REPORT FROM

Date: [1	<u> </u>
	OUS May Committee
Council File No:	13-0413
Item No.:	~7

OFFICE OF THE CITY ADMINISTRATIVE

Date:

April 9, 2014

CAO File No.

0220-00540-1039

Council File No. 13-0413 Council District:

Various

To:

The Council The Mayor

From:

Miguel A. Santana, City Administrative Office

Reference:

Transmittal from the former Los Angeles Housing Department dated April 3, 2013;

received by the City Administrative Officer on April 9, 2013; additional information provided by the Controller and the Housing and Community Investment Department

between July 2013 and April 2014

Subject:

REQUEST FROM THE LOS ANGELES HOUSING DEPARTMENT TO ASSESS

FEES RELATED TO AFFORDABLE HOUSING LAND USE COVENANTS AND

REGULATORY AGREEMENTS

SUMMARY

The Housing and Community Investment Department (HCID), formerly the Los Angeles Housing Department (LAHD), requests authority to amend Section 19.14 of the Los Angeles Municipal Code (LAMC) to establish fees for the preparation and enforcement of affordable housing land use covenants that result from the Density Bonus Ordinance No. 179684. The fees will recover the administrative costs of performing the work, which has been subsidized by the Municipal Housing Finance Fund (MHFF).

The Department proposes five categories of fees related to the preparation and enforcement of affordable housing covenants. The fees would be paid by developers per project or per unit, depending on the type of work being performed. The fees would be paid when a developer submits an application. The proposed fees are included in Table 1 of this report. Based on the projected annual number of projects, HCID estimates that the new fees, if adopted, will generate \$1,336,606 per year in additional revenues to the City.

During the last year, this Office met with staff from HCID, the Controller and City Attorney to determine the best methodology for calculating the proposed land use covenants fees. As a result of those meetings, HCID updated Attachment 9 of their original transmittal, which listed the proposed fees. The revised Attachment 9 is included as Attachment A of this report. This Office has reviewed the revised fees and concurs with the fees and the methodology for fee establishment.

Table 1
Proposed Fees for the Preparation and Enforcement of Affordable Housing Covenants

		Cost	Annual	Annual
Fee Category	Fee	Basis	Volume	Revenue
Affordable Housing Covenant Preparation	\$5,999	Project	61	\$365,932
Affordable Housing Covenant Assumptions and Terminations	1,283	Project	5	6,413
Affordable Housing Covenant Amendments	5,999	Project	5	29,994
Affordable Existing Residential Unit Determination per Section	998	Unit	1	998
4.4 of the Interim Procedures			_	
Affordable Housing Provision Plan Review per Section 7.4 of	1,257	Project	73	91,759
the Interim Procedures				
Affordable Housing Covenant Monitoring Fee	206	Unit/Year	4085	841,510
Total Annual Revenue				\$1,336,606

Background

The Council adopted a Motion (C.F. 05-1324) in February 2008 amending the LAMC to implement a density bonus program as required by State law. The resulting Ordinance No. 179681 includes affordable housing incentives. However, the fees associated with the Ordinance, which were to be charged and collected by HCID for the preparation and enforcement of the affordable housing covenants, were not included when the Ordinance was adopted. The HCID and the City Attorney prepared and submitted the proposed fees and the amendment to the Ordinance in the April 2013 transmittal. A revised Ordinance is included as Attachment B to this report.

Methodology

Best management practices ensure that fees are fair and equitable and represent the estimated and reasonable cost of services. The methodology employed by HCID is a widely-known and accepted approach to cost analysis where the time spent per unit of fee activity is determined for each position assigned to the process. The times are totaled and then used to calculate all applicable City costs which typically include direct salaries and benefits, operating services and supplies, departmental and divisional overhead, and citywide overhead costs.

The Department follows a work-flow diagram that describes the steps to process land use covenants. To determine the amount of time spent, HCID staff interviewed and timed the personnel directly responsible for each task. For example, in the headings for columns 2 and 6 of the attached fee study spreadsheet, "Analyst" refers to Management Analyst Is, Management Analyst IIs and Management Assistants. The "Clerical" staff in the headings for columns 3 and 7 refers to Clerk Typists and Senior Clerk Typists.

The amount of time, expressed in hours, was totaled by position and then multiplied by the average hourly salary rate for the position. The salaries were obtained from the 2014-15 Wages and Count (WC) which averages the gross salaries of all employees within the same classification in a given Department to account for the different salary levels created by salary steps and bonuses. In this case, since several classifications may perform the same tasks, HCID calculated the salaries by averaging the WC salaries for positions that make up the group. For example, in the "Clerical" group,

the WC salaries for Clerk Typist and Senior Clerk Typist were averaged to create the hourly Salary amount in column 7.

To calculate indirect costs such as fringe benefits and building leases, HCID multiplied the direct salary costs by the rates established in the 2013-14 Cost Allocation Plan (CAP) 34 prepared by the Controller. In addition, the fees include contract costs for the City's occupancy monitor. If adopted, the new fees will recover the costs associated with performing the work and will relieve the burden on the MHFF for these services.

This Office has reviewed the revised fees and concurs with the fees and the methodology for establishing the fees. The revised fees are in compliance with the City's Financial Policies requiring full cost recovery for special services. The Department projects that the new fees will generate \$1,336,606 per year in revenues. The HCID included \$1,236,722 in revenue from the fee in their proposed 2014-15 Budget, which will be considered by Council after it is released by the Mayor. The revenue is listed in Schedule 48, Municipal Housing Finance Fund.

Once the 2014-15 Budget is adopted, this Office will assist HCID to ensure that the fee revenues cover the actual costs of the work. The Department will need to review the fees periodically to confirm that the fees are appropriate for the work performed. If the actual costs increase over time, fee increases will need to be considered. Otherwise, there may be an impact to the General Fund, as the MHFF may not be able to absorb the difference between the fee and the actual cost of the work performed.

RECOMMENDATIONS

That the Council, subject to the approval of the Mayor:

- Adopt the proposed Ordinance amending Section 19.14 of the Los Angeles Municipal Code in Attachment B of this report, subject to the review of the City Attorney;
- Authorize the Controller to establish a new revenue source titled Affordable Housing Covenant Administration Fees within the Municipal Housing Finance Fund (MHFF) No. 815, in which to deposit fees collected pursuant to Los Angeles Municipal Code Section 19.14, as amended; and
- 3. Authorize the General Manager, Housing and Community Investment Department (HCID), or designee, to prepare Controller instructions and make any necessary technical adjustments consistent with the Mayor and Council actions on this item, subject to the approval of the City Administrative Officer (CAO), and authorize the Controller to implement the instructions.

FISCAL IMPACT STATEMENT

The proposed fees in this report are estimated to generate \$1,336,606 per year in revenues to the City. The recommendations in this report comply with the City's Financial Policies as the proposed fees are fair and recover the full cost of providing services.

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Attachments

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	Staff fine		Salaries			lbrd.		All All	14.	cafed Total Ren.	Total Direct	1.0	Pact Coefe	200	Total CASP Tot	Course Court Por	Processed
26	St Analyst Clertest City Attornoy St Analyst***		Analysi	Clencatr C	City Attorney		(Fringe-Ciri -CA Svcs)	160.00	Parking Other	Other Costs salary Costs		Salaries	. Cap 34 8±	salary Costs	1 1111 4	Per Year Year over 5 Years	21121
covellant meet stat our rangeables) is																	
Pre-application conferencing	88.1	,	31.91	,		31.91	11.75	6.43	301	0.28	53.38	7.18	4.89	0.76	12.82	65.20	
initial data entrylscanning	8,1		,	31,58		31.58	11.63	5,35	301	0.27	52.86	7.10	4.84	0.75	12.69	65,55	
Review of application, planning & B&S documents	200	•	31.91	,		63.62	23.50	12.85	8.02	0.56	106.76	14,35	9.77	1.52	25.64	132.40	
Communication with Owner, City Attorney, Planning & LADBS.	10.00	***************************************	31.91			318.10	117.52	64.27	30.11	2.78	533.78	77.77	48.87	7.59	128.22	962.00	ALTERNATION OF THE PARTY OF THE
Communication with Owner, City Attorney, Planning & LADBS	050	*		31.59	,	15.79	5.62	3,18	1.51	0.14	26.43	3,55	242	0.38	6.34	32.77	
Review of signatory documents	800		31.91	1		191,46	70,51	38.56	18.07	1,67	320.27	43,06	28.32	4.56	76.93	397,20	
Covenant development	12.00	1	38.91			382.92	141,03	77.12	35,13	3.33	640.53	88.12	59.64	9:11	153.87	794.40	
Supervisor's Review	3300	48,58	1		,	145.74	53.69	29.35	9.03	1.27	239,07	32.76	22.32	3.47	58.56	297.63	
Covenant to City Attorney and City Clerk	2.00			31.58	,	63.16	23.26	12.72	6.02	0.55	105.71	14.20	3.67	1,50	25.38	131 09	
Recordation	4,00	,		31.58		126.32	46.52	25,44	12.04	1,10	211.43	28.41	19.34	3,01	50.76	252.19	
Covenant Administration	15.00	48,58				728.70	268,38	146.76	45.17	6.34	1,185,35	163.88	111.59	17.34	292.81	1,458,16	
Covenant Administration	11.00	***************************************	31.91		***************************************	351.01	129,28	70.69	33.12	305	587.16	78.94	53.75	8,35	141.05	729.20	
Covenant Administration	80%			31.58		157.90	58,15	31,50	15,06	137	264.28	35.51	24.18	3.76	63.45	327.73	
Final data entry/ filing /scanning/ OMDB	2.00	•		31.58	,	63.16	23,26	\$2.72	6.02	0.55	105.71	14.20	9.67	1,50	25.38	131.09	
	18.00 42.00 14.50					2,872.67	16 988	52828	224.92	25.25	6,442.71	601.06	409.76	63.69	1,073.62	5.514.62	
City Attorney's Review		9.00			8	303,00	179.25				462.25					482.25	
Total City Attorney Costs		6.00				303.00	178.25				482.25					482.25	
Total Covenant Preparation (Amendments Total Costs	16.00 42.00 14.50	500 4856	3151	31.58	909	2,975.57	1,163,59	558.26	22432	23.25 247.89	4,924,98	601.06	609.78	83.59	1,073.92	5,999,88 6,24	6,246.00 8,244.00
Records at collector staying for their																	
Data entry & file prep	050	4	31.91	,	-	15,96	5.88	3.21	1.51	0,14	26.69	3,59	2 44	0.38	5.41	33.10	
Initial review of income documents	1,00	•	31.91	1		31.91	11,75	6.43	3.01	0.28	53,34	7,18	4.69	0.76	12.82	66.20	
Communication with property managerformer	1.00		31.91	·		31,91	11,75	6.43	301	0.28	53.38	7.18	4.89	0.75	12.82	66.20	***************************************
Final determination	050		31,91		***************************************	15,96	5.88	321	1.51	0.14	26.69	3,59	2,44	0.38	6.43	33.10	***************************************
Administrative Work	1.80		31.91			31.91	11.75	6,43	3.01	0.28	53,38	7.18	4.89	97.6	\$2.82	95.20	
Administrative Work	050		31.91	31.58		15.79	5.82	3,18	1.51	0,14	26.À3	3.55	2.42	0.38	6.34	32.77	
Preparation of letter approving/disapproving tenant eligibility	050	1	,	31.58	-	15,79	5.83	3.18	1.51	0.14	26.43	3.55	2.42	0.38	6.34		
Total Income Eligibility Review Cost per unit	400		3131	31.56		159.22	Z.	32.07	1506	139 16,44	766.37	35.81	24.38	3.79	63.98	330.35	344.66

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C. Flist vest doost																
Project sel-up in OM database	050	•	31	31.58	15.79	5.82	3,18	1,51	0.14	28.43	3.55 2.	2.42 0.38	6.34	32.77		
Monitoring & Income eligibility meeting with owner	1,00	,	31.91	,	31.91	11.75	679	3.01	0.28	53.38	7.18 4.	4.89 0.76	12 82	65.39		
Monitoring & income eligibility meeting with owner	050		31	31,58	15.79	5.82	3,18	1.51	0.14	26.43	3.55	2.42 0.38	6.34	32.77		
Preparation of project into for contractor, intro letters	050		31.91	•	15.96	5.88	3.21	1.51	0.14	26.69 3	3.59 2.	2,44 0.38	6.41	33.10		
Preparation of project into for contractor, intro letters	0:00	•	31	31,58	15,79	5,82	3.16	1.51	0.54	26.43	3.55	2,42 0,38	5.34	32,77		
Initial income eligibitity certification (cost per cert. X. number of																
affordable units)				,							1		,			
Total First Year Total Costs per unit	1.50		31.91	31.58	85.24	35,08	19.16	9.03	986	169.35	21.42 14.58	527	38.27	187.62	205.60	135.00
2. Annual Mointering Costs. Second You's Convain																
Data antivior confined and tabuil	50		3141	57.	8 2	25.	3.71	151	0.14	26.69	359 2	244 0.38	641	33.10	36.69	20.00
Data entry of contractor's annual report	0.25			31.56	28.	2.94	1,59	0,75	0.07	13,21	.78 1.	1.21 0.19	3.17	16.39	18.16	19.37
Research, info requests, inc. compliance, and admin	0,75		31,91 31	31.58	23.93	6.81	4.82	2.26	0.21	40.03	5,39	3,66 0.57	3.62	49,65	55,03	58.70
Research, info requests, inc. compliance, and admin	0.25		31.91	31.58	7.30	2.91	65,1	97.6	0,07	13.21	1.78	1,23 0,19	3.17	16,39	18.16	19.37
	1.25 0.25	31.91		31.58	47.78	1780	296	4.52	0.42	78.84	10.75	7.32	19,25	99.14	103.50	135.88

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Now, cover, Lawce Stiff yield																
Preparation of site visit letter and data entry	1.00	,		31.58	31.58	11,63	6.36	3.01	0.27	57,88	7.10	767	0.75	12.69 6	85.55	
Sile visit	8,4	4	31,91		127.64	47,01	25.71	12,04	1,11	213.51	28.71	19.55	3,04	51.29 26	264.90	
Sile visit report, communication with property owner/manager, data	84		20		ž	5. 7.	ĝ	5	0.83	<u>8</u>	17.12	27.4.0			9	
Total Work Compilance Site Costs	100				254.86	83.80	\$1.35	24.09	2.22 26.31	426.80	67.34	39.04	5.07		523.95 651.00	2,500.0
LAND USE ASSIGNATENT, ASSLANTION AGREEMENT.																
Pre-application conferencing	950		31,91		15.95	5.88	3.21	1.51	0,14	26.69	3,59	2.44	0.38	5.41	33.10	
initial data eniry	0.50			31,58	15.79	5,82	3.18	1.57	0.14	26,43	3.55	2.42	0.38		32.77	
Review of covenant	0.1		31.91		31,91	11,75	6.43	3.01	0.28	53.38	7.18	4.89	0.76	12.82	66.20	
Communication with Owner, City Attorney, Planning & LAQBS	263		31,91		28'59	23.50	12.85	205	0.56	106.76	14,35	9.77	1.52	25.64 13	132.40	
Communication with Owner, City Attorney, Planning & LADBS	050		.,	31.58	15.79	5.82	3.18	1.51	0.14	26.43	3.58	2.42	0.38	9.34	22.77	
Review of signatory documents	1,50		31,91	1	47.87	17.63	9.64	4.52	0.42	50.02	10,76	7.33	1.14		99,30	
Development of Assignment	2,00		31.91		53.52	23.50	12.85	6,02	0.56	106.76	14.35	9.77	1,52	25.84 13	132.40	
Supervisor's Review 2.00		48.58	-	•	97.16	35.78	19.57	6.02	0.85	159.38	21.85	14,59	231	39,04	198.42	
Covenant to City Attorney and City Clerk	2.00	,		31.58	63.16	23,26	12.72	6.02	0.55	105.71	14.20	9,67	1.50	25.38 13	131.09	
Recordation	480	,		31.58	128.32	46.52	25.44	12.04	1.10	211.43	28.41	19.34			262.19	
ng /scanning/ OMDB		***************************************		31.58	31.58	11,63	6.36	3.01	0.27	52.86	2,10	4.84	0.75		65.55	
Total HCID Costs	7.00 8.00				573.17	211.10	115.44	51,13	4,59	955.88	128.91	87.77		230.32 1,18	1,186.20	
City Attorney's Review				. 83.63	2422427000	35.65	Seemed Street Children	55672259466552594		96.45	770000000000000000000000000000000000000	2605914J96862222388003	200000000000000000000000000000000000000	S	96.45	000000000000000000000000000000000000000
	900				05-09	38.85				S\$*95				4	35.46	
Total Land Use Assignment, Assumption Agreement Costs) 730 850 130	88	34.61	31.88 60.69	623.77	24635	1544	51.19	88	1,052.33	128.9f	87.72	1364	250.32 1.28	282.65 1,335.00	1336.00
Calib Useffermon for continent																
Pre-application conferencing	1,00		31.91		31.91	11.75	6.43	3.05	0.28	53.38	7,18	4.69	0.76	12,62	66.20 . 73.38	8 78.26
Initial data entry	0,50			34.58	15,79	5,82	3,18	1.51	0.14	26.43	3,555	2,42	0.38			
Review of coverant	2.00	ļ	31.91	,	63.32	23.50	12.85	502	9.56	106.76	14.35	9.77	152			
Commiscation with Owner City Attorney	050				45.70	5330	3.18	151	0.16	38.43	16.00	3.43	0.38	20.00	197.40 146.75	25,007
Development of termination document	200		31.91		63.82	23.50	12.85	8.00	0.56	106.76	14.35	57.6	1.52			
Supervisor's review 2.00		48,58		,	91.78	35.78	19.57	6.02	0.85	159.38	21.85	14.68	2.31			
Covenant to City Attemey and City Clerk	200			31,58	63,16	23.26	12.72	6.02	650	155.71	14.20	9,67	58			
Recordation	400			31.58	126.32	45.52	25.44	12.04	1,10	211.43	28.41	19,34	3,01			
/scanning/ OMDB	1,00			31.58	31.58	11.63	6.36	3.01	0.27	52.89	7.10	484	0.75	200	6555 7265	3223
Total Hold Costs	7.00					214.10	11543	51.19	439	95518	16.824	87.77		235.32		
CAY Albaring's Hondow Total CRV Albaring's Costs	100			. 6060	0909	35.85				96.45 E					98.45 96.45 96.45 36.45	5 96.45
Total Land Use Termination Document Costs	0 7.00 8.00 ±00				£83.7	246.95		51.19	4.59 56.17	1,052,33	12891	87.72	7961	230.32 1.28	1282.65 1335.00	4335.0

Attachment A - Fee Study

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									Cost for the	dusc Staff Action	F-III		Depart	Department Overhead (GASP)	(dSp)				,
Task (1998)	Sr Analyst		Staff Time Analyst Clerical Otty Attorney St. Analystm		Salaries Analyst* Claric	Clericeir City Attorney	Direct Salaries	Indirect Costs CAP 34 Indirect Costs (Fringe-Ctri - CAP 34 CTO Svcs)		Allocated Al Lease & Oth Parking Oth	Allocated Total Non- Other Costs salary Costs	Total Direct D	Direct indirect salaries	indirect Costs Total Non- -CAP 34 salary Casts	ton. Total GASP	SP Total Costs Par Year	Average Is Costs Per Year over 5	Proposed Fees 14	- 2010
AFFORDABLE HOUSING PROVISION PLAN REVIEW																			
Review and analysis of AHHPIsupporting documents, communications with Owners.		88			31.91	•	. 255.28	34,02	51,41	24.08	222	427.02	57.41	39.09	5,07 102,56	523.60	50 587.01	626.11	-
Reviewing of financing and construction documents		8,4		,	31.91	4	127,64	47.01	25.71	12.04	1.11	213,51	28.71	19.55	3,04 5%	51,29 264,80	293.51	313.05	S
Review and verification of compliance of conditions as listed in the Planning letter.	ted in the	388		,	31,91		55.73	35.26	19.28	9.03	0,83	169.13	21.53	14,66	2.28 38	38.47 158.60	50 220.13	234.79	gl
Supervisors Review and approval of AHPP and related documents	ocaments 2.00			48,58			97,16	35.78	19,57	20'9	0.85	159,38	21.65	14,88	2.31 39	39.04 158.42	22022	239.15	5
Data entry and selvin file folder/ communication with owners	3615		1,00	•		31.58	31,58	11.63	6.36	3.01	0,27	52.88	7,10	4.84	0.75	12.69 65.55	55 72.65	77.49	9
Total Affordable Housing Provision Plan Review	200	15.00	8	48.58	3191	31.58	807.30		122.33	54.20	5.28	1,012,50	135.60	93.01		Ť	380		g
MENTO DETENDATION L'UNIT																			
Review of application		200			31.91		. 63,82	23.50	12.85	6,02	0.56	106,78	14.35	9.77	1.52 25	25.64 132.40	40 146,75	156,53	8
Tenant Income Verification		200		1	31.91		63.62		12,85	5.02	0.55	106,76	14.35	9.77	1.52 25	25.64 132.40	146.75		52
Rental Income Analysis (data entryfresearch/analysis) for 3 years	-3 years	6.00			31,91	•	191,46	70.51	38,58	18.07	1,67	320.27	43.06	28:32	4.56 76	76.93 397.20	20 440.28	468.58	œ.
Letter of Determination		1,00			31,91	4	31,91	11,75	6.43	3,01	0.28	53.38	7,18	4,89	0,76 12	12.82 66.20	20 73.38	78.26	œ
Supervisors Review	2.00			48.58			97,16	35.78	18.57	6.02	0.85	159.38	21,85	14.88	2.31 39	39,04 198,42	12 22027	235.15	9
Distribution of the letters			1.00	٠	,	31.58	31.58	11.63	6.36	3.01	0.27	52.86	7.10	25.	0.75 12	12.69 65.55	55 72.65	77.48	9
Total Mello Determination Costs	2.00	2.00	23	14.00 E (11.11) 11.11 11.1	31,91	31.58	479.75	0,452	29.86	42.15	11.447	759,39	907.90	7347	11,42	192.78	17 00300	1,033,00	2
flotes;																			

"Youlrist solary = Average of 2.MA i and 3-Management Assi bourly rate per CACO Wape & Count for 2014-2015 = \$31.91 Fhour "Courist cost = \$1 Court fypat hourly rate per CACO Wape & Count for 2014-2015 = \$31.59 hour "St MA i = St MA i per CACO Wape & Count for 2014-2015 = \$48.58 hour

Column 10x. CAP 34 (Fings Benefit & Central Services) rates for UAHD Grant Funded stall = 38.85%
 Column 108: CAP 34 CTO rates for HCID × 20.14%
 Column 11: Other Land the expenditure + Gardend projected costs for perions and feese (\$6.263 per employee x Time Sport th Activity)

3. Column 12. Finance & Development Other Costs = 0.87% (2013-2014 Projections in March 2014) x Estimated Salaries for Activity.

2,878 2,629 15,901 14,534 15,289 51,242 5,858,307 0,877 % of Other Costs / Total Housing Salaries Total Housing Services Salaries Contractual Services Transportation Office & Administration Salaries, As-Needed Salaries, Overtime Printing & Binting Travel Total Other Costs

4. Column 13: GASP Salaries = 22,49% (based on GASP Division Saferine grapped by Yous Salaries por 2012-2013 Salaries Projections for March 2014) x Elemand Salaries for Activity.

GASP Division Salaries Total Salaries GASP/Tetal

Column 14: 10.58% = Other GASP representative + Gardway proposed costs for parking and issue (59.28) por employee v Time Speni in Acideb)
 Column 15: Essed as the cast of court of Y. Improposed for a bit parking and issue (59.28) por employee v Time Speni in Acideb)
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Attachment A - Fee Study

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		Staff Time	Time			Salarles	Direct Co
128K	St Analyst		Clerical	Oity Attorney	Olly Alternay St Analyst" Abalyst	Analyss Cheirea Othy Atlantay St Analyst" Analyst's Oberica'" Othy Atlantay Statutus (Fringer-City	Salaties (Fringe-C
Estimated annual revoluce for cost-reconery.							
	Antruel	Actual cost	Proposed	Annual Revenue based on	Annual Rev based on Proposed		
***************************************	Volume	per item	Fees	actual cost	Fees		
Land Use Governant Preparation for Market Rate Developments	44	\$5,999	\$6,244	\$263,951	\$274,736		
Land Use Coverant Preparation for Affordable Housing Developments	17	\$5,939	\$6,244	\$101,961	\$106,148		
Land Use Covenant Assumptions and Terminations	\$	\$1.283	\$1,335	\$6,413	\$6,675		
Land Use Covenant Amendments	ş	\$5,999	\$6,244	\$29,994	\$31,220		
Melto Determinations	t	\$1,257	\$1,308	\$91,759	595,484		
Affordsbig Housing Provision Plan Review		8888	\$1,033	\$998	\$1,033		
First Year Actual Monitoring Costs including income eligibility costs."	4085	\$135	\$135	\$551,475	\$551,475		
Non Compilance Fees - Land Use	8	\$2,000	\$2,000	\$100,000	\$100,000		
Total				\$1,146,571	51.146.571 HILLIAM		

ORDINANCE N	O

An ordinance amending Section 19.14 of Article 9, Chapter 14 of the Los Angeles Municipal Code relating to fees to the preparation and enforcement of affordable housing covenants.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 19.14 of Article 9, Chapter 14 of the Los Angeles Municipal Code is amended to read:

- (a) The following fees shall be charged and collected by the Los Angeles Housing and Community Investment Department (HCIDLA) for the preparation, including but not limited to any and all requested amendments, and enforcement of the affordable housing covenants described in:
 - (1) Sections 12.22 A25(h)(1) through (3) of this Code;
 - (2) Sections 12.22 A.29(d)(1) through (2) of this Code;
 - (3) Section 151.28.B.1 of this Code;
 - (4) Section 7.5.1 of the Interim Procedures for Complying with the Mello Act in the Coastal Zone Portions of the City of Los Angeles (Interim Procedures).

Type of Application	Fee
Affordable Housing Covenant Preparation Fee	\$5,999/project
Affordable Housing Covenant Assumptions and	
Terminations	\$1,283/project
Affordable Housing Covenant Amendments	\$5,999/project
Affordable Existing Residential Unit Determination per	
Section 4.4 of the Interim Procedures	\$998/unit
Affordable Housing Provision Plan Review per Section 7.4	
of the Interim Procedures	\$1,257/project
Affordable Housing Covenant Monitoring Fee	\$206/unit/year

(b)	Tł	ne t	fees	in S	Sectio	n 19	∂.14(a) sha	ll als	o be	e cha	arged	l and	d co	ollec	ted	for	any
and	all	aff	orda	able	hous	sing	cove	nants	: wh	ich	may	CO	ne	to	fall	und	er	the
jurisc	dictio	on	of	HCIE	DLA,	incl	uding	but	not	limit	ed	to th	iose	fro	m	the	for	mer
Com	mur	nity	Red	devel	lopme	ent A	genc	y of th	ne Ci	ty of	Los	Ang	eles					

(c)	The provisions	of this ordin	ance shall b	e operative as c	f,	2014
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