



LITTLE TOKYO SERVICE CENTER



Positive Change for People and Places



DMH HOUSING INSTITUTE

JUNE 2016

AFFORDABLE HOUSING

Neil McGuffin

Director of Real Estate



AFFORDABLE HOUSING

- What is it?
- Who qualifies for it?
- How do you access it?



AFFORDABLE HOUSING?



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Affordable Housing?



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Affordable Housing?



Rent Affordability

- 30% OF INCOME
- 40% OF INCOME
- 50% OF INCOME
- 50% OF INCOME +++

Rent & Income

- \$221 GR
- \$1,148 Average Social Security
- \$950 SSI

Credit Check

- Issues--health
- Student loans
- Other



Criminal Background

- Arrest v. conviction
- No felony convictions



Tax Credit Housing

- TCAC
- Bonds





California State Treasurer
John Chiang



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CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

About CTCAC

The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements.

- [CTCAC Overview](#)
- [Authority Members](#)
- [Low-Income Housing Tax Credit Programs](#)
- [American Recovery & Reinvestment Act \(ARRA\) Information](#)
- [Affordable Housing Cost Study](#)
- [CTCAC Development Staff Regional Assignments](#)

The CTCAC also administers a [Farmworker Housing Assistance Program](#).

Fast Facts 2015 Totals

Federal (9%) Credit Awards

Annual Federal Credits Awarded: \$91,101,325
Total State Credits Awarded: \$111,069,513
Projects Awarded: 89
Total Number of Units: 4,903
Total Number of Low Income Units: 4,794

Federal (4%) Plus State Credit Awards

Annual Federal Credits Awarded: \$5,078,001
Total State Credits Awarded: \$12,976,507
Projects Awarded: 8
Total Number of Units: 589
Total Number of Low Income Units: 578

Federal (4%) With Tax-Exempt Bond Financing Awards

Annual Federal Credits Awarded: \$132,476,827
Projects Awarded: 124
Total Number of Units: 13,012
Total Number of Low Income Units: 12,739

Quick Links

- [List of Projects and Map](#)
- [Sign Up to Receive CTCAC Information \(ListServ\)](#)

Committee Meetings

- [Meeting Schedule and Deadlines for Inclusion on Agenda](#)
- [Agendas, Staff Reports and Minutes](#)

Popular Pages

- [Compliance Monitoring Program](#)
- [Development Program](#)
- [2016 Income and Rent Limits](#)
- [2016 Application Information](#)
- [Compliance Manual](#)

Program Updates

- [2016 First Round Preliminary Recommendations](#)
Posted 5/25/16
- [Notice of Intent to Award Contract CTCAC14-15](#)
Posted 5/9/16
- [Policy on Resyndication and Over-Income Tenants](#)
Posted 4/28/16
- [Policy Regarding Vacancies Pending a Rehabilitation](#)
Posted 2/18/16
- [Difficulty Development Area \(DDA\) Status for 2016 Applications](#)
Posted 1/7/16

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CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE

2016 Meeting Agendas, Staff Reports and Minutes

- [Proposed Program Schedule & Deadlines](#) (Updated May 2015)
- June 8, 2016
 - [Agenda](#)
 - [Staff Reports - Agenda Items 4-5](#)
- May 18, 2016
 - [Agenda](#)
 - [Staff Reports - Agenda Item 4](#)
- April 6, 2016
 - [Agenda](#)
 - [Minutes](#)
 - [Staff Report - CA-16-814 Vista Del Mar](#)
 - [Staff Report - CA-16-815 Camino Del Mar](#)
 - [Staff Report - CA-16-834 Hampton Square Apartments](#)
- March 16, 2016
 - [Agenda](#)
 - [Minutes](#)
 - [Staff Reports - Agenda Items 4 and 5](#)
- January 20, 2016
 - [Agenda](#)
 - [Minutes](#)
 - [Staff Reports - Agenda Item 4](#)
 - [Staff Report - Agenda Item 5](#)
 - [Memorandum - Agenda Item 6](#)

Previous Meeting Agendas, Staff Reports and Minutes

- [Previous Meeting Agendas, Staff Reports and Minutes](#)

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LITTLE TOKYO SERVICE CENTER

- Department of Housing & Community Development

AFFORDABLE HOUSING RENTAL DIRECTORY



California Department of
Housing and Community Development

HCD Mission Statement

Provide leadership, policies and programs to preserve and expand safe and affordable housing opportunities and promote strong communities for all Californians

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Affordable Rental Housing in Los Angeles County

Affordable Rental Housing in Los Angeles County				# Bedrooms
Contact		Phone/e-mail*/Website**		Type
Avalon				
Eucalyptus Garden Apartments 1-80 Banning Street Avalon, CA 90704	Eucalyptus Gardens Investors P.O. Box 2226 Avalon, CA 90704	Business: 310.510.9627 Cell/Other: Fax: e-mail: Website:		1, 2, 3, Studio Multifamily
Baldwin Park				
Villa Ramona 13030 Ramona Blvd. Baldwin Park, CA 91706	Villa Ramona 13030 Ramona Blvd. Baldwin Park, CA 91706	Business: 626.814.3455 Cell/Other: Fax: e-mail: Website:		1, 2, 3, 4 Multifamily
Burbank				
Burbank Accessible Apartments 600 South San Fernando Road Burbank, CA 91502	Burbank Accessible Apartments 600 South San Fernando Road Burbank, CA 91502	Business: 818.782.2211 Cell/Other: Fax: e-mail: Website:		1, 2 Multifamily
Canoga Park				
Tierra del Sol 7500 Alabama Avenue Canoga Park, CA 91303	Tierra del Sol 7500 Alabama Avenue Canoga Park, CA 91303	Business: 818.887.6920 Cell/Other: 818.891.8813 Fax: e-mail: Website:		1, 2, 3, 4, >=5 Multifamily
Commerce				
Rosewood Park Senior Apartments 2230 South Eastern Avenue Commerce, CA 90040	Rosewood Park Senior Apartments 2230 South Eastern Avenue Commerce, CA 90040	Business: 323.722.4397 Cell/Other: Fax: e-mail: Website: www.rosewoodparkseniorapts.net		1, 2 Multifamily
Glendale				

*Click the e-mail address to e-mail the contact

**Click the website address to go to the contact's website

In addition to income restrictions, additional occupancy requirements may apply.

Updated: 11/4/2013

PROPERTIES

- Owners
- Property Managers



Income, Rent & Occupancy

- Area Median Income
- Fair Market Rents
- Occupancy Standards

Housing Authority of the City of Los Angeles

Effective March 28, 2016 the following income limits shall apply

Number of Persons In Household	Extremely Low Income (30% of Median)	Very Low Income (50% of Median)	Low Income (80% of Median)
1	\$18,250.00	\$30,400.00	\$48,650.00
2	\$20,850.00	\$34,750.00	\$55,600.00
3	\$23,450.00	\$39,100.00	\$62,550.00
4	\$26,050.00	\$43,400.00	\$69,450.00
5	\$28,440.00	\$46,900.00	\$75,050.00
6	\$32,580.00	\$50,350.00	\$80,600.00
7	\$36,730.00	\$53,850.00	\$86,150.00
8	\$40,890.00	\$57,300.00	\$91,700.00
9	\$45,050.00	\$60,800.00	\$97,250.00
10	\$49,210.00	\$64,250.00	\$102,800.00
11	\$53,370.00	\$67,750.00	\$108,350.00
12	\$57,530.00	\$71,200.00	\$113,900.00
13	\$61,690.00	\$74,650.00	\$119,450.00

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HOUSING AUTHORITY OF THE CITY OF LOS ANGELES VOUCHER PAYMENT STANDARDS (VPS)

(eff. 12/15/15)

Bedroom Size	Payment Standard
Mobile H. Space	\$714
SRO	\$744
0	\$1,041
1	\$1,269
2	\$1,564
3	\$2,021
4	\$2,404
5	\$2,765
6	\$3,126



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Housing Authority of the City of Los Angeles Occupancy Standards

Number of Family Members	Bedrooms
1-2	1
3-4	2
5-6	3
7-8	4
9-10	5
11-12	6

The occupancy standard is the minimum and the maximum number of people that can occupy a unit.

Stay In Touch

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