

UTILIZATION OF 12.22 A.37(D)(6) OR 12.22 A.39(D)(8) FLOW CHART



Background

The Citywide Housing Incentive Program (CHIP) Ordinance establishes a process where projects seeking a Density Bonus through an application filed under Los Angeles Municipal Code (LAMC) 12.22 A.25 prior to the operative date of the CHIP Ordinance (February 11, 2025) can opt into being processed using the procedures contained in LAMC 12.22 A.37 (State Density Bonus Program) or LAMC 12.22 A.39 (Affordable Housing Incentive Program). This handout provides resources to assess whether or not a project might be eligible for revised procedures. The information contained in this handout is not applicable for Mixed Income Incentive Program (12.22 A.38) projects.

Additional Information on Required Program Standards

All projects opting into revised procedures must abide by the program standards in LAMC Sections 12.22 A.37(h) and 12.22 A.39(h) of the LAMC. This includes covenant and housing replacement requirements. Compliance with these new procedures will likely entail obtaining a RPO RUD issued after the operative date of the Resident Protections Ordinance (February 11, 2025). More information on these requirements can be found in the [Replacement Unit Requirements and Occupant Protections fact sheet](#).¹ Questions regarding residential unit replacement requirements and occupant protections should be directed to LAHD-Landuse@lacity.org. Projects proposing the demolition of units subject to the Rent Stabilization Ordinance (RSO), should also consult the [Ellis Act webpage](#)² for more information on the withdrawal of units from the rental market under the RSO, status of replacement units and relocation process. For non-RSO units, consult the [Just Cause Ordinance webpage](#)³.

Projects interested in utilizing revised CHIP procedures and complying with the program standards should consult the chart on the next page to assess if the project is eligible to opt into the procedures of 12.22 A.37 (State Density Bonus Program) or 12.22 A.39 (Affordable Housing Incentive Program).

1. https://planning.lacity.gov/odocument/90056ebd-3861-48fc-b647-86c44466af04/Fact_Sheet_Replacement_Requirements_and_Occupant_Protections.pdf

2. <https://housing.lacity.gov/rental-property-owners/removal-from-rental-market-property-owner>

3. <https://housing.lacity.gov/residents/jco-units-non-rso-no-fault-evictions-strong>

UTILIZATION OF 12.22 A.37(D)(6) OR 12.22 A.39(D)(8) FLOW CHART (Continued)



Applicants can use the flow chart below to determine if projects can opt into the procedures contained in CHIP or if the project must be refiled first by identifying whether a proposed project would like to utilize the procedures contained in CHIP, the incentives contained in CHIP, or both.

