



GMU BULLETIN

700 West Main Street, Alhambra, CA 91801

NUMBER: PLHA-24-0001	SUBJECT: FISCAL YEAR 2023 INCOME GUIDELINES PERMANENT LOCAL HOUSING ALLOCATION (PLHA)	
DATE: January 23, 2024	EFFECTIVE DATE: IMMEDIATELY	PAGE 1 OF 2

TO: PARTICIPATING CITIES

The Fiscal Year (FY) 2023 income guidelines in the table below are for use in the Permanent Local Housing Allocation (PLHA) Program. These guidelines should be used to determine compliance with each PLHA Eligible Activity objective of providing benefit to income-eligible persons. They are also used in determining eligibility for development, rehabilitation and homeownership opportunity projects and are effective until a new schedule is issued.

The PLHA Program defines income limits based on the California Department of Housing and Community Development (HCD) updates according to the U.S Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Housing Assistance Payments Program, thus we are subject to the definition of "Extremely Low-Income," per the Federal Poverty Guidelines, published by the Department of Health and Human Services. Since the 30% Average Median Income (AMI) limits are not the same as the "Extremely Low-Income" limits, the PLHA Program must use the income guidelines, as outlined below:

2023 INCOME LIMITS

Number of Persons	Extremely Low-Income	Very Low-Income	Moderate-Income	Moderate-Income (120%)	Moderate-Income (150%)
1	\$26,500	\$52,980	\$70,650	105,900	109,000
2	\$30,300	\$60,540	\$80,750	121,050	124,600
3	\$34,100	\$68,100	\$90,850	136,200	140,150
4	\$37,850	\$75,660	\$100,900	151,300	155,700
5	\$40,900	\$81,720	\$109,000	163,450	168,200
6	\$43,950	\$87,780	\$117,050	175,550	180,650
7	\$46,950	\$93,840	\$125,150	187,650	193,100
8	\$50,000	\$99,900	\$133,200	199,750	206,110

*Please note that the 2023 median household income for Los Angeles County is \$98,200.

These guidelines refer to the terms in determining income levels for the above-mentioned programs. To clarify any misunderstanding from the differences in terms between the Public Housing, Section 8, CDBG, and BFH, the following is provided for your information:

COMPARISON OF TERMS IN DETERMINING INCOME LEVELS			
BFH	CDBG	SECTION 8	% OF MEDIAN
Extremely Low-Income	Extremely Low-Income	Extremely Low-Income	Equal to or less than 30%
Not Eligible	Low-Income	Very Low-Income	31% to 50%
Not Eligible	Moderate-Income	Low-Income	51% to 80%

For CDBG-funded agencies approved by Los Angeles County Development Authority to utilize the *Public Service Self-Certification Form* as income documentation for your program participants, please be sure to incorporate these revised income guidelines into your forms immediately. Updated forms in both English and Spanish transmitted with this bulletin are also available for your use.

The *Public Service Self Certification Form* does not apply to the BFH program.

Should you have any questions, please contact your CDBG or BFH Contract Manager.

Sincerely,

Linda Jenkins
Linda Jenkins (Jan 22, 2024 17:06 PST)

LINDA JENKINS, Director
Community Development Division

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Final Audit Report

2024-01-23

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