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November 17, 2025

Councilmember Nithya Raman, Chair  
Housing and Homelessness Committee  
Attn: Luigi Verano, Legislative Assistant

RE: TRANSMITTAL FOR COUNCIL FILE NO. 23-0623-S1

On November 17, 2025, the Planning and Land Use Management Committee considered a City Attorney report and draft Ordinances relative to amending Chapter I, and Chapter 1A of the Los Angeles Municipal Code (LAMC) to establish procedures and performance standards for the administrative approval of one hundred percent affordable housing projects, also known as the Affordable Housing Streamlining Program. After consideration, and having provided an opportunity for public comment, the Committee moved to adopt the Findings, and requested the City Attorney to prepare and present revised draft ordinances:

Recommendations for Council action:

1. FIND, in the independent judgement of the decision maker, based on the whole of the record, including the Housing Element Environmental Impact Report (EIR) No. ENV-2020-6762-EIR, State Clearinghouse No. 2021010130 certified on November 29, 2021, and Addendum No. 1 (ENV-2020-6762-EIR-ADD1) adopted on June 14, 2022; and Addendum No. 2 (ENV-2020-6762-EIR-ADD2) adopted on December 10, 2024, that the draft Ordinances were analyzed in the EIR and Addenda, and no subsequent or supplemental EIR is required pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 to adopt the draft Ordinances; and no changes to the project, circumstances, or new information will require a major revision of the EIR due to the involvement of new significant impacts or more severe significant impacts than those identified in the EIR. Public Resources Code 21166, CEQA Guidelines 15162 and 15164.
2. ADOPT the FINDINGS of the Los Angeles City Planning Commission, as the Findings of Council.
3. REQUEST the City Attorney to prepare and present revised draft ordinances, reviewed as to form and legality, for Chapters I and 1A, that are retroactive to the date of November 18, 2025, so that the operation of the Affordable Housing Streamlining Program policies apply as of November 18, 2025, in order to coincide with the Mayor's lifting of the declaration of a local emergency on homelessness that date (Council file No. 22-1545), and include the following amendments:

Amendment to Chapter 1, LAMC 12.22 A.40 (h)(7) (Affordability Criteria) as follows:

**Affordability Criteria.** The affordable rents must either all be set to be affordable to Lower Income households with rents or housing costs that are affordable to Lower Income households, or at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set an amount consistent with the maximum rent levels for Lower Income households as determined by the California Tax Credit Allocation Committee. For sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5.

Amendment to LAMC 9.4.8c.1.a.ii of Chapter 1A of the LAMC, as follows:

The affordable rents must be either all be set to be affordable to Lower Income households with rents or housing costs that are affordable to Lower Income households, or at least 20 percent of all restricted affordable units in the project shall be set per California Health and Safety Code Section 50053, and affordable rents for the remaining units shall be set at an amount consistent with the maximum rent levels for Lower Income households as determined by the by the California Tax Credit Allocation Committee. For sale units, the affordable housing costs are defined by California Health and Safety Code Section 50052.5.

This file is now transmitted to the Housing and Homelessness Committee.

*Candy Rosales*

Candy Rosales  
Legislative Assistant  
Planning and Land Use Management Committee  
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<u>MEMBER</u>	<u>VOTE</u>
BLUMENFIELD:	YES
HUTT:	YES
NAZARIAN:	ABSENT
LEE:	ABSENT
RAMAN:	YES