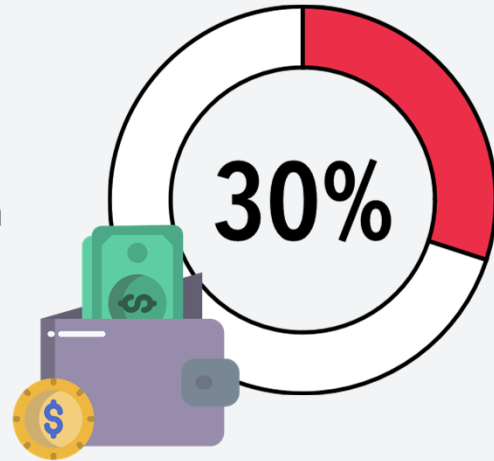


How affordable should housing be?

Housing costs are "affordable" when they do not exceed 30% of a household's income.



LA COUNTY
PLANNING

SHAPING TOMORROW

1

Area Median Income

In 2025, the area median income (AMI) for a four-person household in Los Angeles County is \$106,600.

- Moderate Income (Maximum 120% AMI)
- Lower Income (Maximum 80% AMI)
- Very Low Income (Maximum 50% AMI)
- Extremely Low Income (Maximum 30% AMI)
- **Acutely Low Income (Maximum 15% AMI)**



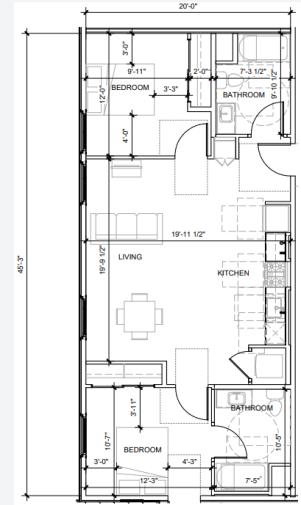
LA COUNTY
PLANNING

SHAPING TOMORROW

2

Affordable Unit for Moderate Income Household

Household:	3 people (2 adults, 1 child)
Occupations:	Firefighter + Administrative Assistant
Combined Annual Income:	\$112,541
Income Limit:	Falls within the 3-person Moderate Income cap of \$115,100
<i>Income is up to 120% of the Area Median Income</i>	
Monthly Rent:	Up to \$2,638 for a 2-bedroom unit



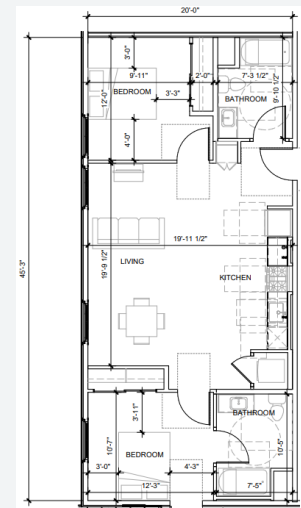
LA COUNTY
PLANNING

SHAPING TOMORROW

3

Affordable Unit for Lower Income Household

Household:	3 people (2 adults, 1 child)
Occupations:	Public School Teacher + Dock Worker
Combined Annual Income:	\$107,844
Income Limit:	Falls within the 3-person Lower Income cap of \$109,050
<i>Income is up to 80% of the Area Median Income</i>	
Monthly Rent:	Up to \$1,439 for a 2-bedroom unit



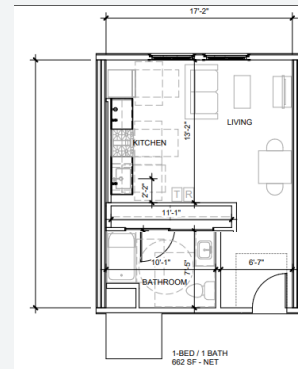
LA COUNTY
PLANNING

SHAPING TOMORROW

4

Affordable Unit for Very Low Income Household

Household:	1 person
Occupations:	Hairdresser
Combined Annual Income:	\$44,245
Income Limit:	Falls within the 1-person Very Low Income cap of \$53,000
<i>Income is up to 50% of the Area Median Income</i>	
Monthly Rent:	Up to \$933 for a studio unit



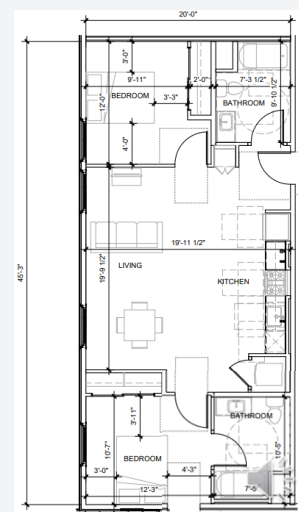
LA COUNTY
PLANNING

SHAPING TOMORROW

5

Affordable Unit for Extremely Low Income Household

Household:	3 people (1 single parent, 2 children)
Occupations:	Preschool Assistant Teacher; part-time due to childcare requirements
Combined Annual Income:	\$38,950
Income Limit:	Falls within the 4-person Extremely Low Income cap of \$40,950
<i>Income is up to 30% of the Area Median Income</i>	
Monthly Rent:	Up to \$720 for a 2-bedroom unit



LA COUNTY
PLANNING

SHAPING TOMORROW

6

What about people who make less than that?

7

Affordable Unit for Acutely Low Income Household

Household:	4 people (1 single parent, 3 children)
Occupations:	Warehouse Stock Clerk; part-time due to childcare requirements
Combined Annual Income:	\$12,480
Income Limit:	Falls within the 4-person Acutely Low Income cap of \$16,000
Income is up to 15% of the Area Median Income	
Monthly Rent:	Up to \$400 for a 3-bedroom unit



8

Department of Regional Planning
Los Angeles County Affordable Housing Program

INCOME LIMITS

Effective 5/12/2025

Income Limits

Household Size	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Acutely Low Income (Maximum 15% AMI)	\$ 11,200	\$ 12,800	\$ 14,400	\$ 16,000	\$ 17,300	\$ 18,550	\$ 19,850	\$ 21,100
Extremely Low Income (Maximum 30% AMI)	\$ 31,850	\$ 36,400	\$ 40,950	\$ 45,450	\$ 49,100	\$ 52,750	\$ 56,400	\$ 60,000
Very Low Income (Maximum 50% AMI)	\$ 53,000	\$ 60,600	\$ 68,150	\$ 75,750	\$ 81,800	\$ 87,850	\$ 93,900	\$ 100,000
Lower Income (Maximum 80% AMI)	\$ 84,850	\$ 96,950	\$ 109,050	\$ 121,150	\$ 130,850	\$ 140,550	\$ 150,250	\$ 159,950
Moderate Income (Maximum 120% AMI)	\$ 89,550	\$ 102,300	\$ 115,100	\$ 127,900	\$ 138,150	\$ 148,350	\$ 158,600	\$ 168,850
Middle Income (Maximum 150% AMI)	\$ 111,950	\$ 127,950	\$ 143,950	\$ 159,900	\$ 172,700	\$ 185,500	\$ 198,300	\$ 211,100

This chart presents income limits under the County of Los Angeles Affordable Housing Program. The 2025 State area median income (AMI) for a four-person household in Los Angeles County is \$106,600.

Acutely low income is defined as not more than 15 percent of the area median income. Extremely low income is defined as not more than 30 percent of the area median income. Very low income is defined as not more than 50 percent of the area median income. Lower income is defined as not more than 80 percent of the area median income. Moderate income is defined as not more than 120 percent of the area median income. See Health and Safety Code Sections 50063.5, 50079.5, 50093, 50105 and 50106.

Income limits for extremely low, very low and lower income households are established by the U.S. Department of Housing and Urban Development on an annual basis.

Income limits for acutely low and moderate income households and the area median income are established by the California Department of Housing and Community Development on an annual basis.

Income limits for middle income households are established by the L.A. County Department of Regional Planning on an annual basis.

Household size:	1 person	2 persons	3 persons	4 persons	5 persons	6 persons	7 persons	8 persons
Adjustment factors:	0.7	0.8	0.9	1	1.08	1.16	1.24	1.32

To calculate income limits for households larger than eight persons: 1) multiply the 4-person income limit by eight percent, 2) multiply result by number of persons in excess of eight, 3) add the amount to the 8-person income limit, and 4) round to the nearest \$50.

Department of Regional Planning
Los Angeles County Affordable Housing Program
AFFORDABLE RENT/HOUSING COST LIMITS
Effective 5/12/2025

Monthly Affordable Rent/Housing Cost Limits

Number of Bedrooms	0 studio (1 person)	1 bedroom (2 persons)	2 bedrooms (3 persons)	3 bedrooms (4 persons)	4 bedrooms (5 persons)
Renter-Occupied					
Acutely Low Income (Maximum 15% AMI)	\$ 280	\$ 320	\$ 360	\$ 400	\$ 432
Extremely Low Income (Maximum 30% AMI)	\$ 560	\$ 640	\$ 720	\$ 800	\$ 863
Very Low Income (Maximum 50% AMI)	\$ 933	\$ 1,066	\$ 1,199	\$ 1,333	\$ 1,439
Lower Income (Maximum 80% AMI)	\$ 1,119	\$ 1,279	\$ 1,439	\$ 1,599	\$ 1,727
Moderate Income (Maximum 120% AMI)	\$ 2,052	\$ 2,345	\$ 2,638	\$ 2,932	\$ 3,166
Owner-Occupied					
Extremely Low Income (Maximum 30% AMI)	\$ 560	\$ 640	\$ 720	\$ 800	\$ 863
Very Low Income (Maximum 50% AMI)	\$ 933	\$ 1,066	\$ 1,199	\$ 1,333	\$ 1,439
Lower Income (Maximum 80% AMI)	\$ 1,306	\$ 1,492	\$ 1,679	\$ 1,866	\$ 2,015
Moderate Income (Maximum 120% AMI)	\$ 2,394	\$ 2,736	\$ 3,078	\$ 3,420	\$ 3,694
Middle Income (Maximum 150% AMI)	\$ 2,829	\$ 3,234	\$ 3,638	\$ 4,042	\$ 4,365

This chart presents monthly affordable rent and affordable housing cost limits for units being offered to acutely low, extremely low, very low, lower, and moderate income households under the County of Los Angeles Affordable Housing Program.

NOTES:

1) For renter-occupied units, affordable rent limits include reasonable utility allowances. Pursuant to Health and Safety Code Section 50053 (b)(1)(A),(B),(C), (D), and (E), affordable rents are calculated using the following formula:

Acutely low income households:	Product of 15% times 30% of area median income, adjusted for family size appropriate for the unit.
Extremely low income households:	Product of 30% times 30% of area median income, adjusted for family size appropriate for the unit.
Very low income households:	Product of 30% times 50% of area median income, adjusted for family size appropriate for the unit.
Lower income households:	Product of 30% times 60% of area median income, adjusted for family size appropriate for the unit.
Moderate income households:	Product of 30% times 110% of area median income, adjusted for family size appropriate for the unit.

2) Affordable rent limits established pursuant to the California Health and Safety Code (above) differ from rent limits published by the California Tax Credit Allocation Committee (TCAC).

3) For owner-occupied units, affordable housing cost limits include mortgage principal and interest, property taxes, real property insurance and homeowners association fees. Pursuant to Health and Safety Code Section 50052.5 (b)(1),(2),(3), and (4) and Section 22.14.010 of the Los Angeles County Code, affordable housing costs are calculated using the following formula:

Extremely low income households:	Product of 30% times 30% of area median income, adjusted for family size appropriate for the unit.
Very low income households:	Product of 30% times 50% of area median income, adjusted for family size appropriate for the unit.
Lower income households:	Product of 30% times 70% of area median income, adjusted for family size appropriate for the unit.
Moderate income households:	Product of 35% times 110% of area median income, adjusted for family size appropriate for the unit.
Middle income households:	Product of 35% times 130% of area median income, adjusted for family size appropriate for the unit.

4) Affordable housing costs for moderate and middle income owner-occupied households shall not be less than 28% of the gross income of the household.