



MEASURE JJJ IN-LIEU FEE SCHEDULE

Updated September 30, 2019

Overview of Measure JJJ Affordable Housing Requirements and 2019 In-Lieu Fee

City of Los Angeles voters approved Measure JJJ in November 2016, which added provisions to the City’s municipal code to require developers of certain residential projects to either provide affordable units or pay an in-lieu fee. To determine the in-lieu fee schedule, in 2017 the City of Los Angeles commissioned consultants BAE Urban Economics to conduct the 2017 Affordability Gaps Study using the methodology outlined in Measure JJJ.

Measure JJJ ([LAMC Section 11.5.11 \(b\)\(3\)](#)) requires the City to update the Affordability Gaps study every two years for the purpose of updating the in-lieu fee rates. In 2019, the City completed the 2019 Affordability Gaps Study based on the same methodology utilized in the 2017 BAE Study. This document summarizes the findings of that study. The Measure JJJ in-lieu fee schedule provided in this document is effective as of September 30, 2019 and replaces the prior fee schedule that was issued in 2017.

Measure JJJ institutes affordable housing requirements for projects that receive a discretionary General Plan amendment, zone change, or height district change resulting in either an increase in residential density of more than 35 percent or development of a residential use where residential uses were not previously allowed. **Table 1** summarizes the Measure JJJ affordability requirements.

Table 1: Measure JJJ Affordable Housing Requirements (LAMC Section 11.5.11(a)).

	Rental Projects	For-Sale Projects
Increase in Residential Density >35%	5% extremely low income and 6% very low income - or - 5% extremely low income and 15% lower income	11% very low income - or - 20% lower income - or - 40% moderate income
Residential Use Where Not Previously Allowed	5% extremely low income and 11% very low income - or - 5% extremely low income and 20% lower income	11% very low income - or - 20% lower income - or - 40% moderate income

Calculation of Affordability Gaps and In-Lieu Fee

Measure JJJ allows developers to meet the affordable housing requirements by building units on site, building units off-site, acquiring and preserving existing at-risk affordable properties, or paying an in-lieu fee. The in-lieu fee amount specified in Measure JJJ is equal to 1.1 times the number of affordable units that the developer would otherwise be required to provide, multiplied by the applicable “affordability gap.” Measure JJJ requires affordable units to be comparable to market-rate units in terms of the number of bedrooms and other factors, and therefore the unit mix used to calculate in-lieu fee payments must mirror the unit mix in the project.

According to Measure JJJ, the affordability gap for rental units is the difference between the total affordable unit development cost and the amount of permanent financing that the restricted rents would support. The affordability gap for for-sale units is equal to the difference between the median home sale price and the restricted affordable sale price. Measure JJJ requires the City to update the Affordability Gaps study and resulting in-lieu fees every two years.

Rental In-Lieu Fee

Table 2 below shows the rental affordability gaps calculated in the 2019 Affordability Gaps Study. These figures represent the per unit subsidy amounts that would be necessary to support development of affordable units, after accounting for the permanent loan that an apartment operator could support from rent payments.

Table 2: Rental Affordability Gaps, City of Los Angeles, 2019.

Unit Size	Income Level		
	Extremely Low	Very Low	Lower
Studio	\$455,091	\$427,315	\$413,367
1 Bedroom	\$485,845	\$453,981	\$438,110
2 Bedroom	\$539,308	\$503,476	\$485,561
3 Bedroom	\$599,620	\$559,820	\$539,980

Source: City of Los Angeles, 2019.

The in-lieu fee payment for rental developments subject to the Measure JJJ affordability requirements would be consistent across projects for each unit size. **Table 3** shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change resulting in an increase in density of more than 35 percent.

Table 3: Rental In-Lieu Fee Schedule: Projects Resulting in Density Increase of >35%, City of Los Angeles, 2019.

Unit Size	In-Lieu Fee Per Unit in Project
Studio	\$53,233
1 Bedroom	\$56,684
2 Bedroom	\$62,891
3 Bedroom	\$69,927

Source: City of Los Angeles, 2019.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and six percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 15 percent of units affordable to lower-income households.

Table 4 shows the in-lieu fee schedule for projects that are subject to the affordability requirements due to discretionary approvals for a General Plan amendment, zone change, or height district change to allow residential uses where not previously allowed.

Table 4: Rental In-Lieu Fee Schedule: Projects Resulting in Residential Use Where Not Previously Allowed, City of Los Angeles, 2019.

Unit Size	In-Lieu Fee Per Unit in Project
Studio	\$76,735
1 Bedroom	\$81,653
2 Bedroom	\$90,583
3 Bedroom	\$100,717

Source: City of Los Angeles, 2019.

These fee rates represent fees in-lieu of providing five percent of units affordable to extremely low-income households and 11 percent of units affordable to very low-income households. This results in a lower fee amount than a fee in-lieu of providing five percent of units affordable to extremely low-income households and 20 percent of units affordable to lower-income households.

For Sale In-Lieu Fee

For units that would be offered for sale, Measure JJJ defines the affordability gap as the difference between the median home sale price by unit type and the restricted affordable sale price. Measure JJJ requires separate affordability gap calculations for each of the City’s 37 Community Plan Areas (CPAs) to reflect the difference in median sale prices between each CPA. **Table 5** shows the affordable sale prices for single-family homes and condominiums for very low-, low- and moderate-income households.

Table 5: Restricted Affordable Sale Prices, City of Los Angeles, 2019.

Household Income Level	Affordable Sale Price				
	Studio	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm
Single-Family					
Very Low	\$ 151,117	\$172,792	\$ 194,315	\$215,685	\$ 233,087
Lower	\$ 241,482	\$275,979	\$ 310,477	\$344,974	\$ 372,603
Moderate	\$ 259,189	\$296,128	\$ 333,221	\$370,160	\$ 399,773
Condominium					
Very Low	\$ 81,836	\$ 102,046	\$ 122,114	\$ 142,040	\$ 158,264
Lower	\$ 166,092	\$ 198,258	\$ 230,423	\$ 262,588	\$ 288,349
Moderate	\$ 182,602	\$ 217,044	\$ 251,629	\$ 286,072	\$ 313,682

Source: City of Los Angeles, 2019.

Per the requirements of Measure JJJ, the study calculates the for-sale affordability gaps by subtracting the restricted sale prices at each affordability level by unit size from the median sale price by CPA, unit size, and building type. This results in a total of 1,050 for-sale affordability gaps (35 CPAs x 5 unit sizes x 2 building types x 3 affordability levels).

Table 6 and **Table 7** on the following pages show all 1,050 for-sale affordability gaps by CPA, number of bedrooms, and single-family/condominium building type. The affordability gap calculations found that market sale prices for some unit types in some CPAs were lower than the restricted sale prices, meaning that market rate sale prices for some unit types are affordable to some lower- and moderate-income households. However, because Measure JJJ requires that developers pay a fee for all applicable projects, the City requires developers to apply the next highest income level with a positive affordability gap for the same unit type in any case where an affordability gap is negative or zero.

The for-sale in-lieu fees vary substantially based on CPA, number of bedrooms, and whether the fee rate reflects a fee in lieu of providing 11 percent of units affordable to very low-income households, 20 percent affordable to lower-income households, or 40 percent affordable to moderate-income households. Depending on the unit mix in a particular project, the lowest and highest for-sale in-lieu fees could be based on any of the three on-site affordability options for for-sale units. Overall, fee rates could vary from a few hundred dollars per market-rate unit to over

\$400,000 or more per market-rate unit. The Measure JJJ in-lieu fee formula for for-sale units requires project-by-project in-lieu fee calculations to determine the appropriate fee amounts.

Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2019

Community Plan Area	Studio			One-Bedroom			Two-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$160,807	\$70,442	\$52,735	\$187,151	\$83,964	\$63,815	\$230,689	\$114,527	\$91,783
Bel Air - Beverly Crest	\$920,433	\$830,068	\$812,361	\$1,067,220	\$964,033	\$943,884	\$1,265,699	\$1,149,537	\$1,126,793
Boyle Heights	\$157,137	\$66,772	\$49,065	\$182,211	\$79,024	\$58,875	\$225,689	\$109,527	\$86,783
Brentwood - Pacific Palisades	\$1,590,153	\$1,499,788	\$1,482,081	\$1,758,077	\$1,654,890	\$1,634,741	\$2,178,209	\$2,062,047	\$2,039,303
Canoga Park - Winnetka - Woodland Hills - West Hills	\$307,595	\$217,230	\$199,523	\$303,732	\$200,545	\$180,396	\$430,691	\$314,529	\$291,785
Central City	\$921,454	\$831,089	\$813,382	\$923,714	\$820,527	\$800,378	\$1,267,090	\$1,150,928	\$1,128,184
Central City North	\$738,062	\$647,697	\$629,990	\$973,948	\$870,761	\$850,612	\$1,017,213	\$901,051	\$878,307
Chatsworth - Porter Ranch	\$292,916	\$202,551	\$184,844	\$301,546	\$198,359	\$178,210	\$410,691	\$294,529	\$271,785
Encino - Tarzana	\$538,785	\$448,420	\$430,713	\$599,555	\$496,368	\$476,219	\$745,694	\$629,532	\$606,788
Granada Hills - Knollwood	\$264,659	\$174,294	\$156,587	\$283,695	\$180,508	\$160,359	\$372,190	\$256,028	\$233,284
Harbor Gateway	\$182,825	\$92,460	\$74,753	\$227,954	\$124,767	\$104,618	\$260,689	\$144,527	\$121,783
Hollywood	\$802,269	\$711,904	\$694,197	\$832,218	\$729,031	\$708,882	\$1,104,697	\$988,535	\$965,791
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$234,201	\$143,836	\$126,129	\$213,382	\$110,195	\$90,046	\$330,690	\$214,528	\$191,784
North Hollywood - Valley Village	\$399,337	\$308,972	\$291,265	\$427,214	\$324,027	\$303,878	\$555,692	\$439,530	\$416,786
Northeast Los Angeles	\$380,989	\$290,624	\$272,917	\$387,213	\$284,026	\$263,877	\$530,692	\$414,530	\$391,786
Northridge	\$382,823	\$292,458	\$274,751	\$300,817	\$197,630	\$177,481	\$533,192	\$417,030	\$394,286
Palms - Mar Vista - Del Rey	\$674,564	\$584,199	\$566,492	\$895,219	\$792,032	\$771,883	\$930,696	\$814,534	\$791,790
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$234,201	\$143,836	\$126,129	\$257,099	\$153,912	\$133,763	\$330,690	\$214,528	\$191,784
San Pedro	\$270,897	\$180,532	\$162,825	\$307,462	\$204,275	\$184,126	\$380,690	\$264,528	\$241,784
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$667,225	\$576,860	\$559,153	\$633,216	\$530,029	\$509,880	\$920,696	\$804,534	\$781,790
Silver Lake - Echo Park	\$516,767	\$426,402	\$408,695	\$563,715	\$460,528	\$440,379	\$715,694	\$599,532	\$576,788
South Los Angeles	\$179,155	\$88,790	\$71,083	\$181,711	\$78,524	\$58,375	\$255,689	\$139,527	\$116,783
Southeast Los Angeles	\$105,761	\$15,396	\$0	\$138,211	\$35,024	\$14,875	\$155,688	\$39,526	\$16,782
Sun Valley - La Tuna Canyon	\$223,192	\$132,827	\$115,120	\$235,240	\$132,053	\$111,904	\$315,690	\$199,528	\$176,784
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$230,531	\$140,166	\$122,459	\$267,212	\$164,025	\$143,876	\$325,690	\$209,528	\$186,784
Sylmar	\$179,155	\$88,790	\$71,083	\$169,711	\$66,524	\$46,375	\$255,689	\$139,527	\$116,783
Van Nuys - North Sherman Oaks	\$368,145	\$277,780	\$260,073	\$370,766	\$267,579	\$247,430	\$513,192	\$397,030	\$374,286
Venice	\$1,112,726	\$1,022,361	\$1,004,654	\$1,662,226	\$1,559,039	\$1,538,890	\$1,527,702	\$1,411,540	\$1,388,796
West Adams - Baldwin Hills - Leimert	\$318,604	\$228,239	\$210,532	\$385,714	\$282,527	\$262,378	\$445,691	\$329,529	\$306,785
West Los Angeles	\$953,461	\$863,096	\$845,389	\$1,001,031	\$897,844	\$877,695	\$1,310,700	\$1,194,538	\$1,171,794
Westchester - Playa Del Rey	\$611,629	\$521,264	\$503,557	\$997,219	\$894,032	\$873,883	\$844,945	\$728,783	\$706,039
Westlake	\$454,382	\$364,017	\$346,310	\$640,216	\$537,029	\$516,880	\$630,693	\$514,531	\$491,787
Westwood	\$1,199,330	\$1,108,965	\$1,091,258	\$1,350,044	\$1,246,857	\$1,226,708	\$1,645,703	\$1,529,541	\$1,506,797
Wilmington - Harbor City	\$175,485	\$85,120	\$67,413	\$192,252	\$89,065	\$68,916	\$250,689	\$134,527	\$111,783
Wilshire	\$729,610	\$639,245	\$621,538	\$918,331	\$815,144	\$794,995	\$1,005,697	\$889,535	\$866,791

Source: City of Los Angeles, 2019.

(Continued on the following page)

Table 6: For-Sale Affordability Gaps, Single-Family Homes, City of Los Angeles, 2019 (continued)

Community Plan Area	Three-Bedroom			Four-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$278,319	\$149,030	\$123,844	\$261,917	\$122,401	\$95,231
Bel Air - Beverly Crest	\$1,784,335	\$1,655,046	\$1,629,860	\$2,271,938	\$2,132,422	\$2,105,252
Boyle Heights	\$224,319	\$95,030	\$69,844	\$411,919	\$272,403	\$245,233
Brentwood - Pacific Palisades	\$2,434,341	\$2,305,052	\$2,279,866	\$2,961,945	\$2,822,429	\$2,795,259
Canoga Park - Winnetka - Woodland Hills - West Hills	\$438,321	\$309,032	\$283,846	\$526,920	\$387,404	\$360,234
Central City	\$1,289,217	\$1,159,928	\$1,134,742	\$1,761,855	\$1,622,339	\$1,595,169
Central City North	\$1,150,705	\$1,021,416	\$996,230	\$1,420,752	\$1,281,236	\$1,254,066
Chatsworth - Porter Ranch	\$435,321	\$306,032	\$280,846	\$556,920	\$417,404	\$390,234
Encino - Tarzana	\$844,325	\$715,036	\$689,850	\$1,263,927	\$1,124,411	\$1,097,241
Granada Hills - Knollwood	\$410,821	\$281,532	\$256,346	\$426,919	\$287,403	\$260,233
Harbor Gateway	\$334,320	\$205,031	\$179,845	\$420,919	\$281,403	\$254,233
Hollywood	\$1,489,332	\$1,360,043	\$1,334,857	\$2,205,437	\$2,065,921	\$2,038,751
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$314,320	\$185,031	\$159,845	\$398,419	\$258,903	\$231,733
North Hollywood - Valley Village	\$559,322	\$430,033	\$404,847	\$804,923	\$665,407	\$638,237
Northeast Los Angeles	\$626,823	\$497,534	\$472,348	\$711,922	\$572,406	\$545,236
Northridge	\$434,321	\$305,032	\$279,846	\$502,670	\$363,154	\$335,984
Palms - Mar Vista - Del Rey	\$1,169,328	\$1,040,039	\$1,014,853	\$1,494,930	\$1,355,414	\$1,328,244
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$374,320	\$245,031	\$219,845	\$388,919	\$249,403	\$222,233
San Pedro	\$461,321	\$332,032	\$306,846	\$540,920	\$401,404	\$374,234
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$1,159,328	\$1,030,039	\$1,004,853	\$1,466,930	\$1,327,414	\$1,300,244
Silver Lake - Echo Park	\$1,014,327	\$885,038	\$859,852	\$1,191,927	\$1,052,411	\$1,025,241
South Los Angeles	\$271,819	\$142,530	\$117,344	\$399,419	\$259,903	\$232,733
Southeast Los Angeles	\$159,818	\$30,529	\$5,343	\$166,917	\$27,401	\$231
Sun Valley - La Tuna Canyon	\$344,320	\$215,031	\$189,845	\$404,419	\$264,903	\$237,733
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$414,321	\$285,032	\$259,846	\$542,920	\$403,404	\$376,234
Sylmar	\$307,320	\$178,031	\$152,845	\$301,918	\$162,402	\$135,232
Van Nuys - North Sherman Oaks	\$530,322	\$401,033	\$375,847	\$561,921	\$422,405	\$395,235
Venice	\$1,856,835	\$1,727,546	\$1,702,360	\$2,566,941	\$2,427,425	\$2,400,255
West Adams - Baldwin Hills - Leimert	\$549,322	\$420,033	\$394,847	\$611,921	\$472,405	\$445,235
West Los Angeles	\$1,395,331	\$1,266,042	\$1,240,856	\$1,991,935	\$1,852,419	\$1,825,249
Westchester - Playa Del Rey	\$1,038,327	\$909,038	\$883,852	\$1,263,927	\$1,124,411	\$1,097,241
Westlake	\$584,323	\$455,034	\$429,848	\$893,119	\$753,603	\$726,433
Westwood	\$1,874,335	\$1,745,046	\$1,719,860	\$2,336,438	\$2,196,922	\$2,169,752
Wilmington - Harbor City	\$285,320	\$156,031	\$130,845	\$311,918	\$172,402	\$145,232
Wilshire	\$1,281,830	\$1,152,541	\$1,127,355	\$1,916,934	\$1,777,418	\$1,750,248

Source: City of Los Angeles, 2019.

Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2019

Community Plan Area	Studio			One-Bedroom			Two-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$128,558	\$44,302	\$27,792	\$117,456	\$21,244	\$2,458	\$162,888	\$54,579	\$33,373
Bel Air - Beverly Crest	\$629,875	\$545,619	\$529,109	\$687,878	\$591,666	\$572,880	\$841,977	\$733,668	\$712,462
Boyle Heights	\$122,903	\$38,647	\$22,137	\$124,101	\$27,889	\$9,103	\$155,227	\$46,918	\$25,712
Brentwood - Pacific Palisades	\$693,671	\$609,415	\$592,905	\$557,960	\$461,748	\$442,962	\$928,396	\$820,087	\$798,881
Canoga Park - Winnetka - Woodland Hills - West Hills	\$213,455	\$129,199	\$112,689	\$227,957	\$131,745	\$112,959	\$277,890	\$169,581	\$148,375
Central City	\$503,169	\$418,913	\$402,403	\$596,461	\$500,249	\$481,463	\$842,895	\$734,586	\$713,380
Central City North	\$711,922	\$627,666	\$611,156	\$628,461	\$532,249	\$513,463	\$677,894	\$569,585	\$548,379
Chatsworth - Porter Ranch	\$213,085	\$128,829	\$112,319	\$114,956	\$18,744	\$0	\$277,390	\$169,081	\$147,875
Encino - Tarzana	\$228,219	\$143,963	\$127,453	\$175,206	\$78,994	\$60,208	\$297,890	\$189,581	\$168,375
Granada Hills - Knollwood	\$194,999	\$110,743	\$94,233	\$173,181	\$76,969	\$58,183	\$252,889	\$144,580	\$123,374
Harbor Gateway	\$161,779	\$77,523	\$61,013	\$140,154	\$43,942	\$25,156	\$207,889	\$99,580	\$78,374
Hollywood	\$627,171	\$542,915	\$526,405	\$402,959	\$306,747	\$287,961	\$582,893	\$474,584	\$453,378
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$150,706	\$66,450	\$49,940	\$71,955	\$0	\$0	\$192,889	\$84,580	\$63,374
North Hollywood - Valley Village	\$279,895	\$195,639	\$179,129	\$262,957	\$166,745	\$147,959	\$367,890	\$259,581	\$238,375
Northeast Los Angeles	\$270,667	\$186,411	\$169,901	\$302,958	\$206,746	\$187,960	\$355,390	\$247,081	\$225,875
Northridge	\$207,918	\$123,662	\$107,152	\$186,025	\$89,813	\$71,027	\$270,390	\$162,081	\$140,875
Palms - Mar Vista - Del Rey	\$843,173	\$758,917	\$742,407	\$682,961	\$586,749	\$567,963	\$763,894	\$655,585	\$634,379
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$128,558	\$44,302	\$27,792	\$142,956	\$46,744	\$27,958	\$248,889	\$140,580	\$119,374
San Pedro	\$213,085	\$128,829	\$112,319	\$217,957	\$121,745	\$102,959	\$277,390	\$169,081	\$147,875
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$350,765	\$266,509	\$249,999	\$357,458	\$261,246	\$242,460	\$463,891	\$355,582	\$334,376
Silver Lake - Echo Park	\$434,923	\$350,667	\$334,157	\$411,709	\$315,497	\$296,711	\$577,893	\$469,584	\$448,378
South Los Angeles	\$137,527	\$53,271	\$36,761	\$133,956	\$37,744	\$18,958	\$175,037	\$66,728	\$45,522
Southeast Los Angeles	\$88,779	\$4,523	\$0	\$96,072	\$0	\$0	\$109,003	\$694	\$0
Sun Valley - La Tuna Canyon	\$213,455	\$129,199	\$112,689	\$157,956	\$61,744	\$42,958	\$277,890	\$169,581	\$148,375
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$235,602	\$151,346	\$134,836	\$178,249	\$82,037	\$63,251	\$307,890	\$199,581	\$178,375
Sylmar	\$154,397	\$70,141	\$53,631	\$116,138	\$19,926	\$1,140	\$197,889	\$89,580	\$68,374
Van Nuys - North Sherman Oaks	\$220,099	\$135,843	\$119,333	\$285,457	\$189,245	\$170,459	\$286,890	\$178,581	\$157,375
Venice	\$877,860	\$793,604	\$777,094	\$812,963	\$716,751	\$697,965	\$1,177,899	\$1,069,590	\$1,048,384
West Adams - Baldwin Hills - Leimert	\$290,969	\$206,713	\$190,203	\$310,458	\$214,246	\$195,460	\$382,891	\$274,582	\$253,376
West Los Angeles	\$572,971	\$488,715	\$472,205	\$548,960	\$452,748	\$433,962	\$764,894	\$656,585	\$635,379
Westchester - Playa Del Rey	\$481,800	\$397,544	\$381,034	\$397,959	\$301,747	\$282,961	\$641,393	\$533,084	\$511,878
Westlake	\$294,660	\$210,404	\$193,894	\$342,958	\$246,746	\$227,960	\$387,891	\$279,582	\$258,376
Westwood	\$378,168	\$293,912	\$277,402	\$477,959	\$381,747	\$362,961	\$847,895	\$739,586	\$718,380
Wilmington - Harbor City	\$196,106	\$111,850	\$95,340	\$226,957	\$130,745	\$111,959	\$254,389	\$146,080	\$124,874
Wilshire	\$228,167	\$143,911	\$127,401	\$343,458	\$247,246	\$228,460	\$559,142	\$450,833	\$429,627

Source: City of Los Angeles, 2019.

(Continued on the following page)

Table 7: For-Sale Affordability Gaps, Condominiums, City of Los Angeles, 2019 (continued)

Community Plan Area	Three-Bedroom			Four-Bedroom		
	Very Low	Lower	Moderate	Very Low	Lower	Moderate
Arleta - Pacoima	\$275,964	\$155,416	\$131,932	\$360,741	\$230,656	\$205,323
Bel Air - Beverly Crest	\$1,240,462	\$1,119,914	\$1,096,430	\$1,672,533	\$1,542,448	\$1,517,115
Boyle Heights	\$162,110	\$41,562	\$18,078	\$313,139	\$183,054	\$157,721
Brentwood - Pacific Palisades	\$1,227,973	\$1,107,425	\$1,083,941	\$2,241,760	\$2,111,675	\$2,086,342
Canoga Park - Winnetka - Woodland Hills - West Hills	\$340,964	\$220,416	\$196,932	\$381,741	\$251,656	\$226,323
Central City	\$898,215	\$777,667	\$754,183	\$1,299,740	\$1,169,655	\$1,144,322
Central City North	\$802,469	\$681,921	\$658,437	\$1,050,445	\$920,360	\$895,027
Chatsworth - Porter Ranch	\$307,964	\$187,416	\$163,932	\$344,241	\$214,156	\$188,823
Encino - Tarzana	\$386,965	\$266,417	\$242,933	\$398,741	\$268,656	\$243,323
Granada Hills - Knollwood	\$287,964	\$167,416	\$143,932	\$176,739	\$46,654	\$21,321
Harbor Gateway	\$320,964	\$200,416	\$176,932	\$319,716	\$189,631	\$164,298
Hollywood	\$672,968	\$552,420	\$528,936	\$1,623,931	\$1,493,846	\$1,468,513
Los Angeles World Airport	N/A	N/A	N/A	N/A	N/A	N/A
Mission Hills - Panorama City - North Hills	\$267,964	\$147,416	\$123,932	\$332,490	\$202,405	\$177,072
North Hollywood - Valley Village	\$452,965	\$332,417	\$308,933	\$406,741	\$276,656	\$251,323
Northeast Los Angeles	\$547,966	\$427,418	\$403,934	\$532,396	\$402,311	\$376,978
Northridge	\$301,464	\$180,916	\$157,432	\$379,464	\$249,379	\$224,046
Palms - Mar Vista - Del Rey	\$810,969	\$690,421	\$666,937	\$1,104,657	\$974,572	\$949,239
Port of Los Angeles	N/A	N/A	N/A	N/A	N/A	N/A
Reseda - West Van Nuys	\$280,964	\$160,416	\$136,932	\$259,240	\$129,155	\$103,822
San Pedro	\$430,465	\$309,917	\$286,433	\$549,243	\$419,158	\$393,825
Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass	\$612,967	\$492,419	\$468,935	\$1,084,194	\$954,109	\$928,776
Silver Lake - Echo Park	\$617,967	\$497,419	\$473,935	\$883,208	\$753,123	\$727,790
South Los Angeles	\$194,944	\$74,396	\$50,912	\$304,003	\$173,918	\$148,585
Southeast Los Angeles	\$117,524	\$0	\$0	\$134,079	\$3,994	\$0
Sun Valley - La Tuna Canyon	\$416,965	\$296,417	\$272,933	\$466,742	\$336,657	\$311,324
Sunland - Tujunga - Lakeview Terrace - Shadow Hills - East La Tuna Canyon	\$329,964	\$209,416	\$185,932	\$408,881	\$278,796	\$253,463
Sylmar	\$287,964	\$167,416	\$143,932	\$361,741	\$231,656	\$206,323
Van Nuys - North Sherman Oaks	\$358,965	\$238,417	\$214,933	\$422,767	\$292,682	\$267,349
Venice	\$1,407,975	\$1,287,427	\$1,263,943	\$1,791,755	\$1,661,670	\$1,636,337
West Adams - Baldwin Hills - Leimert	\$437,965	\$317,417	\$293,933	\$459,310	\$329,225	\$303,892
West Los Angeles	\$943,970	\$823,422	\$799,938	\$1,086,748	\$956,663	\$931,330
Westchester - Playa Del Rey	\$692,968	\$572,420	\$548,936	\$2,071,758	\$1,941,673	\$1,916,340
Westlake	\$410,961	\$290,413	\$266,929	\$664,824	\$534,739	\$509,406
Westwood	\$1,162,973	\$1,042,425	\$1,018,941	\$1,719,674	\$1,589,589	\$1,564,256
Wilmington - Harbor City	\$295,464	\$174,916	\$151,432	\$491,742	\$361,657	\$336,324
Wilshire	\$647,967	\$527,419	\$503,935	\$1,413,079	\$1,282,994	\$1,257,661

Source: City of Los Angeles, 2019.