

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

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The Board approved this CIS by a vote of: Yea(10) Nay(8) Abstain(2) Ineligible(2) Recusal(0)

Date of NC Board Action: 04/13/2022

Type of NC Board Action: For

#### Impact Information

Date: 04/25/2022

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 21-1431

Agenda Date:

Item Number:

Summary: CIS Supporting the City Council's efforts to clarify wording and intent to require a net increase in affordable housing units [AHU] beyond AHUs replaced when granting AHU incentives for a replacement building. The WHWCNC submits the following CIS regarding support for the City Council's action in Council File 21-1431 to clarify City Policy concerning how many affordable housing units are required for a project asking for incentives to get them to provide affordable residential units. Due to unclear drafting by the State legislature of two bills, an interpretation by the City Attorney has contributed to City Departments not requiring developers to include as many affordable units as intended. WHIP asks the WHWCNC board to adopt the CIS as its own and send it to City officials as indicated. Suppose a developer demolishes five (5) affordable residential units to create a new multi-family building. The law says these have to be replaced as affordable housing units. The developer also seeks incentives, such as additional height or reduced setbacks if the developer provides some specified number of affordable housing units.

Hypothetically, in exchange for a taller building, the project must provide three (3) affordable units to the project to add to the City's stock of affordable units. Currently, the City Attorney's interpretation allows the three required incentive units to count toward the required five replacement units, so the developer only provides five affordable units. The intention of the separately enacted State laws is to replace 5 units demolished and incentivize adding 3 more affordable units to result in a total of 8 affordable units. This CIS supports a City Policy that would require the whole total number of affordable units along with other tenant protections as was intended, so that there is a net gain in units from what previously existed.