

Pre-existing Site Conditions & Household Income Certification

Pursuant to Chapter 22.119 of the Los Angeles County Code, applicants must replace all covenanted affordable rental dwelling units; units occupied by lower, very low or extremely low-income households; rent-stabilized units that have existed on the site within the last five years; and units withdrawn from rent or lease under the Ellis Act within the last 10 years, whether or not the unit(s) received a building permit(s). The information provided on this form will be used to determine the number, types, sizes, and affordability of the replacement units.

Additionally, projects utilizing Section 65852.21 of the Government Code (SB 9) shall not demolish or alter any rent-stabilized units that are subject to the State or County Rent Stabilization Ordinance; subject to a recorded covenant and agreement restricting rents to levels affordable to moderate, lower, or very low-income households; housing that has been tenant-occupied in the last three years. Projects shall not propose development on a site that has withdrawn accommodations from rent or lease within the last 15 years under the Ellis Act.

Failure to provide accurate and complete information will delay review or result in project denial.

1. Subject Property

Assessor's Parcel Number(s): _____

Property Address or Site Location: _____

2. Pre-Existing Site Condition - Check "Yes" or "No" for each^{1,2}

a. At any time in the last **five** years, has the subject property contained a dwelling unit(s) (whether vacant, occupied or demolished)? No (SKIP TO SECTION 4) Yes

b. Are/were any of the dwelling units rented at any time in the last five years? Yes No

c. If you answered "yes" to 2b, are/were any of the dwelling units rented at any time in the last three years? Yes No

d. Are/were any of the dwelling units subject to a recorded covenant and agreement restricting rents to levels affordable to moderate, lower, very low and/or extremely low-income households? *(If yes, attach copy of the covenant and agreement.)* Yes No

e. Is the project located on a site where residential units were withdrawn from rent or lease under the Ellis Act – [Chapter 12.75 of Division 7 of Title 1 of the Government Code](#), in the 15-year period prior to your application submittal?² Yes No

f. Is the project located on a site where residential units were withdrawn from rent or lease under the Ellis Act in the 10-year period prior to your application submittal? Yes No

g. Are you proposing to alter or demolish any of the existing units? Yes No

¹ If you answer "yes" to 2c or 2d, and you also answer "yes" to 2g, your project is **not** eligible for review under SB 9.

² If you answer "yes" to 2e, your project is **not** eligible for SB 9.

If answers to 2b-2g are all "no," skip to Section 4.

Rent stabilization screening questions^{3,4}	
h. Are/were the dwelling units in an owner-occupied duplex built in 1995 or later?	<input type="checkbox"/> Yes <input type="checkbox"/> No
i. Are/were the dwelling unit(s) built in the last 15 years?	<input type="checkbox"/> Yes <input type="checkbox"/> No
j. Have the dwelling unit(s) not been rented since November 20, 2018? A “yes” answer means the unit(s) have not had a tenant since November 20, 2018. A “no” answer means the unit(s) have had a tenant since November 20, 2018.	<input type="checkbox"/> Yes <input type="checkbox"/> No
k. If the unit(s) are/were condominiums or single-family homes (units that can be sold separately), are/were they owned by any of the following after January 1, 2020?: <ul style="list-style-type: none"> ▪ An individual owner(s); ▪ LLC with NO corporation as a member; ▪ Family trust. 	<input type="checkbox"/> Yes <input type="checkbox"/> No

³ If you answer “yes” to 2g above and also answer “yes” to any of these questions (2h through 2k), project is still eligible for SB 9.
⁴ If you answer “yes” to any of these questions (2h through 2k), the unit(s) are **not** rent-stabilized. However, if you answer “yes” to 2h, 2i, or 2j, above, they still must be replaced if they were occupied by lower, very low, or extremely low-income tenants within the last five years.

3. Income Levels of Households in Rental Units

Use this section to indicate the number of dwelling units that currently exist or existed on the site within the last five years.

Indicate the size (number of bedrooms) of each unit according to the income level of the household occupying the unit. ([See Los Angeles County Affordable Housing Income Limits](#))

If some of the existing units are unoccupied, refer to the income information for the last household in occupancy.

For rental properties that have been vacated or demolished, use the greatest number of units that were occupied by extremely low, very low- or lower-income households, or were rent-stabilized and occupied by moderate or above moderate income households, during the last five years.

Household Income Level	Unit Size	Number of Units
Unknown	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Extremely low	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

Very low	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Lower	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
Moderate and above	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	

4. Owner / Applicant Certification

I certify under penalty of perjury that the foregoing is true and correct. Furthermore, I certify that I will provide the following to any tenants of occupied units requiring replacement, as applicable: 1) relocation benefits pursuant to the County’s Rent Stabilization Ordinance, and 2) a right of first refusal for a comparable replacement unit at an affordable rent in the proposed development that is the subject of this certification.

I understand that I may be asked to provide documentation to support the household income information provided here, and that failure to produce said documentation to the satisfaction of the Department of Regional Planning will result in a presumption that extremely low, very low and/or lower income households occupied units on the site in accordance with Section 22.119.050.B of the Los Angeles County Code.¹

Signature (Blue Ink): _____ Date: _____

Print Name: _____ Check One: Owner Applicant

¹ Pursuant to Section 22.119.050.B of the Los Angeles County Code, when tenant incomes are unknown, extremely low, very low and/or lower income renter households are assumed to have occupied the units in the same proportion as they occupy all renter households within the unincorporated County, as determined by the most recently available data from the United States Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy database.

Pages 4-6 For Staff Use Only

A. HOUSEHOLD INCOME – UNKNOWN

II. NUMBER OF REPLACEMENT UNITS REQUIRED (SEE SECTION 3 - UNKNOWN)		
Rent-stabilized		Number of Units:
Affordability	No. of Units Required to be Replaced	
Extremely low (32% of total unknown)		
Very low (21% of total unknown)		
Lower (21% of total unknown)		
Extremely low, very low or lower	Extremely low	
	Very low	
	Lower	
Total:		
Non-rent-stabilized		
Affordability	No. of Units Required to be Replaced	
Extremely low (32% of total unknown)		
Very low (21% of total unknown)		
Lower (21% of total unknown)		
Total:		

B. HOUSEHOLD INCOME – KNOWN

I. NUMBER OF REPLACEMENT UNITS REQUIRED (SEE SECTION 3 - ONE-TO-ONE REPLACEMENT)		
Affordability	Unit Size	No. of Units Required to be Replaced
Extremely low	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 or more bedrooms	
		Sub-total:
Very low	Studio (no bedroom)	
	1 bedroom	
	2 bedrooms	

	3 bedrooms		Sub-total:
	4 or more bedrooms		
Lower	Studio (no bedroom)		Sub-total:
	1 bedroom		
	2 bedrooms		
	3 bedrooms		
	4 or more bedrooms		
Moderate and above (for rent-stabilized or covenanted units only)	Studio (no bedroom)		Sub-total:
	1 bedroom		
	2 bedrooms		
	3 bedrooms		
	4 or more bedrooms		
		Total:	

**C. TOTAL NUMBER OF REPLACEMENT UNITS
& BEDROOMS REQUIRED**

Unit Size¹	No. of Units by Affordability^{2,3,4,5,6}		
Studio (no bedroom)	Extremely low:	Very low:	Lower:
1 bedroom	Extremely low:	Very low:	Lower:
2 bedrooms	Extremely low:	Very low:	Lower:
3 bedrooms	Extremely low:	Very low:	Lower:
4 or more bedrooms	Extremely low:	Very low:	Lower:

Notes:

Unit Size

1. Bedroom counts should reflect what was there before, but if these units are being counted towards the inclusionary set-aside, they should reflect the bedroom mix of the proposed project.

Unit Affordability

2. At least the same total number of units and at least the same total number of bedrooms shall be replaced at the same or deeper level of affordability.
3. If the existing/pre-existing units are/were occupied by tenants whose incomes are unknown, and the sizes of those units vary in terms of number of bedrooms, the applicant may choose which unit size to be replaced at which affordability level (extremely low, very low or lower).
4. Proposed replacement units may have more bedrooms and/or at a deeper level of affordability than required.
5. For rent-stabilized units occupied by moderate and above-moderate income households, applicant may choose whether to replace with extremely low, very low- or lower-income units.
6. If only one replacement unit is required, and the income level of the most recent household in occupancy is unknown, applicant may choose whether to replace with an extremely low, very low- or lower-income unit.