

Contact Information

Neighborhood Council: Greater Echo Park Elysian Neighborhood Council

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The Board approved this CIS by a vote of: Yea(9) Nay(2) Abstain(5) Ineligible(0) Recusal(0)

Date of NC Board Action: 07/25/2017

Type of NC Board Action: For if Amended

Impact Information

Date: 08/03/2017

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 17-0274

Agenda Date:

Item Number:

Summary: The Echo Park Neighborhood Council supports the proposed Affordable Housing Linkage Fee with the following recommendations:

1. Any for-sale or rental housing development containing restricted affordable units and receiving a density bonus shall pay a linkage fee for the square footage that houses market-rate rentals and also sign a covenant that these market-rate rentals shall not be used as short-term rentals.
2. Nonresidential buildings that exceed 1,500 square feet of floor area shall pay the linkage fee required for Businesses.
3. A second dwelling unit or an accessory dwelling shall be under a covenant not to be used as short-term rentals. If no covenant, then applicant pays linkage fee for unit.
4. Any project located within the boundaries of the Central City West Specific Plan Area shall pay the linkage fee for the floor space of units in housing developments that do not contain restricted affordable units or restricted affordable guest rooms dedicated for moderate income, low income or very low-income households and under a 55 years covenant with Housing and Community Investment Department-LA.
5. Exemptions: (1) any addition of up to 900 square feet to any existing single family detached homes. (2) New construction of any single family detached home located in a single-family zone that is less than or equal to 900 square feet. (3) Any replacement of a single-family detached home resulting a net increase of less than or equal to 900 square feet.

ECHO PARK NEIGHBORHOOD COUNCIL

P.O. BOX 26557, L.A. CA 90026



Community Impact Statement (CIS) Affordable Housing Linkage Fee

Council File 17-0274

August 2, 2017



**CERTIFIED NEIGHBORHOOD
COUNCIL
APRIL 16, 2002**

To: Honorable City Council, Los Angeles City Hall, 200 N. Spring Street, room 395, Los Angeles, CA 90012 c/o Office of the City Clerk

The Echo Park Neighborhood Council (EPNC) is requesting that the following Community Impact Statement be attached to City Council File 17-0274.

On July 25, 2017, with a quorum of 16 the EPNC Board of Governors held a Brown Act-noticed meeting to discuss, and adopt or not adopt, the motion in support of the Affordable Housing Linkage Fee Ordinance with recommendations. With a vote of 9 yeas, 2 nays, and 5 abstentions, the EPNC voted to submit this CIS in support of the proposed ordinance with recommendations.

Recommendations:

1. Any for-sale or rental housing development containing restricted affordable units and receiving a density bonus shall pay a linkage fee for the square footage that houses market-rate rentals and also sign a covenant that these market-rate rentals shall not be used as short-term rentals.
2. Nonresidential buildings that exceed 1,500 square feet of floor area shall pay the linkage fee required for Businesses.
3. A second dwelling unit or an accessory dwelling shall be under a covenant not to be used as short-term rentals. If no covenant, then applicant pays linkage fee for unit.
4. Any project located within the boundaries of the Central City West Specific Plan Area shall pay the linkage fee for the floor space of units in housing developments that do not contain restricted affordable units or restricted affordable guest rooms

dedicated for moderate income, low income or very low-income households and under a 55 years covenant with Housing and Community Investment Department-LA.

5. Exemptions: (1) any addition of up to 900 square feet to any existing single family detached homes. (2) New construction of any single family detached home located in a single-family zone that is less than or equal to 900 square feet. (3) Any replacement of a single-family detached home resulting a net increase of less than or equal to 900 square feet.

Rationale:

- The City of Los Angeles has an alarming shortage of affordable housing.
- Other cities in California such as San Diego, Oakland, San Francisco, and Sacramento have instituted fees on commercial and/or market-rate residential developments to build affordable housing for lower-income residents.
- The city of Los Angeles' low-income residents are placed at risk of being homeless when evicted or displaced from an affordable unit.
- The demand for lower-income affordable housing in city of L.A. exceeds the supply.
- Residents, lower-income workforce when displaced from affordable units may not be able to afford a rental in the city; thus, forced to look for a rental outside the city with a lengthy commute or lose a low-wage job.

Respectfully,



Tad Yenawine,
Chair, Echo Park Neighborhood Council