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## Your Community Impact Statement Submittal - Council File Number: 24-0600 - Agenda Item Number: ITEM 1, COUNCIL FILE NO. 24-0600

LA City SNow <cityoflaprod@service-now.com>  
 Reply-To: LA City SNow <cityoflaprod@service-now.com>  
 To: Clerk.CIS@lacity.org

Tue, May 21, 2024 at 10:48 PM

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](mailto:empowerla@lacity.org).

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

### Contact Information

Neighborhood Council: Rampart Village

Name: Philip Armstrong

Email: [philipa474@gmail.com](mailto:philipa474@gmail.com)

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

Date of NC Board Action: 05/21/2024

Type of NC Board Action: For if Amended

### Impact Information

Date: 05/22/2024

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 24-0600

City Planning Number:

Agenda Date: 05/22/2024

Item Number: ITEM 1, COUNCIL FILE NO. 24-0600

Summary: To address LADBS processing of permit applications for new affordable housing units without cross referencing LAHD covenant files, the Neighborhood Council Budget Advocates 2024 White Paper recommended: For the City: • Proactively implement a mechanism for data sharing and tracking among the Department of Building and Safety, the Housing Department, City Planning, and other City departments for projects specifically including low-income units • Fund the expansion of the Affordable Housing Tracking System to include all relevant data, especially with regards to low-

income units, on a more timely basis For the Department: • Implement and apply a performance metric for low-income housing units that is consistent with the definition of low-income housing units in the 2021-2029 Housing Element • Integrate these performance metrics into the current Plan Check and Inspection System permitting system and the new LA City Permitting System • Implement procedures for clearing low-income units with the Housing Department to ensure that identifying Housing Department project information is captured in the Plan Check and Inspection System • Implement adequate metrics to ensure all stakeholder concerns are considered and addressed in and in transition to the new system Per Los Angeles City Charter, Section 910, the RVNC PSHT Committee has collected data to monitor the delivery of permits, covenants, and entitlements for low-income units. In May 2023, LAHD collaborated with us in confirming the covenant information (by matching an LAHD covenant file with an LADBS permit file for the same project) for 78 out of 80 projects with Transit Oriented Communities (TOC) or Density Bonus incentives for which LADBS had issued final permits or certificates of occupancy. Those 80 projects were part of a larger list of projects with permit applications and either TOC or Density Bonus incentives, in which the status of the covenants could not be determined for 40 percent of the projects.

Ref:MSG10396871



**Community Impact Statement for Council File 24-0600.pdf**  
345K



## Community Impact Statement for Council 24-0600

Philip Armstrong, President | Ronee Reece, Vice President  
Lara Morrison, Treasurer | Hector Quezada, Secretary  
Jennifer Quinones, At-Large Rep | Amy Lee, Student Youth Rep  
Quazi Huda, Community Interest Rep | Shafi Ahmed, At-Large Rep  
David Hourin, At-Large Rep | Gaines Newborn, At-Large Rep  
Jason Gamez, At-Large Rep



## Community Impact Statement Budget Proposal Fiscal Year 2024-25 Council File 24-0600

May 21, 2024

Honorable Members of the Los Angeles City Council,

As the Rampart Village Neighborhood Council stated in our Community Impact Statement for Council File 21-1230, dated October 19, 2021:

In the 2013 – 2021 Housing Element Update, only about 25% of the City's RHNA (that's Regional Housing Needs Assessment) targets for building new affordable housing units were met while about 300% of the RHNA targets for building new market-rate housing units were met. Furthermore, in the next eight years (meaning 2021-2029), the expectation is that only about 20% of the RHNA targets for building new affordable housing units will be met.

As stated in the Neighborhood Council Budget Advocates 2024 White Paper:

LADBS (that's the Los Angeles Department of Building and Safety) has made the development of affordable housing a priority. According to the 2021-2029 Housing Element, this applies to any housing unit that has a formal covenant or other legal protection guaranteeing that unit can only be occupied by someone within a specific income range.

When requested, the LADBS Affordable Housing Section was not able to identify the status of the covenants for the 1,649 project submittals it had received because the LADBS and Housing Department (LAHD) records are in separate databases. This is further complicated when the two databases have different addresses for the same project, meaning the status of the covenants is unclear for approximately 40% of project submittals.

To address LADBS processing of permit applications for new affordable housing units without cross referencing LAHD covenant files to confirm that a covenant has been recorded for those units, the Neighborhood Council Budget Advocates 2024 White Paper made the following recommendations:

For the City:

- Proactively implement a mechanism for data sharing and tracking among the Department of Building and Safety, the Housing Department, City Planning, and other City departments for projects specifically including low-income units
- Fund the expansion of the Affordable Housing Tracking System to include all relevant data, especially with regards to low-income units, on a more timely basis

For the Department:

- Implement and apply a performance metric for low-income housing units that is consistent with the definition of low-income housing units in the 2021-2029 Housing Element
- Integrate these performance metrics into the current Plan Check and Inspection System permitting system and the new LA City Permitting System
- Implement procedures for clearing low-income units with the Housing Department to ensure that identifying Housing Department project information is captured in the Plan Check and Inspection System
- Implement adequate metrics to ensure all stakeholder concerns are considered and addressed in and in transition to the new system

LADBS and LAHD are familiar with these concerns. At the Budget Advocates' January 30 meeting with LADBS on the 2024-25 Proposed Budget, the LADBS representatives agreed to consider giving us a spreadsheet with cross referenced LAHD covenant information for the 1649 project submittals received by the Affordable Housing Section, having a performance metric for Permits Issued for Housing Projects with Low Income Housing Units, and having the Affordable Housing Section Chief provide a response regarding permit applications being processed without cross referencing the matching LAHD covenant files.

in accordance with the Los Angeles City Charter, Section 910, the Rampart Village Neighborhood Council Public Safety, Housing & Transportation (PSHT) Committee has collected data to monitor the delivery of permits, covenants, and entitlements for low-income units. In May 2023, LAHD collaborated with the PSHT Committee in confirming the covenant information (by matching an LAHD covenant file with an LADBS permit file for the same project) for 78 out of 80 projects with Transit Oriented Communities or Density Bonus incentives for which LADBS had issued final permits or certificates of occupancy. Those 80 projects were part of a larger list of projects with permit applications and either Transit Oriented Communities or Density Bonus incentives, in which the status of the covenants could not be determined for 40 percent of the projects.

We have also raised with Matthew Glesne, Senior City Planner, Los Angeles City Planning on December 11, 2023, and with Allen Manalansan, M.S., S.E., Assistant Bureau Chief, Permit and Engineering Bureau, City of Los Angeles, Department of Building and Safety on March 19, 2024, the lack of information needed to reconcile

entitlements, affordability covenants, and building permit applications for projects with Transit Oriented Communities and Density Bonus incentives.

Given that we don't have a shared understanding of what is required for a housing unit to be affordable and a mechanism in our various data systems to be able to connect all of the projects with low-income units to (1) the LADBS file for an identified project with a permit application and (2) the LAHD file for the same project with a covenant, it should not surprise anyone that the City of Los Angeles is not currently able to provide transparency and accountability in the delivery of permits, covenants, and entitlements in support of the Mayor's priority of expanding affordable housing.

In service,  
Rampart Village Neighborhood Council

PRESENTED BY: Ronee Reece  
SECONDED BY: Hector Quezada  
YES: 9 NO: 0 ABSTAIN: 0 ABSENT: 2 INELIGIBLE: 0  
ON THIS DATE: May 21, 2024