

DEPARTMENT OF CITY PLANNING Executive Office

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

June 25, 2019

TO:

Interested Parties

Department of Building and Safety Department of City Planning Staff

FROM:

Kevin J. Keller, AICP

Executive Officer

Department of City Planning

SUBJECT:

AFFORDABLE HOUSING LINKAGE FEE UPDATED FEE SCHEDULE EFFECTIVE

JULY 1, 2019

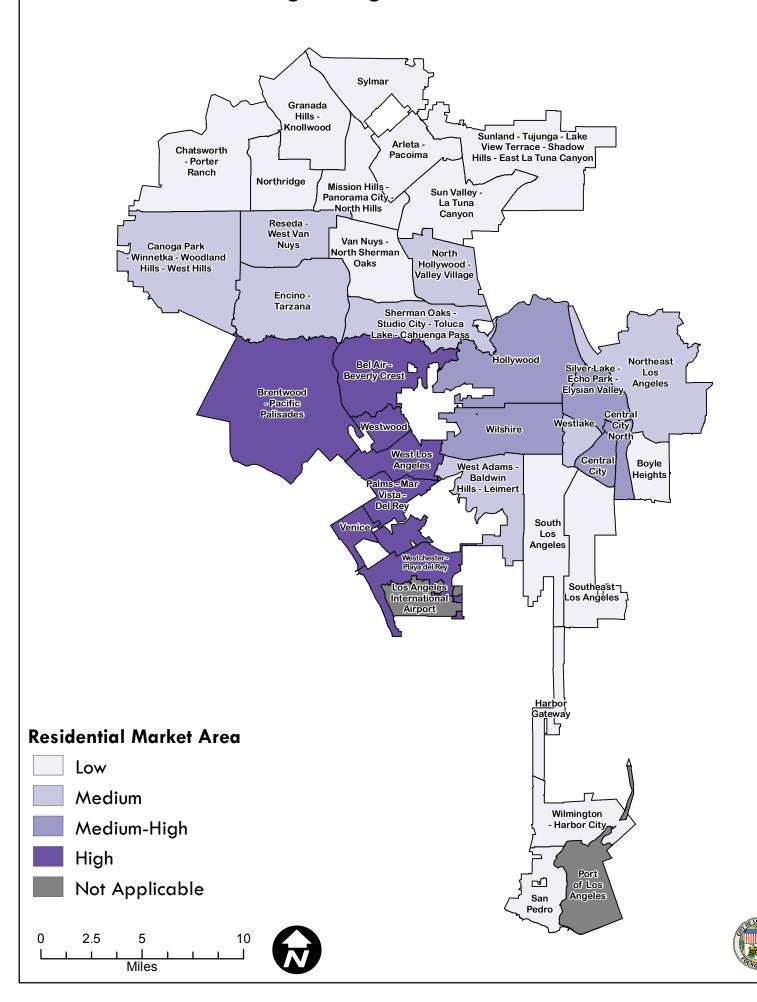
The Affordable Housing Linkage Fee (AHLF) Ordinance (No. 185,342) was adopted by the City Council on December 13, 2017, establishing a fee on certain new market-rate residential and commercial development to generate local funding for affordable housing. The City Council subsequently adopted the fee schedule by resolution on June 29, 2018. LAMC Section 19.18 C.3(a) 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, 2019 is 3.1%, based on the CPI-U average for the 12 month period ending May 2019. This adjustment is reflected in the updated AHLF fee schedule, provided in the table on the following page. There is no change to the market areas, provided as reference in this document. In accordance with LAMC Section 19.18 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.

Affordable Housing Linkage Fee Schedule Effective July 1, 2019

	Low Market Area	Medium Market Area	Medium-High Market Area	High Market Area
Type of Use	Fee Per Square Foot			
Nonresidential Uses including Hotels	\$3.09	\$4.12	n/a	\$5.16
Residential Uses (6 or more units in a Development Project)	\$8.25	\$10.31	\$12.37	\$18.56
Residential Uses (2-5 units in a Development Project)	\$1.03	\$1.03	\$1.03	\$18.56
Residential Uses (single-family detached home)	\$8.25	\$10.31	\$12.37	\$18.56
Development Projects that Result in a Net Loss of Housing Units (in addition to any other fees)	\$3.09	\$3.09	\$3.09	\$3.09

Affordable Housing Linkage Fee Residential Market Areas



Affordable Housing Linkage Fee Nonresidential Market Areas Sylmar **Cranada** HMs-Knollwood Sunland - Tujunga - Lake Arleta -View Terrace - Shadow **Chatsworth** Pacoima Hills - East La Tuna Canyon -Porter Ranch Northridge Mission Hills -Sun Valley -Panorama City -La Tuna North Hills Canyon Reseda -West Van Van Nuys -Canoga Park Nuys North Sherman North Winnetka - Woodland Oaks Hollywood -Hills - West Hills Valley Village Encino -Tarzana Sherman Oaks - Studio City - Toluca Lake - Cahuenga Pass Hollywood Northeast Beverly Crest Bel Air-Silver Lake -Echo Park -Angeles Elysian Valley **Brentwood Palisades** Central Westwood Wilshire Westlake North **West Los Boyle Angeles** West Adams -Heights Baldwin Palms - Mar Hills - Leimert Vista -Del Rey South Venice Los Angeles Westchester -Playa del Rey Southeast Los Angeles Los Angeles International Airport Herrbook Cateway **Nonresidential Market Area** Low Medium Wilmington - Harbor Ofty High Exempt (SLATE-Z South LA Promise Zone) Port ď of Los







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