

Income Categories and Affordable Housing Costs Los Angeles County

2013 County Median Income = \$64,800	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$25,600	\$640	
Very Low (31-50%)	\$42,700	\$1,068	\$150,000
Low (51-80%)	\$68,300	\$1,708	\$250,000
Moderate (81-120%)	\$77,750	\$1,944	\$300,000
Above moderate (120%+)	\$77,750+	\$1,944+	\$300,000+

Assumptions:

-Based on a family of 4

-30% of gross income for rent or PITI, 10% down payment, 4% interest, 1.25% taxes & insurance, \$200 HOA dues

Regional Housing Growth Needs 2014-2021

Income Category	Income Level	No. of Units
Very Low	Up to 50% of median	10
Low	+50% to 80% of median	6
Moderate	+80% to 120% of median	7
Above Moderate	≥120% of median	15
TOTAL		38

Source: Southern California Association of Governments, 2013

Land Inventory Summary

	Income Category		
	Lower ¹	Moderate	Above Moderate
Vacant sites (Table B-2)	2		2
Underutilized sites			
Downtown Commercial (Table B-3)	440		
Local Commercial (Table B-4)	316		
North End Commercial (Table B-5)	235		
Total Realistic Capacity²	990		2
RHNA	16	7	15
Adequate Capacity?	Yes	Yes³	Yes³

Source: Manhattan Beach Community Development Dept., 2013

1. Lower = Very Low + Low

2. Excludes sites smaller than one-quarter acre or unlikely to be redeveloped due to other circumstances

3. Reflects excess lower-income sites