



# MEASURE JJJ IN-LIEU FEE SCHEDULE

Updated July 2022

## Overview of Measure JJJ Affordable Housing Requirements and 2022 In-Lieu Fee

City of Los Angeles voters approved Measure JJJ in November 2016, which added provisions to the City’s municipal code to require developers of certain residential projects to either provide affordable units or pay an in-lieu fee. To determine the in-lieu fee schedule, in 2017 the City of Los Angeles commissioned consultants BAE Urban Economics to conduct the 2017 Affordability Gaps Study using the methodology outlined in Measure JJJ.

Measure JJJ ([LAMC Section 11.5.11 \(b\)\(3\)](#)) requires the City to update the Affordability Gaps study every two years for the purpose of updating the in-lieu fee rates. In 2022, the City completed the 2022 Affordability Gaps Study based on the same methodology utilized in the 2017 BAE Study. This document summarizes the findings of that study. The Measure JJJ in-lieu fee schedule provided in this document is effective as of August 1, 2022 and replaces the prior fee schedule that was issued in 2019.

Measure JJJ institutes affordable housing requirements for projects that receive a discretionary General Plan amendment, zone change, or height district change resulting in either an increase in residential density of more than 35 percent or development of a residential use where residential uses were not previously allowed. **Table 1** summarizes the Measure JJJ affordability requirements.

**Table 1: Measure JJJ Affordable Housing Requirements (LAMC Section 11.5.11(a)).**

	<b>Rental Projects</b>	<b>For-Sale Projects</b>
<b>Increase in Residential Density &gt;35%</b>	5% extremely low income and 6% very low income	11% very low income - or - 20% lower income
	- or - 5% extremely low income and 15% lower income	- or - 40% moderate income
<b>Residential Use Where Not Previously Allowed</b>	5% extremely low income and 11% very low income	11% very low income - or - 20% lower income
	- or - 5% extremely low income and 20% lower income	- or - 40% moderate income

**Calculation of Affordability Gaps and In-Lieu Fee**

Measure JJJ allows developers to meet the affordable housing requirements by building units on site, building units off-site, acquiring and preserving existing at-risk affordable properties, or paying an in-lieu fee. The in-lieu fee amount specified in Measure JJJ is equal to 1.1 times the number of affordable units that the developer would otherwise be required to provide, multiplied by the applicable “affordability gap.” Measure JJJ requires affordable units to be comparable to market-rate units in terms of the number of bedrooms and other factors, and therefore the unit mix used to calculate in-lieu fee payments must mirror the unit mix in the project.

According to Measure JJJ, the affordability gap for rental units is the difference between the total affordable unit development cost and the amount of permanent financing that the restricted rents would support. The affordability gap for for-sale units is equal to the difference between the median home sale price and the restricted affordable sale price. Measure JJJ requires the City to update the Affordability Gaps study and resulting in-lieu fees every two years.

**Rental In-Lieu Fee**

**Table 2** below shows the rental affordability gaps calculated in the 2022 Affordability Gaps Study. These figures represent the per unit subsidy amounts that would be necessary to support development of affordable units, after accounting for the permanent loan that an apartment operator could support from rent payments.

**Table 2: Rental Affordability Gaps, City of Los Angeles, 2022.**

Unit Size	Income Level		
	Extremely Low	Very Low	Lower
Studio	\$574,645	\$530,240	\$508,038
1 Bedroom	\$599,881	\$564,895	\$523,686
2 Bedroom	\$663,785	\$606,765	\$578,170
3 Bedroom	\$735,727	\$672,315	\$640,693

Source: City of Los Angeles, 2022.

The in-lieu fee payment for rental developments subject to the Measure JJJ affordability requirements would be consistent across projects for each unit size. **Table 3** shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change resulting in an increase in density of more than 35 percent.

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**Table 3: Rental In-Lieu Fee Schedule: Projects Resulting in Density Increase of >35%, City of Los Angeles, 2022.**

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<b>Unit Size</b>	<b>In-Lieu Fee Per Unit in Project</b>
Studio	\$66,601
1 Bedroom	\$70,277
2 Bedroom	\$76,555
3 Bedroom	\$84,838

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Source: City of Los Angeles, 2022.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and six percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 15 percent of units affordable to lower-income households.

**Table 4** shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change to allow residential uses where not previously allowed.

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**Table 4: Rental In-Lieu Fee Schedule: Projects Resulting in Residential Use Where Not Previously Allowed, City of Los Angeles, 2022.**

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<b>Unit Size</b>	<b>In-Lieu Fee Per Unit in Project</b>
Studio	\$95,765
1 Bedroom	\$101,346
2 Bedroom	\$109,927
3 Bedroom	\$121,815

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Source: City of Los Angeles, 2022.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and 11 percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 20 percent of units affordable to lower-income households.

### ***For Sale In-Lieu Fee***

For units that would be offered for sale, Measure JJJ defines the affordability gap as the difference between the median home sale price by unit type and the restricted affordable sale price. Measure JJJ requires separate affordability gap calculations for each of the City's 37 Community Plan Areas (CPAs) to reflect the difference in median sale prices between each CPA. **Table 5** shows the affordable sale prices for single-family homes and condominiums for very low-, low- and moderate-income households.

**Table 5: Restricted Affordable Sale Prices, City of Los Angeles, 2022.**

Household Income Level	Affordable Sale Price				
	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
<b>Single-Family</b>					
Very Low	\$ 202,390	\$231,233	\$ 260,076	\$288,919	\$ 312,140
Lower	\$ 323,873	\$370,071	\$ 416,269	\$462,466	\$ 499,620
Moderate	\$ 328,517	\$375,448	\$ 422,380	\$469,311	\$ 506,953
<b>Condominium</b>					
Very Low	\$ 130,485	\$ 159,328	\$ 188,171	\$ 217,014	\$ 240,235
Lower	\$ 251,968	\$ 298,166	\$ 344,364	\$ 390,561	\$ 427,715
Moderate	\$ 256,612	\$ 303,543	\$ 350,474	\$ 397,405	\$ 435,048

Source: City of Los Angeles, 2022.

Per the requirements of Measure JJJ, the study calculates the for-sale affordability gaps by subtracting the restricted sale prices at each affordability level by unit size from the median sale price by CPA, unit size, and building type. This results in a total of 1,050 for-sale affordability gaps (35 CPAs x 5 unit sizes x 2 building types x 3 affordability levels).

**Table 6** and **Table 7** on the following pages show all 1,050 for-sale affordability gaps by CPA, number of bedrooms, and single-family/condominium building type. The affordability gap calculations found that market sale prices for some unit types in some CPAs were lower than the restricted sale prices, meaning that market rate sale prices for some unit types are affordable to some lower- and moderate-income households. For example, in the Southeast Los Angeles CPA, the median sale price for a one-bedroom condominium is \$205,900, yet the restricted affordable sale price for a lower income one-bedroom condominium is \$298,166. However, because Measure JJJ requires that developers pay a fee for all applicable projects, the City requires developers to apply the next lowest income level with a positive affordability gap for the same unit type in any case where an affordability gap is negative or zero. In the given example, because the affordability gap for a lower-income one-bedroom condominium is zero, the developer would pay the affordability gap for a very low income one-bedroom condominium in the Southeast Los Angeles CPA (\$54,856).

The for-sale in-lieu fees vary substantially based on CPA, number of bedrooms, and whether the fee rate reflects a fee in lieu of providing 11 percent of units affordable to very low-income households, 20 percent affordable to lower-income households, or 40 percent affordable to moderate-income households. Depending on the unit mix in a particular project, the lowest and highest for-sale in-lieu fees could be based on any of the three on-site affordability options for for-sale units. Overall, fee rates could vary from a few thousand dollars per market-rate unit to over \$500,000 or more per market-rate unit. The Measure JJJ in-lieu fee formula for for-sale units requires project-by-project in-lieu fee calculations to determine the appropriate fee amounts.

**Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2022**

Community Plan Area	Studio			One-Bedroom			Two-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$192,327	\$70,844	\$66,200	\$288,772	\$149,934	\$144,557	\$304,929	\$148,736	\$142,625
Bel Air - Beverly Crest	\$1,090,046	\$968,563	\$963,919	\$618,775	\$479,937	\$474,560	\$1,589,942	\$1,433,749	\$1,427,638
Boyle Heights	\$187,087	\$65,604	\$60,960	\$231,342	\$92,504	\$87,127	\$297,429	\$141,236	\$135,125
Brentwood - Pacific Palisades	\$1,676,882	\$1,555,399	\$1,550,755	\$2,026,359	\$1,887,521	\$1,882,144	\$2,429,950	\$2,273,757	\$2,267,646
Canoga Park - Winnetka - Woodland Hills - West Hills	\$398,418	\$276,935	\$272,291	\$521,774	\$382,936	\$377,559	\$599,932	\$443,739	\$437,628
Central City	\$531,354	\$409,871	\$405,227	\$640,434	\$501,596	\$496,219	\$790,219	\$634,026	\$627,915
Central City North	\$506,416	\$384,933	\$380,289	\$680,892	\$542,054	\$536,677	\$754,523	\$598,330	\$592,219
Chatsworth - Porter Ranch	\$244,723	\$123,240	\$118,596	\$389,294	\$250,456	\$245,079	\$379,930	\$223,737	\$217,626
Encino - Tarzana	\$482,950	\$361,467	\$356,823	\$746,568	\$607,730	\$602,353	\$720,933	\$564,740	\$558,629
Granada Hills - Knollwood	\$321,570	\$200,087	\$195,443	\$378,012	\$239,174	\$233,797	\$489,931	\$333,738	\$327,627
Harbor Gateway	\$246,469	\$124,986	\$120,342	\$295,275	\$156,437	\$151,060	\$382,430	\$226,237	\$220,126
Hollywood	\$766,937	\$645,454	\$640,810	\$739,276	\$600,438	\$595,061	\$1,127,437	\$971,244	\$965,133
Los Angeles World Airport	N/A								
Mission Hills - Panorama City - North Hills	\$251,709	\$130,226	\$125,582	\$310,318	\$171,480	\$166,103	\$389,930	\$233,737	\$227,626
North Hollywood - Valley Village	\$442,780	\$321,297	\$316,653	\$579,775	\$440,937	\$435,560	\$663,433	\$507,240	\$501,129
Northeast Los Angeles	\$433,349	\$311,866	\$307,222	\$502,774	\$363,936	\$358,559	\$649,933	\$493,740	\$487,629
Northridge	\$415,883	\$294,400	\$289,756	\$432,355	\$293,517	\$288,140	\$624,932	\$468,739	\$462,628
Palms - Mar Vista - Del Rey	\$709,302	\$587,819	\$583,175	\$2,207,791	\$2,068,953	\$2,063,576	\$1,044,937	\$888,744	\$882,633
Port of Los Angeles	N/A								
Reseda - West Van Nuys	\$287,339	\$165,856	\$161,212	\$338,772	\$199,934	\$194,557	\$440,931	\$284,738	\$278,627
San Pedro	\$300,612	\$179,129	\$174,485	\$308,772	\$169,934	\$164,557	\$459,931	\$303,738	\$297,627
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$718,034	\$596,551	\$591,907	\$818,777	\$679,939	\$674,562	\$1,057,437	\$901,244	\$895,133
Silver Lake - Echo Park	\$546,873	\$425,390	\$420,746	\$645,775	\$506,937	\$501,560	\$812,434	\$656,241	\$650,130
South Los Angeles	\$218,176	\$96,693	\$92,049	\$348,772	\$209,934	\$204,557	\$341,930	\$185,737	\$179,626
Southeast Los Angeles	\$125,958	\$4,475	\$0	\$173,771	\$34,933	\$29,556	\$209,928	\$53,735	\$47,624
Sun Valley - La Tuna Canyon	\$256,599	\$135,116	\$130,472	\$506,274	\$367,436	\$362,059	\$396,930	\$240,737	\$234,626
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$269,174	\$147,691	\$143,047	\$381,773	\$242,935	\$237,558	\$414,930	\$258,737	\$252,626
Sylmar	\$234,244	\$112,761	\$108,117	\$268,949	\$130,111	\$124,734	\$364,930	\$208,737	\$202,626
Van Nuys - North Sherman Oaks	\$406,452	\$284,969	\$280,325	\$472,031	\$333,193	\$327,816	\$611,432	\$455,239	\$449,128
Venice	\$985,254	\$863,771	\$859,127	\$1,563,784	\$1,424,946	\$1,419,569	\$1,439,941	\$1,283,748	\$1,277,637
West Adams - Baldwin Hills - Leimert	\$395,274	\$273,791	\$269,147	\$473,774	\$334,936	\$329,559	\$595,432	\$439,239	\$433,128
West Los Angeles	\$999,226	\$877,743	\$873,099	\$1,197,861	\$1,059,023	\$1,053,646	\$1,459,941	\$1,303,748	\$1,297,637
Westchester - Playa Del Rey	\$698,822	\$577,339	\$572,695	\$858,639	\$719,801	\$714,424	\$1,029,936	\$873,743	\$867,632
Westlake	\$286,640	\$165,157	\$160,513	\$415,620	\$276,782	\$271,405	\$439,931	\$283,738	\$277,627
Westwood	\$1,215,797	\$1,094,314	\$1,089,670	\$1,711,207	\$1,572,369	\$1,566,992	\$1,769,944	\$1,613,751	\$1,607,640
Wilmington - Harbor City	\$199,313	\$77,830	\$73,186	\$273,086	\$134,248	\$128,871	\$314,929	\$158,736	\$152,625
Wilshire	\$721,527	\$600,044	\$595,400	\$1,122,646	\$983,808	\$978,431	\$1,062,437	\$906,244	\$900,133

Source: City of Los Angeles, 2022.

(Continued on the following page)

**Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2022 (continued)**

Community Plan Area	Three-Bedroom			Four-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$357,087	\$183,540	\$176,695	\$340,366	\$152,886	\$145,553
Bel Air - Beverly Crest	\$1,861,102	\$1,687,555	\$1,680,710	\$2,887,892	\$2,700,412	\$2,693,079
Boyle Heights	\$326,087	\$152,540	\$145,695	\$370,366	\$182,886	\$175,553
Brentwood - Pacific Palisades	\$2,712,611	\$2,539,064	\$2,532,219	\$3,359,896	\$3,172,416	\$3,165,083
Canoga Park - Winnetka - Woodland Hills - West Hills	\$566,089	\$392,542	\$385,697	\$687,870	\$500,390	\$493,057
Central City	\$6,295,572	\$6,122,025	\$6,115,180	\$7,631,879	\$7,444,399	\$7,437,066
Central City North	\$1,106,094	\$932,547	\$925,702	\$1,370,907	\$1,183,427	\$1,176,094
Chatsworth - Porter Ranch	\$536,089	\$362,542	\$355,697	\$737,870	\$550,390	\$543,057
Encino - Tarzana	\$1,011,094	\$837,547	\$830,702	\$1,437,877	\$1,250,397	\$1,243,064
Granada Hills - Knollwood	\$521,089	\$347,542	\$340,697	\$598,869	\$411,389	\$404,056
Harbor Gateway	\$411,088	\$237,541	\$230,696	\$650,619	\$463,139	\$455,806
Hollywood	\$1,601,099	\$1,427,552	\$1,420,707	\$2,445,387	\$2,257,907	\$2,250,574
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$431,088	\$257,541	\$250,696	\$477,867	\$290,387	\$283,054
North Hollywood - Valley Village	\$686,090	\$512,543	\$505,698	\$900,372	\$712,892	\$705,559
Northeast Los Angeles	\$761,091	\$587,544	\$580,699	\$857,871	\$670,391	\$663,058
Northridge	\$593,339	\$419,792	\$412,947	\$687,870	\$500,390	\$493,057
Palms - Mar Vista - Del Rey	\$1,326,097	\$1,152,550	\$1,145,705	\$1,690,380	\$1,502,900	\$1,495,567
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$477,088	\$303,541	\$296,696	\$500,868	\$313,388	\$306,055
San Pedro	\$596,089	\$422,542	\$415,697	\$650,869	\$463,389	\$456,056
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$1,413,598	\$1,240,051	\$1,233,206	\$1,787,881	\$1,600,401	\$1,593,068
Silver Lake - Echo Park	\$1,057,594	\$884,047	\$877,202	\$1,311,876	\$1,124,396	\$1,117,063
South Los Angeles	\$383,087	\$209,540	\$202,695	\$498,618	\$311,138	\$303,805
Southeast Los Angeles	\$216,086	\$42,539	\$35,694	\$206,365	\$18,885	\$11,552
Sun Valley - La Tuna Canyon	\$458,588	\$285,041	\$278,196	\$592,869	\$405,389	\$398,056
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$526,089	\$352,542	\$345,697	\$587,869	\$400,389	\$393,056
Sylmar	\$376,087	\$202,540	\$195,695	\$412,867	\$225,387	\$218,054
Van Nuys - North Sherman Oaks	\$646,090	\$472,543	\$465,698	\$867,871	\$680,391	\$673,058
Venice	\$2,061,104	\$1,887,557	\$1,880,712	\$2,286,885	\$2,099,405	\$2,092,072
West Adams - Baldwin Hills - Leimert	\$761,091	\$587,544	\$580,699	\$712,870	\$525,390	\$518,057
West Los Angeles	\$1,611,100	\$1,437,553	\$1,430,708	\$2,187,885	\$2,000,405	\$1,993,072
Westchester - Playa Del Rey	\$1,160,095	\$986,548	\$979,703	\$1,442,877	\$1,255,397	\$1,248,064
Westlake	\$571,089	\$397,542	\$390,697	\$1,062,873	\$875,393	\$868,060
Westwood	\$2,293,607	\$2,120,060	\$2,113,215	\$2,842,891	\$2,655,411	\$2,648,078
Wilmington - Harbor City	\$381,587	\$208,040	\$201,195	\$381,867	\$194,387	\$187,054
Wilshire	\$1,511,099	\$1,337,552	\$1,330,707	\$1,887,882	\$1,700,402	\$1,693,069

Source: City of Los Angeles, 2022.

**Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2022**

Community Plan Area	Studio			One-Bedroom			Two-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$117,523	\$0	\$0	\$115,674	\$0	\$0	\$166,832	\$10,639	\$4,529
Bel Air - Beverly Crest	\$515,733	\$394,250	\$389,606	\$290,194	\$151,356	\$145,979	\$736,838	\$580,645	\$574,535
Boyle Heights	\$113,747	\$0	\$0	\$91,172	\$0	\$0	\$161,428	\$5,235	\$0
Brentwood - Pacific Palisades	\$282,019	\$160,536	\$155,892	\$470,678	\$331,840	\$326,463	\$815,589	\$659,396	\$653,286
Canoga Park - Winnetka - Woodland Hills - West Hills	\$67,516	\$0	\$0	\$187,675	\$48,837	\$43,460	\$286,833	\$130,640	\$124,530
Central City	\$367,020	\$245,537	\$240,893	\$433,177	\$294,339	\$288,962	\$576,836	\$420,643	\$414,533
Central City North	\$671,523	\$550,040	\$545,396	\$460,678	\$321,840	\$316,463	\$550,836	\$394,643	\$388,533
Chatsworth - Porter Ranch	\$211,835	\$90,352	\$85,708	\$98,174	\$0	\$0	\$301,833	\$145,640	\$139,530
Encino - Tarzana	\$134,517	\$13,034	\$8,390	\$146,175	\$7,337	\$1,960	\$316,334	\$160,141	\$154,031
Granada Hills - Knollwood	\$225,808	\$104,325	\$99,681	\$206,109	\$67,271	\$61,894	\$321,834	\$165,641	\$159,531
Harbor Gateway	\$159,440	\$37,957	\$33,313	\$138,037	\$0	\$0	\$226,833	\$70,640	\$64,530
Hollywood	\$624,022	\$502,539	\$497,895	\$390,677	\$251,839	\$246,462	\$571,586	\$415,393	\$409,283
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$145,467	\$23,984	\$19,340	\$105,674	\$0	\$0	\$206,832	\$50,639	\$44,529
North Hollywood - Valley Village	\$271,218	\$149,735	\$145,091	\$249,676	\$110,838	\$105,461	\$386,834	\$230,641	\$224,531
Northeast Los Angeles	\$317,519	\$196,036	\$191,392	\$292,676	\$153,838	\$148,461	\$346,834	\$190,641	\$184,531
Northridge	\$204,849	\$83,366	\$78,722	\$184,612	\$45,774	\$40,397	\$291,833	\$135,640	\$129,530
Palms - Mar Vista - Del Rey	\$794,524	\$673,041	\$668,397	\$422,428	\$283,590	\$278,213	\$739,338	\$583,145	\$577,035
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$176,206	\$54,723	\$50,079	\$138,175	\$0	\$0	\$250,833	\$94,640	\$88,530
San Pedro	\$357,519	\$236,036	\$231,392	\$220,675	\$81,837	\$76,460	\$298,833	\$142,640	\$136,530
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$351,558	\$230,075	\$225,431	\$333,676	\$194,838	\$189,461	\$501,835	\$345,642	\$339,532
Silver Lake - Echo Park	\$442,379	\$320,896	\$316,252	\$520,678	\$381,840	\$376,463	\$631,837	\$475,644	\$469,534
South Los Angeles	\$171,537	\$50,054	\$45,410	\$165,675	\$26,837	\$21,460	\$189,333	\$33,140	\$27,030
Southeast Los Angeles	\$75,415	\$0	\$0	\$54,856	\$0	\$0	\$106,558	\$0	\$0
Sun Valley - La Tuna Canyon	\$232,794	\$111,311	\$106,667	\$230,699	\$91,861	\$86,484	\$331,834	\$175,641	\$169,531
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$224,411	\$102,928	\$98,284	\$164,857	\$26,019	\$20,642	\$319,834	\$163,641	\$157,531
Sylmar	\$155,248	\$33,765	\$29,121	\$45,674	\$0	\$0	\$220,833	\$64,640	\$58,530
Van Nuys - North Sherman Oaks	\$201,356	\$79,873	\$75,229	\$265,676	\$126,838	\$121,461	\$286,833	\$130,640	\$124,530
Venice	\$1,939,535	\$1,818,052	\$1,813,408	\$712,930	\$574,092	\$568,715	\$1,216,843	\$1,060,650	\$1,054,540
West Adams - Baldwin Hills - Leimert	\$257,944	\$136,461	\$131,817	\$399,677	\$260,839	\$255,462	\$367,834	\$211,641	\$205,531
West Los Angeles	\$508,747	\$387,264	\$382,620	\$498,178	\$359,340	\$353,963	\$726,838	\$570,645	\$564,535
Westchester - Playa Del Rey	\$316,019	\$194,536	\$189,892	\$389,677	\$250,839	\$245,462	\$621,837	\$465,644	\$459,534
Westlake	\$319,519	\$198,036	\$193,392	\$246,926	\$108,088	\$102,711	\$414,335	\$258,142	\$252,032
Westwood	\$321,519	\$200,036	\$195,392	\$473,178	\$334,340	\$328,963	\$811,339	\$655,146	\$649,036
Wilmington - Harbor City	\$162,933	\$41,450	\$36,806	\$216,675	\$77,837	\$72,460	\$231,833	\$75,640	\$69,530
Wilshire	\$239,518	\$118,035	\$113,391	\$402,177	\$263,339	\$257,962	\$531,836	\$375,643	\$369,533

Source: City of Los Angeles, 2022.

(Continued on the following page)

**Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2022 (continued)**

Community Plan Area	Three-Bedroom			Four-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$218,990	\$45,443	\$38,599	\$329,270	\$141,790	\$134,457
Bel Air - Beverly Crest	\$1,251,698	\$1,078,151	\$1,071,307	\$1,877,524	\$1,690,044	\$1,682,711
Boyle Heights	\$203,106	\$29,559	\$22,715	\$211,443	\$23,963	\$16,630
Brentwood - Pacific Palisades	\$1,132,999	\$959,452	\$952,608	\$1,822,286	\$1,634,806	\$1,627,473
Canoga Park - Winnetka - Woodland Hills - West Hills	\$385,492	\$211,945	\$205,101	\$389,771	\$202,291	\$194,958
Central City	\$4,783,036	\$4,609,489	\$4,602,645	\$7,029,409	\$6,841,929	\$6,834,596
Central City North	\$432,992	\$259,445	\$252,601	\$704,818	\$517,338	\$510,005
Chatsworth - Porter Ranch	\$382,992	\$209,445	\$202,601	\$464,772	\$277,292	\$269,959
Encino - Tarzana	\$417,992	\$244,445	\$237,601	\$509,772	\$322,292	\$314,959
Granada Hills - Knollwood	\$299,491	\$125,944	\$119,100	\$362,665	\$175,185	\$167,852
Harbor Gateway	\$291,991	\$118,444	\$111,600	\$396,912	\$209,432	\$202,099
Hollywood	\$760,495	\$586,948	\$580,104	\$759,775	\$572,295	\$564,962
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$245,490	\$71,943	\$65,099	\$407,771	\$220,291	\$212,958
North Hollywood - Valley Village	\$501,493	\$327,946	\$321,102	\$595,773	\$408,293	\$400,960
Northeast Los Angeles	\$522,493	\$348,946	\$342,102	\$334,770	\$147,290	\$139,957
Northridge	\$372,991	\$199,444	\$192,600	\$315,020	\$127,540	\$120,207
Palms - Mar Vista - Del Rey	\$913,997	\$740,450	\$733,606	\$1,085,019	\$897,539	\$890,206
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$307,991	\$134,444	\$127,600	\$271,270	\$83,790	\$76,457
San Pedro	\$435,492	\$261,945	\$255,101	\$574,773	\$387,293	\$379,960
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$662,994	\$489,447	\$482,603	\$742,774	\$555,294	\$547,961
Silver Lake - Echo Park	\$646,994	\$473,447	\$466,603	\$834,528	\$647,048	\$639,715
South Los Angeles	\$405,492	\$231,945	\$225,101	\$296,319	\$108,839	\$101,506
Southeast Los Angeles	\$127,963	\$0	\$0	\$102,908	\$0	\$0
Sun Valley - La Tuna Canyon	\$402,992	\$229,445	\$222,601	\$474,772	\$287,292	\$279,959
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$352,991	\$179,444	\$172,600	\$422,271	\$234,791	\$227,458
Sylmar	\$310,491	\$136,944	\$130,100	\$495,772	\$308,292	\$300,959
Van Nuys - North Sherman Oaks	\$372,991	\$199,444	\$192,600	\$540,688	\$353,208	\$345,875
Venice	\$1,383,002	\$1,209,455	\$1,202,611	\$1,479,782	\$1,292,302	\$1,284,969
West Adams - Baldwin Hills - Leimert	\$645,494	\$471,947	\$465,103	\$438,110	\$250,630	\$243,297
West Los Angeles	\$981,997	\$808,450	\$801,606	\$1,159,779	\$972,299	\$964,966
Westchester - Playa Del Rey	\$1,117,999	\$944,452	\$937,608	\$1,859,786	\$1,672,306	\$1,664,973
Westlake	\$370,470	\$196,923	\$190,079	\$669,739	\$482,259	\$474,926
Westwood	\$1,208,000	\$1,034,453	\$1,027,609	\$1,847,743	\$1,660,263	\$1,652,930
Wilmington - Harbor City	\$312,991	\$139,444	\$132,600	\$444,772	\$257,292	\$249,959
Wilshire	\$669,744	\$496,197	\$489,353	\$901,776	\$714,296	\$706,963

Source: City of Los Angeles, 2022.