

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT

1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Eric Garcetti, Mayor

DATE: September 15, 2021
TO: Faisal Roble, Principal City Planner
City Planning Department
FROM: Marites Cunanan, Sr Mgmt Analyst II
Los Angeles Housing and Community Investment Department
SUBJECT: **Mello Act Determination for 2330 South Cloy Avenue, Los Angeles, CA 90291**

Planning Case #: DIR-2020-6145-CDP-MEL

Based on information provided by the owners, David M. Walker and Debra A. Walker, Co-Trustees of the Walker Trust 2002, dated February 13, 2002, As Amended, the Los Angeles Housing Department (LAHD) has determined that no affordable unit exists at 2330 South Cloy Avenue.

The property currently consists of a three (3) bedroom single family dwelling. Per the statement on the application, the owner is proposing to demolish the existing single family dwelling to construct a new single family dwelling. The owner acquired the property on May 23, 2018.

Section 4.4.3 of the Interim Administrative Procedures for Complying with the Mello Act requires that LAHD collect monthly housing cost data for at least the previous three (3) years. The owner filed an application with the Department of City Planning (DCP) on October 15, 2020. Therefore, LAHD must collect data from October 2017 – October 2020.

On January 19, 2021, a tenant letter was sent to the property.

From October 2017 – April 2018, the property was rented at an average monthly amount of \$2,393. The 2017 Land Use Schedule 7 Maximum Allowable Rent for a three (3) bedroom unit is \$1,782, therefore the property was rented at above affordable levels from October 2017 – April 2018. From May 2018 – October 2020, the property was owner occupied. The Owner provided tax documents showing no rental income collected during this time period. The data collected from October 2017 – October 2020 shows that no affordable unit exists at 2330 South Cloy Avenue.

cc: Los Angeles Housing Department File
David M. Walker and Debra A. Walker, Co-Trustees of the Walker Trust 2002, dated February 13, 2002,
As Amended, Owner
Richard A. Rothschild, Western Center on Law and Poverty, Inc.
Susanne Browne, Legal Aid Foundation of L.A.
Jonathan Jager, Legal Aid Foundation of L.A.
Juliet Oh, City Planning Department

MAC:lm

An Equal Opportunity Employer

HIMS: 21-127806