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January 21, 2026

Los Angeles City Council  
c/o Office of the City Clerk  
City Hall, Room 395  
Los Angeles, California 90012

Attention: PLUM Committee

Dear Honorable Members:

## **PLUM COMMITTEE CONSIDERATION ITEMS FOR AFFORDABLE HOUSING LINKAGE FEE MARKET AREA MAP UPDATE; CF 17-0274-S5**

The City Council adopted the Affordable Housing Linkage Fee (AHLF) Ordinance (185,342) on December 13, 2017, and it became effective on February 17, 2018. The Linkage Fee amount is based on a fee schedule that varies based on location and is adjusted for inflation annually. A series of Market Area maps, one for residential projects and the other for non-residential projects, were adopted by the City Council concurrent with the ordinance in 2017. The Ordinance requires a market area analysis to be conducted every five years beginning July 1, 2018, and for changes to be adopted by resolution of the City Council (LAMC Ch 1. 19.18 C.3(b) and Ch 1A. 15.4.3.C.3.b). A staff report, dated January 20, 2026, on this topic, and a Resolution for City Council has been prepared by the Department of City Planning and transmitted to the Council File. Below is a list of recommended actions for the City Council to take action on:

- 1) Find, in the independent judgment of the decisionmaker, based on the whole of the record the project was assessed in the Affordable Housing Linkage Fee Environmental Negative Declaration No. ENV-2016-3432-ND adopted on February 23, 2017 and pursuant to CEQA Guidelines section 15162 no subsequent EIR is required based on a change to the project, change to circumstances or new information; and determine that pursuant to CEQA Guidelines section 15378(b)(4) the Affordable Housing Linkage Fee Five Year Map Update is not a CEQA "project," and
- 2) Adopt the Resolution to adopt the updated Market Area Maps included in Figure A.3 and A.5 of the January 21, 2026 Staff Report and transmitted by the City Planning Department to the Council File on January 26, 2026 .

Sincerely,

VINCENT P. BERTONI, AICP  
Director of Planning

VPB:AV:JM:MG:JH:pm