	Units		Units	
5% x 10 = .50	1	20% x 10 = 2.00	2	30% x 10 = 3.00	3	13
6% x 10 = .60	1	22.5% x 10 = 2.25	3	32.5% x 10 = 3.25	4	14
7% x 10 = .70	1	25% x 10 = 2.50	3	35% x 10 = 3.5	4	14
8% x 10 = .80	1	27.5% x 10 = 2.75	3	EXCEEDS 35%	4	14
9% x 10 = .90	1	30% x 10 = 3.00	3	“	4	14
10% x 10 = 1.0	1	32.5% x 10 = 3.25	4	“	4	14
11% x 10 = 1.1	2	35% x 10 = 3.50	4	“	4	14

LOWER INCOME HOUSEHOLDS EARNING <50% AMI WITH TRANSIT INCENTIVE 10 UNITS ALLOWED BY THE ZONING						
Set-Aside Units		Bonus Units without Transit Incentive		Bonus Units with Transit Incentive		Total Units
Calculation	Units	Calculation	Units		Units	
10% x 10 = 1.0	1	20% x 10 = 2.00	2	30% x 10 = 3.00	3	13
11% x 10 = 1.1	2	21.5% x 10 = 2.15	3	31.5% x 10 = 3.15	4	14
12% x 10 = 1.2	2	23% x 10 = 2.30	3	33% x 10 = 3.30	4	14
13% x 10 = 1.3	2	24.5% x 10 = 2.45	3	34.5% x 10 = 3.45	4	14
14% x 10 = 1.4	2	26% x 10 = 2.60	3	EXCEEDS 35%	4	14
15% x 10 = 1.5	2	27.5% x 10 = 2.75	3	'	4	14
16% x 10 = 1.6	2	29% x 10 = 2.90	3	'	4	14
17% x 10 = 1.7	2	30.5% x 10 = 3.05	4	'	4	14
18% x 10 = 1.8	2	32% x 10 = 3.20	4	'	4	14
19% x 10 = 1.9	2	33.5% x 10 = 3.35	4	'	4	14
20% x 10 = 2.0	2	.35% x 10 = 3.50	4	'	4	14

SAMPLE SET-ASIDE UNITS AND DENSITY BONUS FOR 50-UNIT BUILDING WITH TRANSIT INCENTIVE (EXTRA 10% BONUS)

VERY LOW INCOME HOUSEHOLDS EARNING <50% AMI WITH TRANSIT INCENTIVE 50 UNITS ALLOWED BY THE ZONING						
Set-Aside Units		Bonus Units without Transit Incentive		Bonus Units with Transit Incentive		Total Units
Calculation	Units	Calculation	Units		Units	
5% x 50 = 2.50	3	20% x 50 = 10.00	10	30% x 50 = 15.00	15	65
6% x 50 = 3.00	3	22.5% x 50 = 11.25	12	32.5% x 50 = 16.25	17	67
7% x 50 = 3.50	4	25% x 50 = 12.50	13	35% x 50 = 17.5	18	68
8% x 50 = 4.00	4	27.5% x 50 = 13.75	14	EXCEEDS 35%		68
9% x 50 = 4.50	5	30% x 50 = 15.00	15	'		68
10% x 50 = 5.00	5	32.5% x 50 = 16.25	17	'		68
11% x 50 = 5.50	6	35% x 50 = 17.50	18	'		68

LOWER INCOME HOUSEHOLDS EARNING <50% AMI WITH TRANSIT INCENTIVE 50 UNITS ALLOWED BY THE ZONING						
Set-Aside Units		Bonus Units without Transit Incentive		Bonus Units with Transit Incentive		Total Units
Calculation	Units	Calculation	Units		Units	
10% x 50 = 5.00	5	20% x 50 = 10.00	10	30% x 50 = 15.00	15	65
11% x 50 = 5.50	6	21.5% x 50 = 10.75	11	31.5% x 50 = 15.75	16	66
12% x 50 = 6.00	6	23% x 50 = 11.50	12	33% x 50 = 16.50	17	67
13% x 50 = 6.50	7	24.5% x 50 = 12.50	13	34.5% x 50 = 17.25	18	68
14% x 50 = 7.00	7	26% x 50 = 13.00	13	EXCEEDS 35%		68
15% x 50 = 7.50	8	27.5% x 50 = 13.75	14	'		68
16% x 50 = 8.00	8	29% x 50 = 14.50	15	'		68
17% x 50 = 8.50	9	30.5% x 50 = 15.25	16	'		68
18% x 50 = 9.00	9	32% x 50 = 16.00	16	'		68
19% x 50 = 9.50	10	33.5% x 50 = 16.75	17	'		68
20% x 50 = 10.0	10	35% x 50 = 17.50	18	'		68

(Please contact Los Angeles City Housing Department at (213) 806-8806 for the most recent Maximum Rents and Income Levels.)

HOUSEHOLD INCOME TABLE UPDATED FOR 2005

Household Size	Very Low Income 50% AMI	Lower Income 80% AMI	Moderate Income 120% AMI
1	\$22,950	\$36,700	\$55,100
2	\$26,200	\$41,900	\$62,900
3	\$29,500	\$47,150	\$70,800
4	\$32,750	\$52,400	\$78,600
5	\$35,350	\$56,600	\$84,850
6	\$38,000	\$60,800	\$91,200
7	\$40,600	\$65,000	\$97,450
8	\$43,250	\$69,150	\$103,800

MAXIMUM RENTS FOR SET-ASIDE UNITS - UPDATED FOR 2005

No. of Bedrooms	Very Low Income 50% AMI	Lower Income 60% AMI	Moderate Income 120% AMI (For sale units only)
0	\$555	\$631	\$1,202
1	\$634	\$720	\$1,372
2	\$714	\$811	\$1,545
3	\$855	\$972	\$1,851
4	\$983	\$1,116	\$2,126

MAXIMUM PURCHASE PRICE FOR SET-ASIDE UNITS UPDATED FOR 2005

Number of Bedrooms	Very Low Income 50% AMI	Lower Income 60% AMI	Moderate Income 120% AMI
0	\$57,375	\$91,773	\$137,882
1	\$65,500	\$104,695	\$163,737
2	\$77,812	\$147,576	\$202,939
3	\$91,687	\$156,815	\$239,836
4	\$104,812	\$159,748	\$267,153