

MELLO ACT AFFORDABLE HOUSING PROVISION PLAN FOR REPLACEMENT AND INCLUSIONARY UNITS

Applicants required to provide Affordable Replacement Units or Inclusionary Residential Units must submit to an Affordable Housing Provision to the Los Angeles Housing + Community Investment Department (HCIDLA) that includes the following:

Location (Units can only be provided off-site if the City Planning Determination allows it):

- Address of Project receiving Mello Determination
- Address where Units will be provided

Will the Units be:

- New Construction, or
- Adaptive reuse (conversion of existing non-residential structures).

Unit's Affordability Levels:

- Replacement Units: must be affordable to Moderate Income Households or below
- Inclusionary Units:
 - Option 1: at least 20% of all Residential Units for Very Low or Low, or
 - Option 2: at least 10% of all Residential Units for Very Low

General Description of Units, including:

- Number and type of habitable rooms
- Square footage
- Parking

How project complies with Sec VII (pg. 9) of the 2005 Affordable Housing Incentives Guidelines: (supersedes the 2004 AHIG references in Sec 7.3.3 of the Interim Mello Procedures)

- Design of Affordable Units in Mixed-Income Projects
- Location of Affordable Units within Mixed-Income Projects
- Equal Distribution of Amenities

Operational Details:

- Description of Project Financing
- Affordable Housing Incentives and Subsidies that will be utilized
- Construction Plan
- Project Timetable
 - Replacement Units: provide within 3 years of start of Demolition/Conversion
 - Inclusionary Units: provide off-site Units within 3 years of HCIDLA's Affordable Housing Provision Plan approval. Inclusionary Units must be made available at the same time as market-rate Units

Land Use Covenant:

- Once HCIDLA approves the Affordable Housing Provision Plan, the Applicant must submit a completed Land Use Covenant Application to HCIDLA.
- Applicant must agree to comply with the covenant's monitoring requirements.

For more information, see Sec 7 of the Interim Administrative Procedures for Complying with the Mello Act. For additional questions about the Mello Act, please contact HCIDLA at (213) 808-8448 or HCIDLA.LandUse@LACity.org.