



DEPARTMENT OF CITY PLANNING Executive Office

City Hall, 200 N. Spring Street, Room 525, Los Angeles, CA 90012

DATE: April 22, 2026

TO: Interested Parties
Department of Building and Safety
Department of City Planning Staff

FROM: Vincent P. Bertoni, AICP
Director of Planning
Department of City Planning

SUBJECT: **AFFORDABLE HOUSING LINKAGE FEE ORDINANCE AND UPDATED
MARKET AREA MAPS**

The Affordable Housing Linkage Fee (AHLF) Ordinance (No. 185,342) was adopted by the City Council on December 13, 2017, establishing a fee on certain new market-rate residential and commercial development to generate local funding for affordable housing. The City Council subsequently adopted the fee schedule by resolution on June 29, 2018. LAMC Section 19.18 C.3(a) and Ch 1A Sec. 15.4.3.C.3.a specifies that the fee schedule will be adjusted annually for inflation beginning on July 1, 2018 using the latest change in the Consumer Price Index for all urban consumers (CPI-U) for the Los Angeles-Riverside-Orange County area, or if such an index ceases to be published, by an equivalent index chosen by the Director. In January 2018, the Bureau of Labor Statistics introduced a new geographic sample for the CPI that utilizes separate indexes for Los Angeles and Riverside. Therefore, the AHLF annual inflation adjustment is based on the CPI-U for the Los Angeles-Long Beach-Anaheim Area.

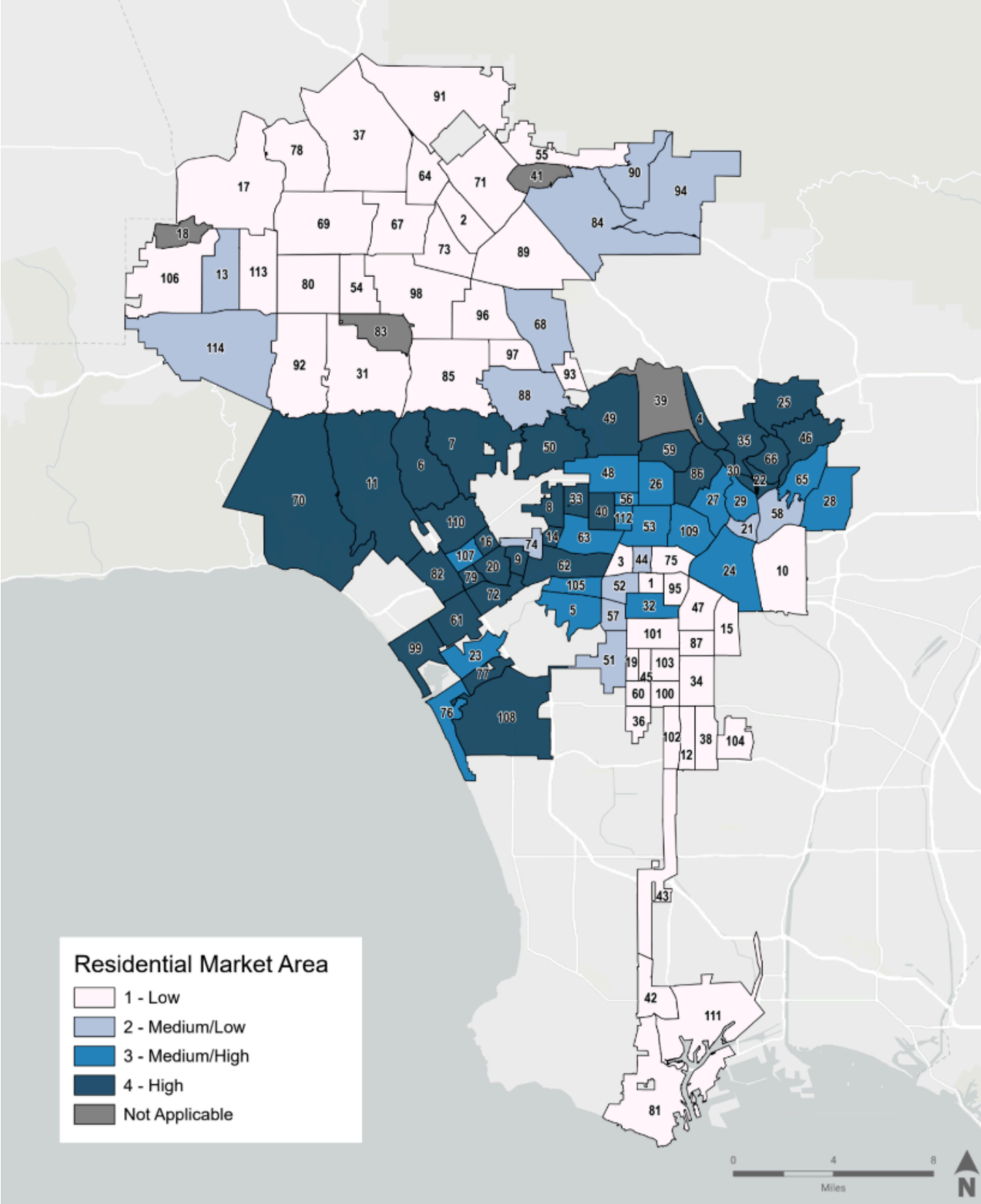
The calculated inflation adjustment effective July 1, 2025, was **3.0%**, based on the CPI-U average for the 12-month period ending April 2025. This adjustment is reflected in the “**Affordable Housing Linkage Fee Schedule Effective July 1, 2025**,” provided in the table below. In accordance with LAMC Chapter 1 Section 19.18 C.2 and Ch 1A. Sec. 15.4.3.C.2, all projects that are subject to the AHLF shall pay the applicable fee amount that is in place at the time of building permit issuance.

This fee schedule document is being revised to attach the updated Market Area maps, adopted by City Council on March 25, 2026, and effective on April 24, 2026. The map update is required by the AHLF Ordinance every five years (LAMC Ch 1. Sec. 19.18 C.3(b) and Ch 1A. Sec. 15.4.3.C.3.b). This updated fee schedule only changes these maps, not the fee rate itself. Projects that are issued building permits on or prior to April 23, 2026, shall be processed under the “2018 Market Area maps” (see below). Projects that are issued building permits on or after April 24, 2026, shall be processed under the “2026 Market Area maps” (see below).

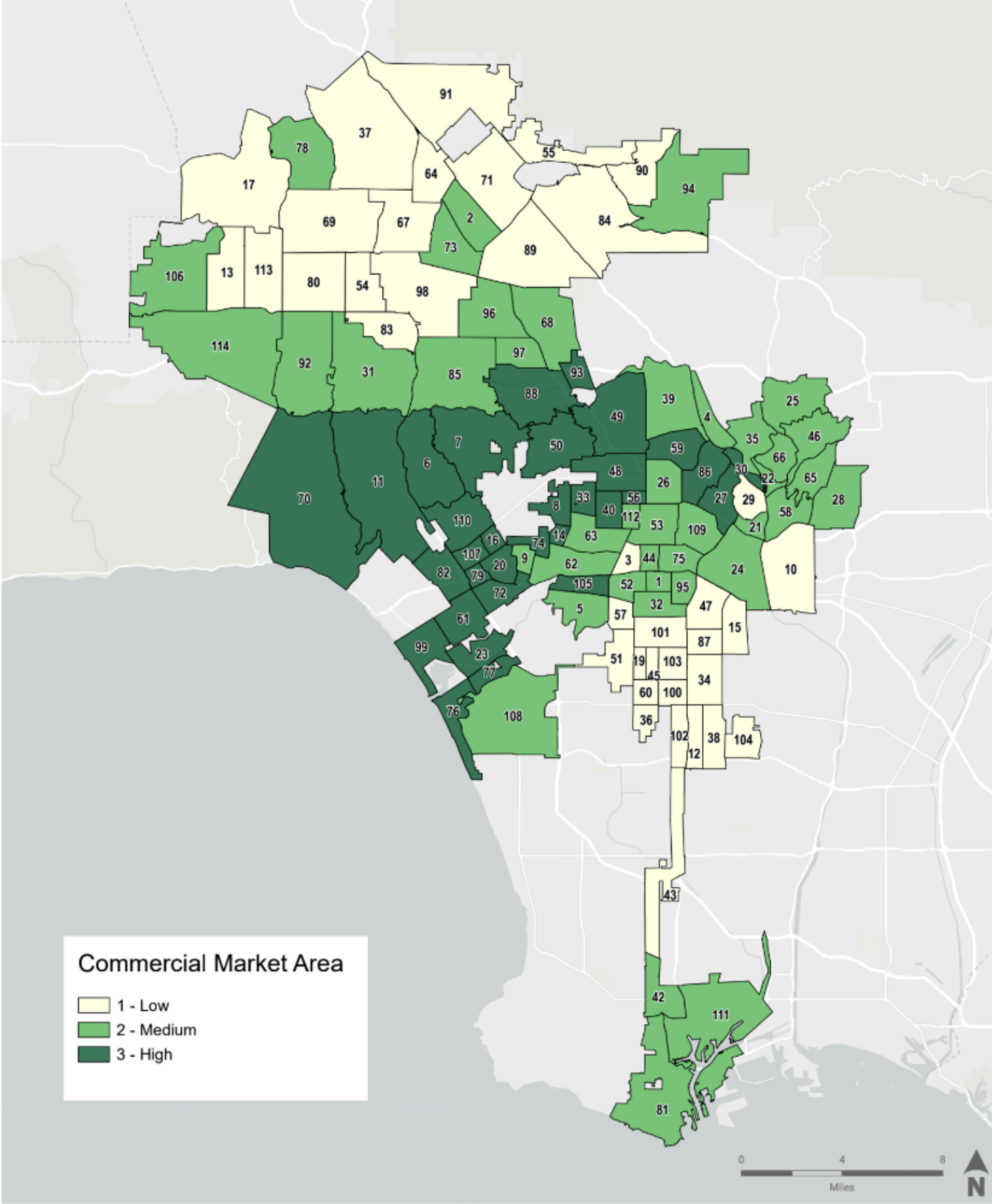
Affordable Housing Linkage Fee Schedule Effective July 1, 2025

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Use	Fee Per Square Foot			
Nonresidential Uses including Hotels	\$3.86	\$5.16	n/a	\$6.44
Residential Uses (6 or more units in a Development Project)	\$10.32	\$12.90	\$15.47	\$23.20
Residential Uses (2-5 units in a Development Project)	\$1.28	\$1.28	\$1.28	\$23.20
Residential Uses (single-family detached home)	\$10.32	\$12.90	\$15.47	\$23.20
Development Projects that Result in a Net Loss of Housing Units (in addition to any other fees)	\$3.86	\$3.86	\$3.86	\$3.86

2026 Residential Market Areas



2026 Commercial Market Areas

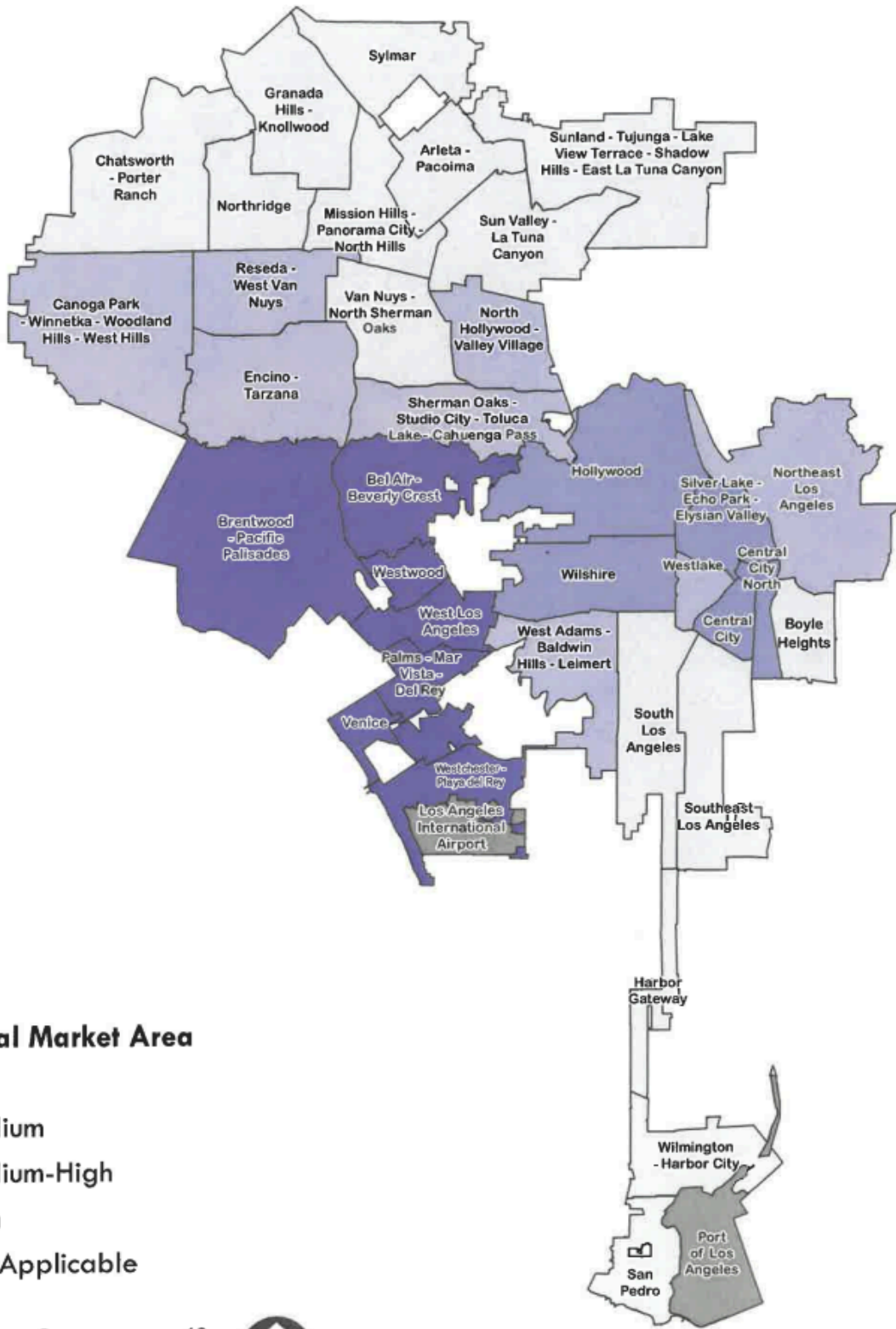


Neighborhood Key

Neighborhood Key

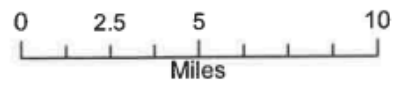
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|---------------------------|----------------------------|-----------------------|
| 1. Adams-Normandie | 39. Griffith Park | 77. Playa Vista |
| 2. Arleta | 40. Hancock Park | 78. Porter Ranch |
| 3. Arlington Heights | 41. Hansen Dam | 79. Rancho Park |
| 4. Atwater Village | 42. Harbor City | 80. Reseda |
| 5. Baldwin Hills/Crenshaw | 43. Harbor Gateway | 81. San Pedro |
| 6. Bel-Air | 44. Harvard Heights | 82. Sawtelle |
| 7. Beverly Crest | 45. Harvard Park | 83. Sepulveda Basin |
| 8. Beverly Grove | 46. Highland Park | 84. Shadow Hills |
| 9. Beverlywood | 47. Historic South-Central | 85. Sherman Oaks |
| 10. Boyle Heights | 48. Hollywood | 86. Silver Lake |
| 11. Brentwood | 49. Hollywood Hills | 87. South Park |
| 12. Broadway-Manchester | 50. Hollywood Hills West | 88. Studio City |
| 13. Canoga Park | 51. Hyde Park | 89. Sun Valley |
| 14. Carthay | 52. Jefferson Park | 90. Sunland |
| 15. Central-Alameda | 53. Koreatown | 91. Sylmar |
| 16. Century City | 54. Lake Balboa | 92. Tarzana |
| 17. Chatsworth | 55. Lake View Terrace | 93. Toluca Lake |
| 18. Chatsworth Reservoir | 56. Larchmont | 94. Tujunga |
| 19. Chesterfield Square | 57. Leimert Park | 95. University Park |
| 20. Cheviot Hills | 58. Lincoln Heights | 96. Valley Glen |
| 21. Chinatown | 59. Los Feliz | 97. Valley Village |
| 22. Cypress Park | 60. Manchester Square | 98. Van Nuys |
| 23. Del Rey | 61. Mar Vista | 99. Venice |
| 24. Downtown | 62. Mid-City | 100. Vermont Knolls |
| 25. Eagle Rock | 63. Mid-Wilshire | 101. Vermont Square |
| 26. East Hollywood | 64. Mission Hills | 102. Vermont Vista |
| 27. Echo Park | 65. Montecito Heights | 103. Vermont-Slauson |
| 28. El Sereno | 66. Mount Washington | 104. Watts |
| 29. Elysian Park | 67. North Hills | 105. West Adams |
| 30. Elysian Valley | 68. North Hollywood | 106. West Hills |
| 31. Encino | 69. Northridge | 107. West Los Angeles |
| 32. Exposition Park | 70. Pacific Palisades | 108. Westchester |
| 33. Fairfax | 71. Pacoima | 109. Westlake |
| 34. Florence | 72. Palms | 110. Westwood |
| 35. Glassell Park | 73. Panorama City | 111. Wilmington |
| 36. Gramercy Park | 74. Pico-Robertson | 112. Windsor Square |
| 37. Granada Hills | 75. Pico-Union | 113. Winnetka |
| 38. Green Meadows | 76. Playa del Rey | 114. Woodland Hills |

2018 Residential Market Areas

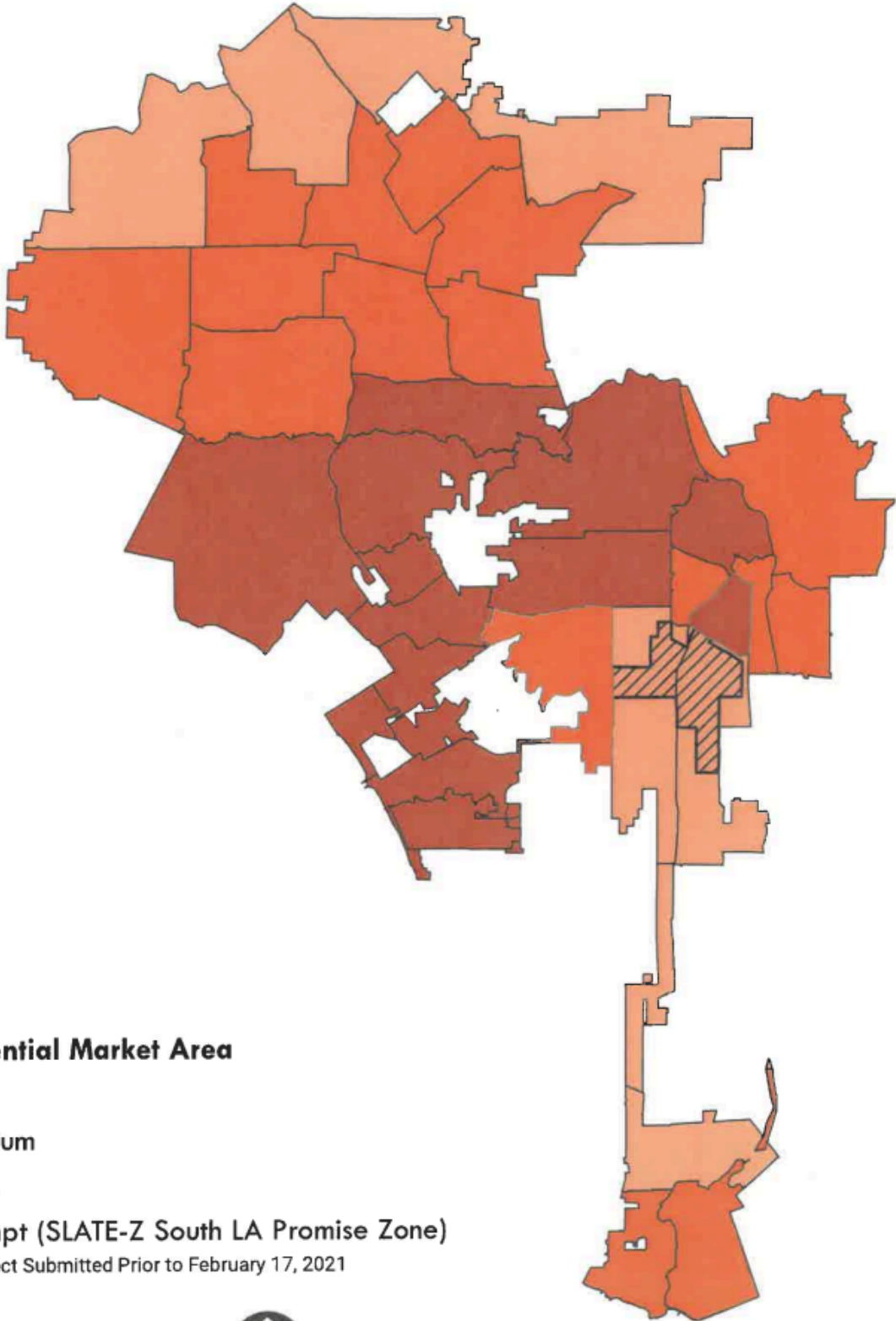


Residential Market Area

- Low
- Medium
- Medium-High
- High
- Not Applicable



2018 Non-Residential Market Areas



Nonresidential Market Area

-  Low
-  Medium
-  High
-  Exempt (SLATE-Z South LA Promise Zone)
If Project Submitted Prior to February 17, 2021

