



Affordable Housing

WHAT IS "AFFORDABLE HOUSING"?

Although this term can have various meanings, when the City refers to affordable housing, it is meant to describe housing units that have been constructed as part of a private development project and are required to be set aside and rented at a rate that is affordable to a certain income level.

The role of the City's affordable housing program is to work with the developer to ensure that the affordable housing unit is rented out to a household that is qualified based on their level of income. The City also works with the developer to ensure that the application process for the affordable housing units complies with the City's affordable housing guidelines, which set forth the appropriate process for accepting and processing applications for the housing unit.

The income levels are determined using the Area Median Income (AMI) at the county-level, which are based on household size, and are set by the state Department of Housing and Community Development (HCD) each year. The current AMI for Los Angeles County is \$91,000, which is then used to set the limit for income levels for various household sizes.

The income levels are generally calculated as follows:

Acutely low income:
0-15% of AMI

Very low income:
30% to 50% of AMI

Extremely low income:
15-30% of AMI

Low income:
50% to 80% of AMI

Moderate income:
80% to 120% of AMI

The current income levels set for Los Angeles County in 2022 are:

TABLE 1. LOS ANGELES COUNTY INCOME LEVELS (2022)

	Income Level	Number of Persons in Household							
		1	2	3	4	5	6	7	8
Los Angeles County Area Median Income: \$91,100	Acutely Low	\$9,550	\$10,900	\$12,300	\$13,650	\$14,750	\$15,850	\$16,950	\$18,000
	Extremely Low	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650	\$41,500	\$44,350	\$47,200
	Very Low Income	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350	\$69,100	\$73,850	\$78,650
	Low Income	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950	\$110,550	\$118,200	\$125,800
	Median Income	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400	\$105,700	\$112,950	\$120,250
	Moderate Income	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050	\$126,800	\$135,550	\$144,300

WHAT ARE THE AFFORDABLE LEVELS OF HOUSING COSTS?

The affordability level of the housing unit is based on an assumption that a household should not spend more than 30% of gross monthly income on housing costs. Housing costs typically include rent and certain utilities costs.

Table 2 below shows the total monthly housing cost that would be affordable for the various income levels in Table 1. It is calculated by taking 30% of the income amount, divided by 12. This can be used to estimate the amount of rent that would be affordable on a monthly basis for the income levels in Los Angeles County.

For example, if a development project includes an affordable housing unit that is set aside for a very-low income household, a 1-person household would qualify for this unit if their gross annual income falls within the range of: \$25,051 to \$41,700, and their monthly housing cost would be limited to the range of: \$626.26 to \$1,042.50.

TABLE 2. AFFORDABLE HOUSING COST (TOTAL AMOUNT PER MONTH)

Income Level	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Acutely Low	\$238.75	\$272.50	\$307.50	\$341.25	\$368.75	\$396.25	\$423.75	\$450.00
Extremely Low	\$626.25	\$715.00	\$805.00	\$893.75	\$966.25	\$1,037.50	\$1,108.75	\$1,180.00
Very Low Income	\$1,042.50	\$1,191.25	\$1,340.00	\$1,488.75	\$1,608.75	\$1,727.50	\$1,846.25	\$1,966.25
Low Income	\$1,668.75	\$1,906.25	\$2,145.00	\$2,382.50	\$2,573.75	\$2,763.75	\$2,955.00	\$3,145.00
Median Income	\$1,593.75	\$1,822.50	\$2,050.00	\$2,277.50	\$2,460.00	\$2,642.50	\$2,823.75	\$3,006.25
Moderate Income	\$1,912.50	\$2,186.25	\$2,458.75	\$2,732.50	\$2,951.25	\$3,170.00	\$3,388.75	\$3,607.50

DOES THE CITY REQUIRE THAT DEVELOPERS PROVIDE AFFORDABLE HOUSING UNITS?

The City has an inclusionary housing ordinance, which requires a certain number of affordable housing units to be provided in new multi-family residential developments (apartments or condominiums) that contain a certain number of units. For projects with 5-9 units, one affordable unit is required (or a developer can pay a fee in lieu of physically providing the units, which will be placed into the City's Affordable Housing Trust Fund). For projects with 10 units or more, 10% of the housing units are required to be affordable units.

WILL THE AFFORDABLE HOUSING UNITS BE RENTAL OR FOR-SALE UNITS?

The inclusionary housing ordinance also requires that units in multi-family residential developments (apartments or condominiums) are rental units. The ordinance requires that affordable for-sale units are provided if a single-family subdivision is being constructed, but these types of development are rare in the city. Therefore, the majority of affordable housing units in the city currently existing or that will be built in the future will be for rent.

HOW DO I APPLY FOR AFFORDABLE HOUSING UNITS?

Once affordable housing units become available (if existing units are vacated or if new units are constructed), the City will begin the application process with the developer or management company. During this process, the developer or management company will advertise the start date on which they will accept applications for the housing unit in advance, and the City will also notify the affordable housing notification list of this date. This will provide notice for any interested party to fill out the affordable housing application, and provide the required documentation. Once the developer or management company and the City receives applications, they will process them to determine whether a household qualifies for the unit based on their income level.

If the household qualifies for the unit based on their income level, the City will then rank the applications based on the priority list for affordable housing placement. The Affordable Housing Occupancy Priority Ranking was determined by the City Council, and is summarized below. More information on the ranking categories can be found here: www.beverlyhills.org/affordablehousing.

TIER 1

Senior tenants displaced from the project site (on which the new project will be developed)

TIER 2

Tenants with BHUSD students displaced from the project site (on which the new project will be developed)

TIER 3

Other tenants displaced from the project site (on which the new project will be developed)

TIER 4

Displaced senior households from a multi-family property in the City of Beverly Hills

TIER 5

Displaced tenants from a multi-family property in the City of Beverly Hills with BHUSD students

TIER 6

Other displaced households

TIER 7

Senior households

TIER 8

Other income-qualified households

Once the income-qualified applications are sorted per the above ranking categories, the units will be offered to qualified households in Tier 1 first, then Tier 2, and so on, until the units are occupied.

HOW DO I SIGN UP TO BE NOTIFIED ABOUT AFFORDABLE HOUSING OPPORTUNITIES?



If you would like to receive email notifications when an application period for an affordable housing unit(s) begins, please email: affordablehousing@beverlyhills.org and ask to be added to the notification list. Once an application period for an affordable housing unit(s) is opened, an email notification will be sent to this list, as well as in advance of the start date for the application period.



For more information on the City's affordable housing program, please visit: www.beverlyhills.org/affordablehousing. You can also sign up for the notification list on the affordable housing webpage.

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