

RESOLUTION NO. 21-5405

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING THE MASTER FEE RESOLUTION (RESOLUTION NO. 21-5400) BY AMENDING THE AFFORDABLE HOUSING IN-LIEU FEE IN THE SCHEDULE OF FEES AND CHARGES FOR THE RENT STABILIZATION AND HOUSING DIVISION.

THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council adopted Resolution 21-5400 Establishing fees and charges for certain services provided by the City of West Hollywood and the full City of West Hollywood Fee Schedule on May 3, 2021. The City Council hereby amends the City of West Hollywood Fee Schedule to replace the Schedule of Fees and Charges for the Rent Stabilization and Housing Division for FY 21-22 with the schedule attached hereto as EXHIBIT 1.

EXHIBIT 1 outlines fees to be charged for the Affordable Housing In-Lieu Fee. The Fees imposed by this Resolution shall take effect 60 days after the adoption of this resolution, and supersede any prior fees or charges imposed by resolution or otherwise by the City Council, to the extent such prior fees or charges conflict herewith.

SECTION 3. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and its certification into the Book of Resolutions of the Council of this City.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of West Hollywood at a regular meeting held this 17th day of May, 2021 by the following vote:

AYES:	Councilmember:	D'Amico, Erickson, Shyne, Mayor Pro Tempore Meister, and Mayor Horvath.
NOES:	Councilmember:	None.
ABSENT:	Councilmember:	None.
ABSTAIN:	Councilmember:	None.

DocuSigned by:

 A45D21B3B57A1
 LINDSEY P. HORVATH, MAYOR

ATTEST:
 DocuSigned by:

 MELISSA CROWDER, ACTING CITY CLERK

Exhibit 1

**Human Services and Rent Stabilization Department
Rent Stabilization and Housing/New Construction
Fee Schedule**

HUMAN SERVICES & RENT STABILIZATION DEPARTMENT NEW CONSTRUCTION FEE SCHEDULE FY 21-22	BASE FEE FY 20-21	INCREASE, DECREASE, SAME, OR NEW	REVISED FEE FY -21-22
AFFORDABLE HOUSING IN-LIEU FEE SCHEDULE YR2021 LIHTC High Cost Area Per Unit + 5% is \$645,738		New	
Number of Units to be constructed:			
Two Units	87,838	Increase	129,148
Three Units	131,758	Increase	193,721
Four Units	175,677	Increase	258,295
Five Units	219,596	Increase	322,869
Six Units	263,515	Increase	387,443
Seven Units	307,435	Increase	452,016
Eight Units	351,354	Increase	516,590
Nine Units	395,273	Increase	581,164
Ten Units	439,192	Increase	645,738
RESIDENTIAL AFFORDABLE HOUSING IMPACT FEE—Per sq. ft.—			
Number of Units to be constructed:-			
Two Units	\$13.97	Remove	\$13.97
Three Units	\$15.98	Remove	\$15.98
Four Units	\$17.98	Remove	\$17.98
Five Units	\$19.98	Remove	\$19.98
Six Units	\$21.98	Remove	\$21.98
Seven Units	\$23.97	Remove	\$23.97
Eight Units	\$25.98	Remove	\$25.98
Nine Units	\$27.97	Remove	\$27.97
Ten Units	\$29.96	Remove	\$29.96
Ten+ Units (for apartment projects w/ no density bonus or incentive)	\$29.96	Remove	\$29.96

Annual adjustment of the Affordable Housing In-Lieu Fee is based on the average Low Income Housing Tax Credit maximum basis for Los Angeles County for 4% credits, adjusted upwards by 30% for West Hollywood Census tracts as "high development cost areas" per HUD, and adjusted upwards by an additional 5% to account for 2021 cost increases that were delayed due to COVID19.

**FEE JUSTIFICATION DOCUMENT
FY 2021-2022**

DEPARTMENT: Human Services and Rent Stabilization
DIVISION: Rent Stabilization and Housing
Submitted by: Jonathan Holub, Acting Rent Stabilization and Housing Manager

Name of fee: Affordable Housing Residential In-Lieu Fee

This fee is: NEW INCREASE DECREASE

FY 2020-21: \$ See fee schedule

FY2021-22: \$See fee schedule

JUSTIFICATION:

Annual adjustment of the Affordable Housing In-Lieu Fee is based on the average Low Income Housing Tax Credit maximum basis for Los Angeles County for 4% credits, adjusted upwards by 30% for West Hollywood Census tracts as "high development cost areas" per HUD, and adjusted upwards by an additional 5% to account for 2021 cost increases. (LIHTC per unit cost \$645,738). As a result of COVID-19, the City delayed the implementation of the annual in-lieu fee adjustment in FY 2020-21. The amount of additional revenues is unknown since it is based on the number of projects, which can fluctuate from year to year. If necessary, revenues will be adjusted during midyear.

A. Total Revised Revenue 2022: \$ N/A
B. Total Current Revenue 2021: \$ N/A
C. **Net Increase or (Decrease):** \$ N/A