

California Public Utilities Commission Presentation

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Community Development Commission

For 48 small cities and the unincorporated areas of LA County we are the:

- Housing Authority (public housing)
- Housing Department (private affordable housing)
- Redevelopment Agency
- CDBG / Community Development Dept



LA County Area Median Incomes

Median Income (100% AMI)

- Family of 2 - \$52,400
- Family of 3 - \$59,000
- **Family of 4 - \$65,500**
- Family of 5 - \$70,700



Required Income for a Family of Four in LA

Expenses

\$1,510 Hsg & Utilities

\$1,060 Childcare

\$ 604 Transportation

\$ 710 Food

\$ 655 Health Care

\$ 412 Misc

\$ 855 Taxes

Required Monthly
Income: \$5,806

Required Annual
Income: \$69,670

*Making Ends Meet: How Much
Does It Cost to Raise a
Family in California?*
California Budget Project,
Sept. 2005

CDC Customers

- 1st time homebuyers with moderate incomes at 80%-100% AMI
- Affordable housing renters with very low-incomes at 50% AMI or below
- Public housing residents and special needs housing renters at very, very, low-incomes typically at about 35% AMI



Parties Impacted By Increased Utility Costs

- 1st time homebuyers (if foreclosed affordability restrictions are lost)
- Low-income renters (on individually metered)
- Affordable housing developers (on master metered properties)
- Housing Authorities (on older master metered public housing site)
- Housing Depts (reduced residual receipt payments)