

MOTION

On December 13, 2017, the City adopted an Ordinance 185342 (Council File No. 17-0274), adding Section 19.18 and amending Section 16.02 of the Los Angeles Municipal Code to establish an Affordable Housing Linkage Fee (AHLF). The main purpose of the AHLF was to help address the increased need for affordable housing. The Ordinance further states that any AHLF(s) paid may be refunded to the owner or applicant if the application for the building permit expired and was not utilized to begin construction of the project. The AHLF is collected by the Department of Building and Safety (LADBS) as part of the building permit process.

The AHLF helps fund the construction of much-needed affordable housing units in the City in an amount commensurate with the number of completed market-rate units that are constructed within the City. If the unit is never completed and a Certificate of Occupancy is not issued, then an AHLF paid in conjunction with such a project should be refunded to the project owner.

5154 Campo Road in Woodland Hills is one example of a single family development project whose owner did not complete construction of the single family home. The owner paid all of her permit fees, including the Affordable Housing Linkage Fee. Subsequently, the owner started construction, but was unable to complete the project, a Certificate of Occupancy was never obtained and the permits expired. Furthermore, because of the Applicant's financial hardship, she is now unhoused, living out of her car, and without means to pay rent and obtain housing, which is an outcome that runs counter to the intent of the Affordable Housing Linkage Fee Ordinance.

I THEREFORE MOVE that the Council instruct the Planning Department and the Department of Building Safety, with the assistance of the City Administrative Officer, and in consultation with the City Attorney, to prepare and present an ordinance to amend the Affordable Housing Linkage Fee (Municipal Code Sections 19.18 and 16.02) to allow for a refund **after** construction has started but never completed, and a Certificate of Occupancy never obtained, up to \$35,000 for single family home projects. Such shall be applicable retroactively to incomplete single family development projects whose permits expired within the last 3 years.

PRESENTED BY:


BOB BLUMENFIELD
Councilmember, 3rd District

SECONDED BY:



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APR 11 2025

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