



## **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 Department (LAHD) 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 LAHD's Affordable Housing Provision Plan approval. Inclusionary Units must be made available at the same time as market-rate Units

Land Use Covenant:

- Once LAHD approves the Affordable Housing Provision Plan, the Applicant must submit a completed Land Use Covenant Application to LAHD.
- 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 LAHD at (213) 808-8893 or [lahd-landuse@lacity.org](mailto:lahd-landuse@lacity.org)