

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE REPORT relative to the creation of mixed-income housing opportunities within the Warner Center 2035 Plan.

Recommendations for Council action:

1. INSTRUCT the Department of City Planning (DCP), in coordination with the Los Angeles Housing and Community Investment Department (HCIDLA) and Los Angeles Department of Transportation (LADOT), to draft and present an Ordinance mandating an affordable housing component within the Warner Center 2035 Plan that will create mixed-income housing opportunities.
2. INSTRUCT the DCP, in coordination with the HCIDLA and LADOT, to:
  - a. Commence outreach to stakeholders and work with the local Neighborhood Council to help further shape this legislation.
  - b. Update any necessary market analysis or nexus studies required.
  - c. Determine any incentives for affordable housing above and beyond a mandated level equal to what is required under the Affordable Housing Linkage Fee (AHLF), however with a mix of units by affordability levels.
  - d. An exception to the AHLF for projects in the Warner Center.
  - e. If an in-lieu option is determined to be desirable, then a mechanism to ensure that those funds remain within the Warner Center.

Fiscal Impact Statement: None submitted by the DCP. Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary:

At a regular meeting held on October 30, 2018, the PLUM Committee considered a DCP report relative to a variety of affordable housing options in Warner Center to encourage the creation of mixed-income communities. Staff from the DCP and HCID provided additional comments on the creation of affordable housing opportunities in Warner Center. After providing an opportunity for public comment, the Committee recommended that Council instruct the DCP to prepare and present an Ordinance to create an affordable housing component within the Warner Center 2035 Plan. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<b><u>MEMBER:</u></b>	<b><u>VOTE:</u></b>
HUIZAR	ABSENT
HARRIS-DAWSON	YES
ENGLANDER	YES
BLUMENFIELD	YES
PRICE	YES

ZHC  
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**-NOT OFFICIAL UNTIL COUNCIL ACTS-**