

ITEM 21 - A

MOTION

I MOVE that the matter of the Mitigated Negative Declaration and Planning and Land Use Management Committee Report relative to a Vesting Tentative Tract Map appeal for property at 6040 and 6055 Center Drive, Item No. 21 on today's Council Agenda (CF 09-2506) **BE AMENDED** to adopt the following condition:

Workforce Housing. Prior to issuance of a building permit, the Applicant shall submit a proposed Workforce Housing Plan to the Planning Department for review and approval. This Plan shall provide the following:

- a. Units Reserved for Workforce Households.
 - (i) The property owner shall reserve 10 units in the Project for rent to households meeting the Workforce Income Levels for Qualified Workforce Tenants.
 - (ii) In the event that Vesting Tentative Map 70318-CN-1A and Case No. ZA-2008-2700-VCU are modified to increase the number of units in the Project from five hundred and fifty units to six hundred units pursuant to tract map modification, plan approval and any other required approval pursuant to the Los Angeles Municipal Code (as previously authorized by the City Council in 2005 pursuant to the Second Amendment to the Howard Hughes Center Development Agreement), then the property owner shall reserve an additional 15 units in the Project for rent to households meeting the Workforce Income Levels for Qualified Workforce Tenants.
 - (iii) At the option of the property owner, units reserved for workforce households pursuant to this condition, may be sold instead of rented to households meeting workforce income levels (AMI 150%) at price levels that do not exceed then applicable prices adjusted by bedroom size established by the LAHD for workforce for-sale housing.
- b. For the purposes of this condition:
 - (i) "Workforce Rents" mean rent levels that do not exceed the maximum Workforce Rent Levels adjusted by bedroom size as set forth in LAHD 2009 Income and Rent Limit - Land Use Schedule 1 (April 2009) on file, adjusted annually by the annual automatic rent adjustment rate allowed under the Rent Stabilization Ordinance; and
 - (ii) "Qualified Workforce Tenants" mean tenants who earn no more than the allowable maximum Workforce Income Level as set forth in LAHD 2009 Income and Rent Limit- Land Use Schedule 1 (April 2009) on file, as adjusted annually based on the annual percentage increase in median income for the Los Angeles-Long Beach-Santa Ana metro area.
- c. Marketing of Workforce Housing Units to Community-Serving Employees. The applicant shall make good faith efforts to market the Workforce Housing units in the Project to households meeting the Workforce Income Levels for Qualified Workforce Tenants who are Community-serving employees (including, but not limited, to police officers, fire fighters, teachers, government employees, and health care professionals). Such efforts may include placing advertisements in local area newspapers and newsletters and placing advertisements in bulletins/newsletters/bulletin boards of LAPD, LAFD, LAUSD, private schools and hospitals/medical clinics.
- d. Covenant. Prior to the issuance of any building permit for the Project, the property owner shall record a covenant on the subject property requiring that the Workforce Housing units required hereunder be restricted in accordance with this condition for a period of thirty (30) years.

PRESENTED BY:


BILL ROSENDAHL
Councilman, 11th District


ADOPTED

DEC 09 2009
SECONDED BY:


LOS ANGELES CITY COUNCIL

December 9, 2009

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ORIGINAL

VERBAL MOTION

I HEREBY MOVE that Council AMEND the action in connection with Vesting Tentative Tract Map appeal for property at 6040 and 6055 Center Drive (Item No. 21, CF 09-2506), as follows:

DIRECT Planning Department staff to prepare additional finding(s) to support the new condition relative to Workforce Housing.

PRESENTED BY _____
BILL ROSENDAHL
Councilmember, 11th District

SECONDED BY _____
ED P. REYES
Councilmember, 1st District

December 9, 2009

CF 09-2506

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ADOPTED

DEC 09 2009

LOS ANGELES CITY COUNCIL