

December 2018 to March 2019 Draft

WHEREAS, Affordable Housing in Warner Center has been publicly debated at both the WHIP Committee and the Homelessness Committee and at two WHWCNC Board meetings; and,

WHEREAS, due to inclusionary housing being illegal at the time of creation, the Warner Center 2035 Specific Plan (the Specific Plan) has no affordable-housing requirement; and,

WHEREAS, the Specific Plan has affordable housing incentives that no project has utilized so far, resulting in only market rate and luxury dwellings being proposed; and,

WHEREAS, of the 1,998 residential units under construction under the Specific Plan as of February 2019, and the 6,089 residential units approved or filed and pending in the LA Department of City Planning under the Specific Plan, the first apartment complex to come online, in the College subdistrict of Warner Center, offers studio apartments starting at \$2,130 a month; and

WHEREAS, an affordable residence is by federal definition one that costs a household no more than 30% of annual, gross household income, and prospective households of the first apartment complex to open under the Specific Plan would have to earn upwards of \$85,000 a year to afford living in said complex; and

WHEREAS, a recent report by the Center for Economic Research & Forecasting of California Lutheran University noted that the middle class of the San Fernando Valley is hollowing out, with households earning between \$15,000 and \$100,000 a year on the decline and the rising cost of housing poses a risk to the Valley's economy and the middle and low income workforce as a whole; and,

WHEREAS, the same report noted that California is experiencing an accelerating "negative net domestic migration" as younger adults leave the state for better economic and housing opportunities in other U.S. states; and

WHEREAS, one of the main features of the Specific Plan is to build a neighborhood where people can live close to where they work;

THEREFORE, IT IS HEREBY RESOLVED that the Woodland Hills–Warner Center Neighborhood

Council **SUPPORTS Council File 13-0197-S9** to create strong developers' incentives in the Warner Center 2035 Specific Plan for affordable housing for households of all income levels and to include an affordable-housing requirement in the Warner Center 2035 Specific Plan excluding the following concessions which are critical to the success of the Plan:

1. Any reduction of required publicly accessible open space;
2. Any reduction in setbacks;
3. Any reduction of the amount of required Public improvements or environmental mitigations (under the premise of overriding considerations for instance);
4. Any reduction in Mobility Fees beyond what is already offered;
5. Any reduction of Cultural Amenity Fees;
6. Any reduction in design standards, parking structures, plus rear and side elevations;
7. Any reduction in Park Fees beyond those already allowed for affordable housing units;
8. Any reduction in required mobility improvements and traffic mitigations including new streets and Pedestrian-Adapted Pathways.
9. Any relinquishment of mandates for mixed-use projects whereby the required non-residential FAR component would be allowed to be converted to residential FAR beyond what is currently in the Plan.
10. Any relinquishment of the 100-foot minimum height limit requirement for residential projects in the Downtown District. Facilitating a continuing the pattern of development of seven story projects allowed in the rest of the Warner Center Districts into the Downtown District will be detrimental to the quality of the area and the intent of the Plan. The repetitive nature of the current pancake suburban pattern of development in the rest of the Plan area should not be allowed in the most important and central area of Warner Center