

COMMONLY ASKED QUESTIONS ABOUT AFFORDABLE HOUSING

1. How does the City of Los Angeles obtain affordable housing for its residents?

1.1 The LAHD provides financing to private developers or owners to set aside a portion of the units as affordable rental units.

1.2 The City also provides non-monetary subsidies in the form of land-use concessions to developers that obligate them to set aside a portion of their units for rental or sale to moderate-income, low-income, or very-low-income households.

2. How does the City ensure that these affordable units remain affordable?

The Los Angeles Housing Department (LAHD) is responsible for monitoring these projects to ensure that units remain affordable for the required time period.

3. What legal document requires owners to rent and maintain a number of the units as affordable housing?

A Regulatory Agreement requires the number of units that must be set aside as affordable housing. The requirement is usually part of the Loan Agreement or some other agreement entered into by the City and the developer or owner of the project.

4. How are the affordable rental units marketed?

The owner/developer of a project has the responsibility for marketing and making the affordable units available to qualified households.

5. Who determines the income limits for each program and what are the income requirements?

The funding source determines the income qualifications. The LAHD annually provides owners with the income and rent information requirements.

6. How do I qualify for affordable housing?

A family qualifies for housing based on household income. The combined income for all working members of a household over the age of 18 must not exceed the income limit set by the funding source requirements. The addition of new working members to a household will change the defined household and may change eligibility.

7. How is household income determined?

Income is determined by calculating the income of all persons in the household based on a review of their wage statements, bank statements and/or other acceptable documentation.

8. What are the rents that are charged?

The City provides the owner with the applicable rent limits, which may vary according to the agreement the owner has with the City. Actual rents, however, are set by the property owner within the allowable amounts. Owners must not exceed these guidelines. To find out the rent for a unit, you must contact the leasing agent. A contact phone number is provided on the Affordable Housing Roster.

9. How can I get on an affordable housing waiting list?

The LAHD does not maintain an affordable housing waiting list. Properties on the Roster may have a waiting list for affordable units. Contact the leasing agent at the property that you are interested in to get specific details about rental procedures at that location.

10. Why do waiting lists close?

Owners are not required to have or maintain a waiting list. Property owners who do maintain a list may close it when the list gets too long.

11. What are my obligations if I rent a unit with affordability restrictions?

To qualify for a unit, you will be required to submit income verification information to the owner. If you qualify, a rental agreement and Lease Addendum acknowledging your rights in the program must be signed. Subsequently, you will be required to provide the owner with yearly income information and provide access to your unit for inspection by the City to ensure that it is properly maintained.

12. What are the owner's responsibilities and obligations if they have units with affordability restrictions?

12.1 The owner must report to the LAHD on a regular basis with proof that affordable units are being occupied by persons who meet the income requirements.

12.2 The owner must maintain the property in safe and sanitary condition.

12.3 The owner must market the restricted units to individuals that meet the necessary income requirements as vacancies occur.

12.4 The owner must provide new tenants with a Lease or Rental Agreement and Lease Addendum explaining their rights and obligations.

13. How much income can I earn to qualify?

There are a variety of programs that the City uses to create affordable housing and each has different specific income requirements. The combined income of the members of a household cannot exceed the income requirements for each specific program. The owner or property manager will be able to match your qualifications with the requirements imposed on an affordable unit.

14. Do you have a list of these affordable rental units?

Yes. The LAHD has an Affordable Housing Roster available by mail, and on the Internet. **Please note: There is no expressed implication of any vacancy available at any of the properties on the Roster.** To receive the list by mail, please call us at 213-808-8806 or access our website at <http://www.lacity.org/lahd>.

15. Are all units listed in the Roster currently vacant?

No. In fact, most are probably occupied. The list is basically the LAHD's inventory of housing developments that include affordable units.

16. How can I determine if I am eligible for one of the projects listed on the Roster?

An interested person should contact the management company for the development they are interested in, to determine if they qualify.

17. How often is the information on the Roster updated, and what can I do if I find an error?

The printed Roster is updated quarterly. If you find an error, please call us at 213-808-8806.

18. How is the Roster sorted?

The Roster is sorted by zip code. The Roster can be sorted by area and Council District using an interactive version on our website at www.lahd.lacity.org.