



clerk CIS <clerk.cis@lacity.org>

Your Community Impact Statement Submittal - Council File Number: 24-0124

1 message

LA City SNow <cityoflaprod@service-now.com>

Wed, Sep 16, 2026 at 11:04 AM

Reply-To: LA City SNow <cityoflaprod@service-now.com>

To: albertovelooso.rvnc@gmail.com, Clerk.CIS@lacity.org

A Neighborhood Council Community Impact Statement (CIS) has been successfully submitted to your Commission or City Council. We provided information below about CISs and attached a copy of the CIS.

We encourage you to reach out to the Community Impact Statement Filer to acknowledge receipt and if this Community Impact Statement will be scheduled at a future meeting. Neighborhood Council board members are volunteers and it would be helpful if they received confirmation that you received their CIS.

The CIS process was enabled by the Los Angeles Administrative Code §Section 22.819. It provides that, "a Neighborhood Council may take a formal position on a matter by way of a Community Impact Statement (CIS) or written resolution." NCs representatives also testify before City Boards and Commissions on the item related to their CIS. If the Neighborhood Council chooses to do so, the Neighborhood Council representative must provide the Commission with a copy of the CIS or resolution sufficiently in advance for review, possible inclusion on the agenda, and posting on the Commission's website. Any information you can provide related to your agenda setting schedule is helpful to share with the NC.

If the CIS or resolution pertains to a matter *listed on the Commission's agenda*, during the time the matter is heard, the designated Neighborhood Council representative should be given an opportunity to present the Neighborhood Council's formal position. We encourage becoming familiar with the City Council's rules on the subject. At the Chair's discretion, the Neighborhood Council representative may be asked to have a seat at the table (or equivalent for a virtual meeting) typically reserved for City staff and may provide the Neighborhood Council representative more time than allotted to members of the general public. They are also permitted up to five (5) minutes of time to address the legislative body. If the CIS or resolution pertains to a matter *not listed on the agenda*, the designated Neighborhood Council representative may speak during General Public Comments.

We share this information to assist you with the docketing neighborhood council items before your board/commission. If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at empowerla@lacity.org.

***** This is an automated response, please DO NOT reply to this email. *****

Contact Information

Neighborhood Council: Rampart Village

Name: Alberto Veloso

Email: albertovelooso.rvnc@gmail.com

The Board approved this CIS by a vote of: Yea(8) Nay(0) Abstain(0) Ineligible(0) Recusal(0)

Date of NC Board Action: 09/15/2026

Type of NC Board Action: For

Impact Information

Date: 09/16/2026

Update to a Previous Input: Yes

Directed To: City Council and Committees

Council File Number: 24-0124

City Planning Number:

Agenda Date:

Item Number:

Summary: According to LAHD's 10/29/25 report, Land Use projects must request that LAHD review and certify the income of a prospective tenant to determine eligibility. On August 14, 2026, the RVNC wrote to the LAHD Occupancy Monitoring Unit to ask them to help us understand how the households that LAHD income certified for all 49 restricted units at 200 N Vermont Avenue would be able to occupy those units, given that the Temporary Certificate of Occupancy was reissued on August 4, 2026, for another six months. On August 25, 2026, LAHD informed the RVNC that: • As a courtesy to the property and consistent with industry practice, LAHD allows owner/property managers to submit income certification

review submissions for prospective tenants when a property receives its Temporary Certificate of Occupancy in order to facilitate timely lease-up. • Also, when a building is issued its Temporary Certificate of Occupancy, it means that the building is considered safe for use or occupancy while minor, non-safety-related work is finished. • It could be the case that all households that were income certified are now residing in the unit. However, LAHD does not currently have that information because the covenant's annual reporting requirements are triggered when the property's Certificate of Occupancy is issued. On August 27, 2026, Council District 13 informed the RVNC that the development team will need to finish the traffic signal at Vermont Avenue and Council Street (and a few other improvements) to get their full certificate of occupancy. They are aiming to have it done by end of September. As a result, while there was a delay due to as-built conditions being different than the conditions on the City's plans, the project successfully got past those and should be done by the end of September. Therefore, the RVNC requests that the City ensure that the households whose income was certified by LAHD for the 49 restricted units at 200 N Vermont Avenue are allowed to occupy those units.



Community Impact Statement for CF 24-0124.pdf

298K



Alberto Veloso, President | Ronnie Reece, Vice President
Lara Morrison, Treasurer | Vacant, At Large Rep
Quazi Huda, Community Interest Rep | Philip Armstrong, At Large Rep
Kahlinah Garrett, Resident Tenants Rep | Gaines Newborn, Business Rep
Luna Watanabe, Student Youth Rep | Shafi Ahmed, Community Based
Organization Rep



Community Impact Statement for Council File 24-0124, Marketing and Tenant Selection Procedures / New Covenanted Affordable Housing Units / Unsubsidized / Mixed-Income Projects / Transit Oriented Communities (TOC) / Density Bonus / Comprehensive Online Affordable Housing Search System

September 15, 2026

Honorable Members of the Los Angeles City Council,

In our May 13, 2025 Community Impact Statement, the Rampart Village Neighborhood Council (RVNC) supported Council File 24-0124. This council file addresses the manner in which the roll out of the Comprehensive Online Affordable Housing Search System will impact current practices for marketing and tenant selection for newly constructed covenanted affordable housing units in unsubsidized, mixed-income projects created through Transit Oriented Communities (TOC) and Density Bonus (DB) incentives.

In its October 29, 2025 report in response to Council File 24-0124, the Los Angeles Housing Department (LAHD) reported back on the procedures governing the marketing and tenant selection for newly constructed, covenanted, affordable housing units in unsubsidized, mixed-income projects created through TOC, DB, and similar Land Use incentive programs, the extent of City oversight of these processes, and what, if any, changes will be necessitated by the roll out of the Comprehensive Online Affordable Housing Search System as directed by Council File 23-0426.

According to LAHD's report, Land Use projects must request that LAHD review and certify the income of a prospective tenant to determine eligibility before the household moves into the restricted unit. Through the certification, the project demonstrates that the household's projected income and rental amount are within the limits described in the property covenant. The owner must submit an income certification package with forms and income documentation for LAHD's review.

On August 14, 2026, the RVNC wrote to the LAHD Occupancy Monitoring Unit to ask them to help us understand how the households that LAHD income certified for all 49 restricted units at 200 N Vermont Avenue would be able to occupy those units, given that the Temporary Certificate of Occupancy was reissued on August 4, 2026, for another six months.

On August 25, 2026, LAHD informed the RVNC that:

- As a courtesy to the property and consistent with industry practice, LAHD allows owner/property managers to submit income certification review submissions for prospective tenants when a property receives its Temporary Certificate of Occupancy in order to facilitate timely lease-up.
- Also, when a building is issued its Temporary Certificate of Occupancy, it means that the building is considered safe for use or occupancy while minor, non-safety-related work is finished.
- It could be the case that all households that were income certified are now residing in the unit. However, LAHD does not currently have that information because the covenant's annual reporting requirements are triggered when the property's Certificate of Occupancy is issued.

On August 27, 2026, Council District 13 informed the RVNC that the development team will need to finish the traffic signal at Vermont Avenue and Council Street (and a few other improvements) to get their full certificate of occupancy. They are aiming to have it done by end of September. As a result, while there was a delay due to as-built conditions being different than the conditions on the City's plans, the project successfully got past those and should be done by the end of September.

Therefore, the RVNC requests that the City ensure that the households whose income was certified by LAHD for the 49 restricted units at 200 N Vermont Avenue are allowed to occupy those units.

In service,
Rampart Village Neighborhood Council

PRESENTED BY: Ronnie Reece
SECONDED BY: Shafi Ahmed
YES: 8 NO: 0 ABSTAIN: 0 ABSENT: 1 INELIGIBLE: 0
ON THIS DATE: September 15, 2026