

# Fair Housing Requirements For Affordable Housing



The following requirements shall be applied to restricted affordable housing units located in mixed-income housing development projects pursuant to Los Angeles Municipal Code Chapter 1 Section 16.61 B, and Chapter 1A Section 4C.15.3 in order to facilitate fair housing opportunities.

## 1. Unit Mix

Except as these requirements conflict with any housing replacement requirements pursuant to state or local law, the number of Restricted Affordable Units that are required in mixed-income housing development projects shall reflect the project's unit type mix, in terms of the number of bedrooms. Five or more bedroom units may be provided for by creating either three or four bedroom Restricted Affordable Units as long as the total number of bedrooms are replaced as affordable. For cases where rounding results in fewer Restricted Affordable Units of a particular number of bedrooms than required, the share of units with the highest remainder shall be rounded up. In cases where rounding would result in more total Restricted Affordable Units than otherwise required, then the share of units with the lowest remainder shall not be rounded. In instances where the remainders are equal, then the larger unit type should be allocated as Restricted Affordable Units.

## 2. Unit Size


Restricted Affordable Units shall, on average, be no less than 90% of the average square footage of the market rate units for the unit type. In addition, if these requirements conflict with state or local requirements relating to housing replacement or right of return related to the demolition of protected units, the provision resulting in the higher number of bedrooms shall be required.

## 3. Quality and Amenities

Restricted Affordable Units should be generally comparable to market rate dwelling units in construction quality and basic amenities for daily living (laundry, patios/balconies, number of bathrooms, etc.), but may differ in the quality of interior "finish" materials (e.g., flooring, cabinetry, hardware, countertops, appliances, light fixtures, bathroom fixtures, trim and moldings, wall coverings, etc).

## 4. Distribution

Restricted Affordable Units should be interspersed equally on different floors but are not required to be located on a particular floor if the number of units is less than the number of stories. No two Restricted Affordable Units may be located next to each other or isolated to a specific area of the building, such as near the freight elevator or trash room, or vertically stacked. Restricted Affordable Units should generally not be separated into one building, except in cases where the affordable units will be located on the same development site, including across the street, and is necessary, as determined by the Los Angeles Housing Department (LAHD), to facilitate either:



1) servicing of special needs populations (e.g. seniors, persons with disabilities, target populations, etc.) that benefit from unique services in their own building, or 2) a relocation plan to house residents being displaced. Units awarded as part of a density bonus pursuant to CA Government Code Section 65915 shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located. An applicant can seek an exemption from distribution of Restricted Affordable Units on the top floor for penthouses subject to the approval of LAHD.

## **5. Access**

The occupants of the Restricted Affordable Units within a mixed-income multifamily development shall have the same access to the common entrances, areas and amenities as the occupants of the market-rate housing units and may not be charged for amenities that are provided at no cost to other residents including, but not limited to, access to recreational facilities, parking, internet, TV, and interior amenities such as laundry spaces, dishwashers and microwave ovens. Optional services provided must be optional for all residents, and available to all under the same terms and conditions. Tenants of restricted affordable units cannot be required to purchase additional services.