

Los Angeles General Plan

HOUSING ELEMENT 2021-2029

Annual Progress Report

2022

Supplemental Report for Program 124: Affirmatively Furthering Fair Housing

**Housing Element 2021-2029
Annual Progress Report
2022**

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Introduction

Program 124 of the 2021-2029 Housing Element aims to promote and affirmatively further fair housing opportunities throughout the city in all housing, planning and community development activities. This supplemental report to the 2022 Annual Progress Report (APR) of the Housing Element provides a more cohesive picture of the various components of the AFFH program that goes beyond the individual program updates. Additional context on the programs referenced below can be found in the APR as well as Chapter 6 of the Housing Element.

Program Highlights

In 2022 (and the beginning of 2023) the City and its residents focused on affirmatively furthering fair housing by:

- Passing measure ULA (United to House LA) which is estimated to generate between \$600 million and \$1 billion per year for affordable housing production, preservation, and homelessness prevention;
- Preventing displacement through the passage of the largest expansion of tenant protections since the passage of the Rent Stabilization Ordinance in 1978 and prohibiting utility shut offs as debt-collection for low-income households;
- Expediting affordable housing through a Mayoral Executive Directive (ED 1) that allowed all 100% affordable housing projects by-right;
- Committing to create 12,915 new units or beds for people experiencing homelessness over the course of five years as part of a settlement agreement with the LA Alliance for Human Rights
- And tripling the rate of affordable housing projects funded in Higher Opportunity Areas (18% of projects financed in 2022 were located in Higher Opportunity Areas, compared with 6% of projects from 2009-2020).

The City also laid the groundwork for a significant RHNA Rezoning Program estimated to increase housing capacity in Higher Opportunity Areas by at least 127,716 units. The City plans to complete a draft ordinance for the Program by the end of 2023, and the 2023 APR will include additional reporting on the strategies and results of this program.

While the City made significant improvements towards affirmatively furthering fair housing, the 2022 APR revealed several challenges that the City will be addressing in more detail over the next reporting period. For example, due to COVID restrictions and a shortage of staffing, the City inspected nearly 81,000 less multifamily units than expected in 2022. Proactive habitability inspections are critical to ensure that all tenants, and particularly the lowest-income tenants, are able to live safely and with dignity. In addition, a limited analysis of 5-years of transit funding and street improvements revealed the need to focus a greater share of investment in areas with a higher percentage of High Segregation and Poverty neighborhoods (per the TCAC/HCD Opportunity Map).

The remainder of this narrative report provides more detailed reports on how the City addressed the following strategies identified in the Affirmatively Furthering Fair Housing Program (Program 124):

- Housing for People with Special Needs
- Housing for people experiencing homelessness or at risk of homelessness
- Voucher assistance to increase housing mobility
- Increasing affordable housing in Higher Opportunity Areas¹
- Prioritizing local resources for housing in Higher Opportunity Areas
- Developing pathways to homeownership
- Increasing investments in Low Resource/High Segregation and Poverty areas²
- Developing new sources of funding to support affordable housing and community investment in High Segregation and Poverty areas .

¹ Higher Opportunity Areas refers to areas identified as High or Highest Resources by the State of California HCD/TCAC Opportunity Map. These areas are identified as offering the best access to critical life outcomes, including economic mobility.

² As identified by the State of California HCD/TCAC Opportunity Map.

- Preserving affordable housing
- Monitoring displacement trends and developing tools to mitigate displacement
- Requiring the replacement of affordable housing, the right to return, and relocation assistance
- Conducting code enforcement to advance habitability and minimize displacement
- Implement existing tenant rights policies and continuing to develop greater tenant protections

Program Progress Updates

Program 124 of the 2021-2029 Housing Element aims to promote and affirmatively further fair housing (AFFH) opportunities throughout the community in all housing, planning and community development activities. In compliance with US Housing and Urban Development (HUD) and AB 686 (2018), individual metrics, timelines, commitments and AFFH components are summarized in the sections below. Please also refer to the individually referenced Programs for additional details on the objectives and project descriptions.

Housing for people with special needs

A. Prioritize and expand housing choices for those with the greatest housing needs, including those with the lowest incomes, persons with disabilities, seniors, large families, and victims of domestic violence.

The City addresses housing needs for special needs populations through a combination of new construction and rehabilitation, housing assistance and social service programs, zoning tools, and fair housing investigations.

In 2022, the City approved 255 new fully accessible affordable housing units and achieved a 92% compliance rate for affordable housing developments subject to the City's Accessible Housing Program (AcHP). The City's AcHP (Program 8) requires projects that receive funding from the City to include units that are affordable and accessible to people with disabilities and the program has resulted in significantly more accessible, affordable units to meet the growing need. By September 2026, the City aims to provide 4,031 accessible housing units.

The City also provides rental assistance and direct service specially for people with disabilities and other special needs populations. As of December 2021, the Housing Authority of the City of Los Angeles (HACLA) administered a total of 631 Special Purpose Vouchers for non-disabled elderly households. This far exceeds the annual goal reported in the Housing Element of 375 vouchers annually (see Program 42). The City also provides special housing accommodations for people experiencing

domestic/interpersonal violence and in 2022 maintained 567 shelter beds for people experiencing homelessness (Program 93).

In 2022, the Department of City Planning made significant progress on multiple rezoning efforts aimed at meeting the needs of the people with the lowest incomes and other special needs groups. The Department initiated its Citywide Rezoning Program in 2022 (Program 121) and is currently working on a feasibility analysis and public outreach to determine affordability levels and other features for a new affordable housing incentive program. As part of the effort, City Planning is developing strategies to achieve deeper affordability targeting, incentivize housing for large families, and provide greater housing opportunities for people with disabilities and seniors. In addition to the Citywide Rezoning program, the Downtown LA Community Plan, which is the first Community Plan to include an incentive program for Acutely Low Income Households (15% AMI), was approved by the City Planning Commission and is expected to be considered by City Council in 2023 (Program 81).

Lastly, the City is actively investigating and referring cases of Fair Housing violations through a contract with the Housing Rights Center (HRC) and requiring reasonable accommodations through a local City Planning process. In 2022 HRC received 1,276 discrimination complaints and opened 98 cases. The vast majority of opened cases (78%) related to serving people with disabilities (See Program 84). In addition, City Planning changed the process for Reasonable Accommodation Request to make it more accessible and understandable for the public to request accommodations (Program 82).

Housing for people experiencing homelessness or at risk of homelessness

B. Address the severe housing needs of persons experiencing homelessness or at risk of homelessness in all areas of the city.

Based on the 2022 Point in Time Count, there were 41,980 people experiencing, 690 more people than in 2020. The number of unsheltered people also increased slightly (from 28,852 in 2020 to 28,458 in 2022) and in 2022, 68% of all unhoused people were unsheltered.

The City of Los Angeles continues to address the homelessness crisis through a combination of permanent supportive housing, housing vouchers, and shelter programs. In 2022, the Housing Department financed 1,206 permanent supportive housing (PSH) units and financed the conversion of 379 hotel/motel units into permanent supportive housing (Program 18). The production of PSH units far exceeds the average annual goal of 250 units established in the Housing Element, however, it is significantly lower than the 2,100 supportive housing units produced in 2021. This is primarily due to dwindling funds from the now fully-committed HHH ballot measure. The potential revenue from Measure ULA could far exceed HHH funding and may allow the City to increase PSH production beyond the 2021 levels.

Increased funding for permanent supportive housing is particularly important given a settlement agreement between the City and the LA Alliance for Human Rights. In June 2022, as a requirement of the settlement, the City agreed to significantly increase housing and shelter options to house 60% of the unsheltered population, excluding those with serious mental illness (SMI), resulting in the need for 12,915 new beds/units over the course of five years. In 2022, the City opened 721 interim and supportive housing beds as part of the settlement agreement. In addition, as of December 28, 2022, 6,061 new beds were open and occupiable under the June 16, 2020 COVID-19 Roadmap Agreement.

In addition to the City's efforts to create transitional and permanent supportive housing, the Housing Authority provided rental assistance to 27,000 formerly or chronically homeless households (Program 92), including 3,365 Emergency Housing Vouchers (Program 128).

People experiencing homelessness or at-risk of homelessness are able to access services through the Family Coordinated Entry System (Program 98) which provides housing navigation and rapid rehousing to 1,200-1,500 households throughout LA County and the City's Solid Ground Program (Program 136) which provided 1,152 households at-risk of homelessness with comprehensive case management.

Voucher assistance to increase housing mobility

C. Provide housing vouchers, voucher assistance and mobility-related services to expand access to Higher Opportunity Areas.

In 2022, the City and the Housing Authority of Los Angeles (HACLA) focused on providing vouchers to people at-risk of homelessness and increasing voucher utilization in Higher Opportunity Areas. In 2022, HACLA committed 44% of its voucher allocation to formerly or chronically homeless individuals, resulting in direct rental assistance for 27,000 households (Program 92). HACLA also sought federal funding to develop a new Mobility Demonstration Voucher program to increase voucher utilization in Higher Opportunity Areas and study the outcomes. Originally the City partnered with the County on the program, however, in June of 2022 the County withdrew from the program. HACLA began the pilot program on December 1, 2022 (Program 108).

Increasing affordable housing in Higher Opportunity Areas

D. Promote a more equitable distribution of affordable housing opportunities throughout the city, with a focus on incentivizing or requiring Affordable Housing in Higher Opportunity Areas.

The Department of City Planning is in the initial phases of several significant work efforts aimed at dramatically increasing housing opportunities and affordable housing production in Higher Opportunity Areas. The RHNA Rezoning (Program 121), which will add 255,432 units of additional housing capacity in the City and focus added capacity in Higher Opportunity Areas. As part of this effort, staff began a number of background studies, including an economic feasibility analysis, to help inform new affordable housing incentive programs. Public outreach will begin in early 2023 and a draft ordinance for the Rezoning program is expected by the end of 2023.

The City also obtained state funding to develop a “Fair Share” housing allocation that will provide housing targets to different Community Plan areas (Program 49). This groundbreaking program is expected to ensure that local planning efforts are guided by citywide housing priorities such as equity, access to opportunity, climate resilience, housing needs, and displacement prevention. In 2022, the City began background work, and in 2023 will develop a draft methodology and public outreach for the program.

Current Community Plan updates are underway in Hollywood, Downtown LA, Boyle Heights, Harbor, the Westside, the Southeast Valley and Southwest Valley (Program 65). All of these plans have proposed additional affordable housing incentives and streamlining programs. The Hollywood, DTLA, Westside, Southeast Valley and Southwest Valley Community Plan Updates will all add housing capacity in Higher Opportunity Areas.

The Mayor's Office further streamlined affordable housing production through Executive Directive 1 in December 2022. The Executive Directive declares that the City must complete the approval process for 100% affordable housing within 60 days and post-permit approvals must take no longer than 5 days. In February of 2023, the departments of City Planning, Housing, and Building and Safety released an implementation memo that creates a ministerial approval process for all ED 1 100% affordable projects. This ministerial approval process is anticipated to expedite affordable housing production and remove the uncertainty of the entitlement process, which is typically more complicated and risky in Higher Opportunity Areas. An ordinance to amend the City's Site Plan Review ordinance to streamline 100% affordable projects will be released in early 2023.

Prioritizing local resources for housing in Higher Opportunity Areas

E. Prioritize local resources, such as funding and public land, in areas of high opportunity, and evaluate revisions to funding metrics or policies that may act as a barrier to projects located in Higher Opportunity Areas. Seek partnerships with other public and private entities to facilitate new potential development sites in these areas for affordable housing.

The City continues to prioritize funding for affordable housing projects located in areas with better access to opportunity and as a result, have seen significantly more projects financed in these areas. In 2022, the City financed 65 affordable housing projects, totalling 4,410 units. Approximately 18% of projects and 15% of units are located in Higher Opportunity Areas. More than a third of all financed projects were specially for people experiencing homelessness and of those, 16% of projects and 14% of units were located in Higher Opportunity Areas. Considering that a [2021 report](#) by the Housing and

Planning Department found that just 6% of subsidized affordable housing projects were located in High Opportunity Areas, the 2022 statistics indicate a three-fold improvement in achieving the goals of more equitably distributing subsidized affordable housing throughout the City.

The City continues to explore other opportunities to increase affordable housing in Higher Opportunity Areas by preserving existing rent stabilized housing and utilizing public land. In 2022, HACLA entered into a partnership with for-profit entities to purchase two unrestricted naturally-occurring affordable housing properties with a total of 945 units. As a result, 634 units will be income-restricted for a period of 55 years (262 units restricted to households earning up to 60% of AMI, and 372 units restricted to 80% of AMI). These properties are close to a newly opened Metro line and in an area that has been experiencing rapid gentrification. In addition to HACLA's preservation efforts, there are currently 21 affordable housing developments on public land that are either in construction or recently completed. Of those, four projects (19%) are in Higher Opportunity Areas. In order to further prioritize public land for affordable housing in Higher Opportunity Areas, the City is planning to add AFFH criteria into its evaluation process used to identify and prioritize city-owned sites for affordable housing development (see Program 15).

Developing pathways to homeownership

F. Develop pathways to homeownership for lower and moderate income households, including targeted down payment assistance and increasing opportunities for community ownership of housing.

Increasing homeownership opportunities was particularly difficult this past year due to rising housing costs and high interest rates. For the period of January 1, 2022, through December 31, 2022, the City successfully assisted 69 low- and moderate-income, first-time homebuyer families in purchasing homes in Los Angeles, consisting of 182 household members, with a total investment of \$6,839,643 million of purchase assistance loans. This is significantly lower than the average of 88 loans per year and lower than the goal of 75 moderate-income and 75 low-income loans established in the Housing Element. HACLA also provides homeownership opportunities to public housing residents and enrolled 27 families in the Section 8 Homeownership Program (Program 8).

United to House LA, the recently passed ballot initiative, will include 10% per year to support homeownership, which is in addition to the approved \$8,072,321 in Affordable Housing Linkage Fee funding for homeownership programs for FY 2021-2022 (described in Program 10). Measure ULA also requires 22.5% of all funding to be used for alternative models of affordable housing which may include funding for limited equity cooperatives and community land trusts with ownership opportunities. The increased funding opportunities will complement changes to the zoning code aimed at increasing new ownership typologies (Program 4 and 121).

Increasing investments in Low Resource and High Segregation and Poverty areas

G. Target investment, incentives, and other programs in Low Resource and High Segregation and Poverty areas in order to improve community assets that enhance quality of life and address Environmental Justice.

Over the past two years, the City of Los Angeles has increasingly tied budgetary decisions to an analysis of racial and economic equity (Program 133). In 2020 a mayoral Executive Directive required Departments to analyze how their budget requests advance social equity and in December 2022, City Council directed the Chief Administrative Office to develop a Citywide Equity Index to allow decision-makers to better integrate socioeconomic equity into strategic planning, resource allocation, program development, and service delivery. In addition, the Bureau of Engineering is currently working on an Infrastructure Equity Scorecard and a supplemental Index that reflects socioeconomic disparities and infrastructure needs. A draft of the Index is expected in spring 2023 and the framework for the Scorecard is expected in summer 2023.

The increased attention to equitable infrastructure finance should result in a greater share of funding for transit and street investments in High Segregation and Poverty Areas. An analysis of the past five years of investments in livable streets, sidewalk repairs, street improvements, transit services and vision zero reveals ongoing disparities in infrastructure investments and a need to further prioritize investments in communities with a higher share of High Segregation and Poverty neighborhoods. As

shown in Figures 1 and 2, Southeast Los Angeles accounts for 28% of the City’s High Segregation and Poverty areas but just 3% of the sampled funding for infrastructure and transit (\$3.59 million out of \$192.4 million total). Additionally, the Northeast Los Angeles Community Plan area includes just 2% of the City’s total High Segregation & Poverty Neighborhoods but accounted for 15% of funds. The data for this analysis is based on funding levels provided by the Office of the City Administrative Officer (CAO) as part of a [report back](#) to the City Council in 2022 and it excludes investments that span multiple Council offices or do not have geographic allocations. The City will further examine these initial trends as part of its Assessment of Fair Housing (Program 52) which is expected to be completed for Council approval by the end of 2023.

Figure 1: Areas with Disproportionately Low Investments in Livable Streets, Sidewalk Repair, Street Improvements, Transit Services, and Vision Zero

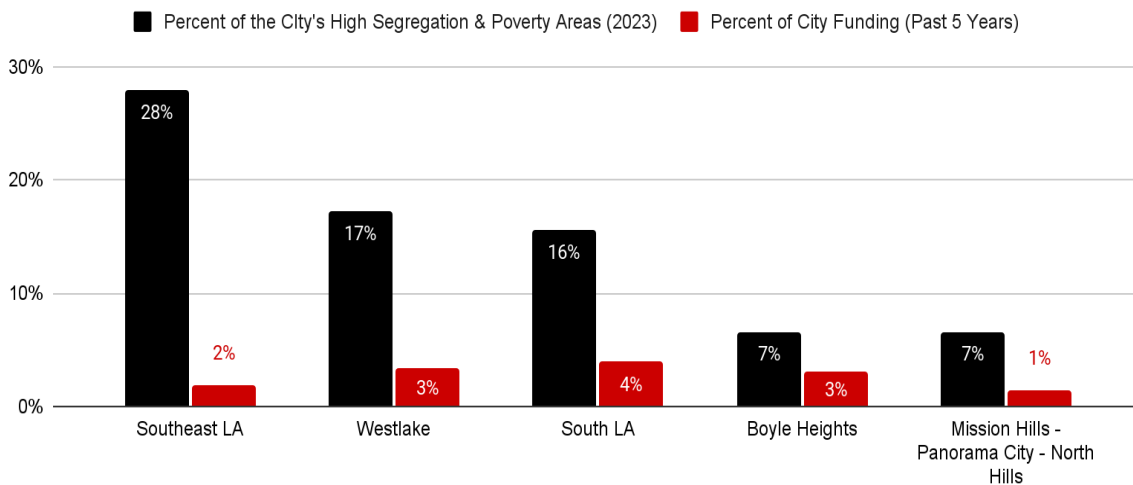
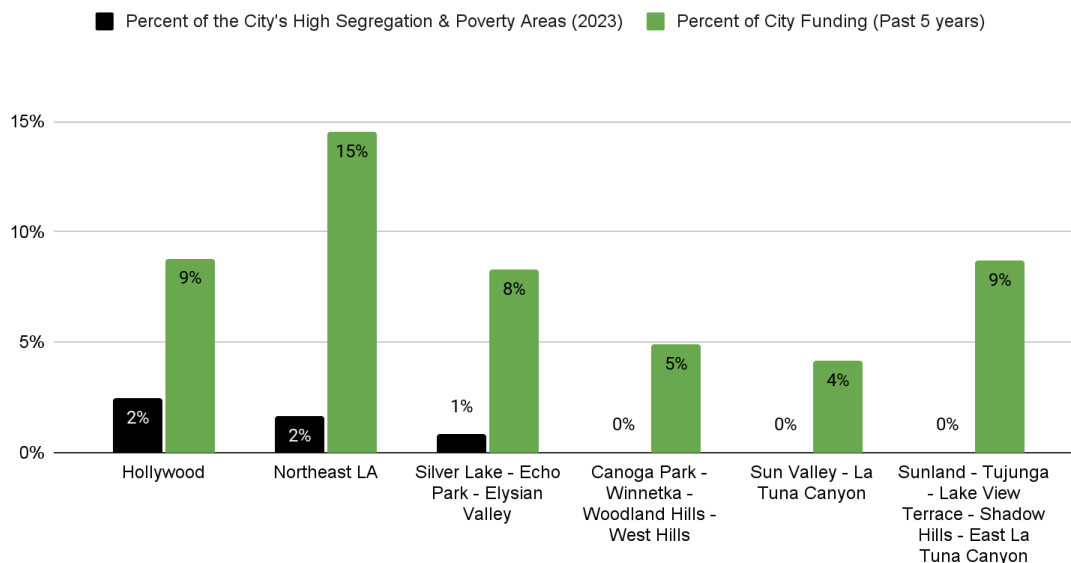


Figure 2: Areas with Disproportionately High Investments in Livable Streets, Sidewalk Repair, Street Improvements, Transit Services, and Vision Zero



In order to address historic and structural racism - including racialized disinvestment, the City developed a pilot participatory budgeting program called the Los Angeles Reforms for Equity and Public Acknowledgment of Institutional Racism (LA REPAIR) which is administered by the newly created Civil + Human Rights and Equity Department. LA REPAIR is a \$8.5 million investment in nine communities (Community Plan Areas, or CPAs) which were selected based on several factors used to determine areas that have been most impacted by structural and historic racism. The selected communities include: Arleta/Pacoima, Mission Hills-Panorama City-North Hills, Westlake, West Adams-Baldwin Hills-Leimert Park, Boyle Heights, South Los Angeles, Southeast Los Angeles, and Wilmington and Harbor Gateway. The neighborhood of Skid Row was also included although it is not an individual Community Plan Area but is located within the Downtown LA CPA. The first phase of the LA REPAIR Program launched in June 2022 and included Boyle Heights, Mission Hills-Panorama City-North Hills, and Southeast LA. The remaining six REPAIR zones will launch in January 2023. The initial idea collection phase for each area identified various community priorities that were used to create guidelines for the call for proposals that was issued December 2022. Community residents will be able to vote on the proposals later in 2023. In 2022, the Civil + Human Rights and Equity Department also allocated \$2 million to one

community-based organization in each LA REPAIR area to launch Peace and Healing Centers. The Centers will include culturally-informed programming to address social, economic, and environmental harms created by institutional and structural racism.

Economic development is also a critical component of the City's placed-based strategy in lower-income communities. In 2022, the City approved five new Jobs & Economic Development Incentive (JEDI) zones, four of which are in primarily Lower Resource or High Segregation & Poverty Areas in Watts, Wilmington, Pacoima, and Reseda. Each area includes a Business Incentive Plan which includes providing permit subsidies of up to \$10,000 for between 15-20 businesses. The business support is complemented by the City's ongoing investment in WorkSource and YouthSource centers which served 44,640 jobseekers and over 18,000 youth at various sites throughout the City.³

In addition to direct investment, the City is also working on several land use planning initiatives aimed at addressing the needs of lower resource and High Segregation and Poverty Areas. Most notably, the Slauson Transit Neighborhood Plan (TNP) was adopted by the City Council in November 2022 and expected to become effective in mid-2023. The Slauson TNP amended the land use planning along Metro's Rail to River/Active Transportation Corridor project that is expected to open in 2024. The Rail to River project will connect two Metro stations by converting an abandoned railroad track into a bicycle and pedestrian path located primarily in low resource and High Segregation and Poverty areas. The changes to the area's land use better connect businesses with the new bicycle path, provide regulations and incentives to support economic and workforce development in the area, and establish additional incentives for affordable housing.

Developing new sources of funding to support affordable housing and community investment in High Segregation and Poverty areas

³ Based on data from the Year 23 Workforce Development Board Annual Plan

H. Develop new sources of financing for affordable housing production and preservation, including sources that also enhance the built environment through transportation, amenities, and infrastructure investments.

The City of Los Angeles successfully supported and advocated for a number of bills and programs throughout 2022 that increased funding for affordable and supportive housing, including \$750 million for Homekey Round 3, \$250 million for the California Housing Accelerator, \$425 million for the Infill Infrastructure Grant program, and \$1 billion for the Homeless Housing, Assistance and Prevention program (Program 17). In addition, the City advocated for the inclusion of scoring criteria in state funding programs to incentivize the production of affordable housing in Higher Opportunity Areas.

As mentioned previously, the voters of the City of Los Angeles also passed Measure ULA, a graduated transactions tax on real estate sales above \$5 million which is estimated to generate up to \$800 million per year to be used for affordable and supportive housing development and homelessness prevention. City staff and a newly appointed oversight board will develop guidelines to direct the spending of these new resources, which will include goals and incentives for providing more affordable housing in higher-resource areas of the City (Program 20).

The City is continually identifying and pursuing funding opportunities that support integrated affordable housing, infrastructure, and community development investments in low resource and high segregation and poverty neighborhoods. In 2022, the City applied for funding for affordable housing and infrastructure projects as part of the State's Affordable Housing and Sustainable Communities (ASHC) program and was awarded over \$163.3 million (roughly 20% of the State's total AHSC funding for the year). The AHSC award will produce 929 units, of which 890 units (95%) will be dedicated for low-income and extremely low-income households. The funding will also support 7.23 miles of pedestrian and cycling improvements surrounding the affordable housing developments. Of the seven awarded AHSC projects, two are in High Segregation and Poverty areas and three are located in Low Resource neighborhoods (based on the 2023 TCAC map).

In addition, a coalition of various community organizations and city departments received \$35 million in Transformative Climate Communities (TCC) funds to support the

creation of the South Los Angeles Eco-Lab. The South LA Eco-Lab is a significant community revitalization project in a very low-resource area that will provide 6,000 shade and fruit trees, 140 solar roofs for low-income households, 16 new EV charging stations, add 250 bicycles to the e-bike library, and provide free metro passes to 10,000 residents. The investments are complemented by dedicated funding for displacement avoidance efforts including know-your-rights workshops and education for residents and eviction defense services.

Preserving affordable housing

I. Expand efforts for the preservation and rehabilitation of deed-restricted affordable housing, naturally occurring affordable housing, RSO units, residential hotels and mobile home parks

In 2022, the City met its goal of preserving existing affordable housing at-risk of converting to market rate and preserving naturally occurring affordable housing (NOAH). The City preserved 302 at-risk units which extended their affordable covenants for an additional 30 years (see Program 27) and HACLA preserved 945 rent stabilized (RSO) units and restricted 634 units of those units with 55 year affordability covenants (see Program 30). This exceeded the program's goal of 750 acquired units by 2022. HACLA also continues to rehabilitate and redevelop its historic public housing stock. In 2022, 377 public housing units were renovated, 172 of new housing units on public housing sites completed construction, and an additional 157 units are currently in construction (see Program 24 for a more detailed breakdown).

These outcomes directly support anti-displacement efforts and contribute to place-based revitalization. For example, the HACLA acquired buildings for NOAH were located in the Baldwin Village area which is currently designated as a High Segregation and Poverty Area but located near the newly opened Metro Crenshaw Line. This area is home to one of the largest percentages of Black residents in the City and has been experiencing rapid gentrification pressure. Pueblo del Sol, the public housing site that completed renovation work in 2022, is located in Boyle Heights, a historic Latinx community that is also considered a High Segregation and Poverty Area. Most of the new development on public housing sites was located in Watts and integrated with a broader community revitalization and anti-displacement effort called Watts Raising which is funded through the Transformative Climate Communities program.

Monitoring displacement trends and developing tools to mitigate displacement

J. Carry out Equitable Development and Anti-Displacement Studies that includes recommendations relating to land use, the City's growth strategy, and opportunities to build affordable housing and prevent displacement of protected classes

The City has executed two contracts to identify areas facing displacement and analyze best-practices for displacement avoidance and mitigation. The studies are intended to inform the RHNA rezoning program (expected in 2023), long-range planning efforts, service-delivery and outreach strategies. Both studies – one focusing on mapping and analyzing areas with high displacement pressure, and the other focusing on anti-displacement policies – must be completed by June of 2023 due to their respective funding deadlines. Both studies are currently on track for completion.

Requiring the replacement of affordable housing, the right to return, and relocation assistance

K. Require the replacement of affordable housing and the right to return for existing residents, including relocation expenses

In 2022 and early 2023, the City took several steps towards expanding and enforcing affordable housing replacement, right to return, and relocation expenses. This included expanding the relocation services offered to tenants facing a no-fault eviction to include information and assistance with the Right to Return and Right to Remain protections established in the Housing Crisis Act (SB 8/330). Additionally, with passage of the City's Just Cause Evictions Protections Ordinance, effective January 27, 2023, relocation assistance has been strengthened for non-RSO rental units, including single-family homes. An estimated additional 376,000 rental units have access to relocation assistance or higher relocation assistance amounts than before. Relocation payments are required for all residents who are evicted for the purpose of redevelopment. In addition, relocation amounts are scheduled to increase in July 2022 and again in July 2023 to adjust with the Consumer Price Index.

In addition to the Citywide changes, several proposed community or area-specific plans proposed or adopted over the past year include replacement obligations that are more stringent than those in the rest of the City. For example, the Downtown Los Angeles Community Plan Update, the South Los Angeles Community Plan Implementation Overlay, and the Mello Act Ordinance all require all RSO units to be replaced with deed-restricted affordable housing. The Citywide Rezoning Program (Program 121) will also consider an expansion of housing replacement and right to return requirements, with a draft anticipated in 2023.

Conducting code enforcement to promote habitability and minimizing displacement

L. Conduct code enforcement in a way that prevents and addresses habitability violations while minimizing displacement and preserving naturally occurring affordable housing

Ongoing habitability enforcement is a critical tool in addressing place-based investment and protecting tenants from disinvestment and displacement. The Housing Element includes a goal of inspecting up to 200,000 multifamily residential units annually, however, due to staffing shortages and inspections delays due to COVID-19, 119,114 units were inspected in 2022 (Program 28). Properties that have significant deferred maintenance are placed in the City's Rent Escrow Account Program (REAP) (Program 38), which requires rent to be deposited in an escrow account and only used for repairs. In 2022, the Housing Department with the assistance of four contracted community-based organizations successfully closed 223 REAP cases after the landlords provided all necessary repairs. Currently there are 602 open REAP cases. Based on research conducted by LAHD, REAP buildings are disproportionately located in low-resource or High Segregation and Poverty areas and typically house lower-income Black, Indigenous and People of Color (BIPOC) tenants. For this reason, the Housing Department contracts with organizations that are rooted in community and provide culturally-competent outreach and education. In 2022, the REAP contractors included: Coalition for Economic Survival (CES), Inquilinos Unidos, Strategic Actions for a Just Economy (SAJE), and Inner City Law Center. Traditionally, LAHD's Systematic Code Enforcement Program (SCEP) inspectors also work with the L.A. Department of

Water and Power (DWP) to prevent utility shut-offs, however after the COVID emergency declaration, DWP issued a moratorium on shut-offs. In November 2022, DWP approved a policy to end water and power shut offs for low-income residential customers unable to pay their utility bills. Rather than use cutoffs as a debt collection strategy, DWP will provide information to customers about discounts, payment plans, conservation, and other financial assistance.

The Unpermitted Dwelling Unit (UDU) ordinance has also been a tool to preserve existing unpermitted units, many of which are home to low-income tenants vulnerable to displacement. In 2022, LA City Planning processed two UDU applications. This is less than the target of 65 applications per year. City Planning will continue to evaluate the UDU program to examine barriers to utilization, which may be due to a number of factors such as changes to state ADU laws which have facilitated legalization of unpermitted ADUs, as well as the staffing shortages which reduced the number of multifamily inspections in recent years.

Implementing existing tenant rights policies and continuing to develop greater tenant protections

M. Implement existing tenant rights policies and continue to develop greater tenant protections for City Council consideration, including rental assistance and legal representation services for lower-income households that result in greater housing stability for protected classes

The first three months of 2023 has seen the culmination of a three-year period of unprecedented action to protect tenants from unjust and harmful displacements from their homes. As it lifted its COVID Emergency Declaration and many of the emergency tenant protections that prevented tens of thousands of evictions during the pandemic that would have put renters at greater risk of COVID (and homelessness), the City passed a suite of new and permanent tenant protections policies to ensure that renters are not unnecessarily displaced after the expiration of the City's COVID Emergency Declaration. The new tenant protections include:

1. **Universal Just Cause Eviction Requirement:** Effective on January 27, 2023, the City enacted the Just Cause Ordinance (No. 187737) which expands just cause eviction

protections (landlords can only evict for specifically permissible reasons) to all rental units not currently protected under the City's Rent Stabilization Ordinance (RSO) or under State law. For these additional 400,000 rental multi- and single family units, just-cause protections take effect at the end of the initial lease term or 6 months into the tenancy, whichever comes first. For no-fault evictions, where the tenant is being evicted for no fault of their own, the landlord has to pay relocation costs to the tenant.

2. **Minimum Threshold for Evictions for Non-Payment of Rent:** Effective on March 27, 2023, landlords can only evict tenants for failure to pay rent for an unpaid rent amount that is equal to or more than one month's fair market rent. Prior to this, landlord's could evict a tenant for owing as little as \$1.
3. **Relocation Assistance to Tenants for Economic Displacement:** Effective on March 27, 2023, if a landlord increases the rent within 12 months by 5%+Consumer Price Index, or 10%, whichever is lower, the tenant can choose to pay the rent increase or, if the tenant cannot afford the rent increase, can tell the landlord. The landlord can choose to withdraw the rent increase or pay the tenant a relocation benefit equal to three months fair market rent + \$1411 moving costs. Landlords who own less than four units pay only one month's rent as relocation.
4. **Landlords Required to File Termination Notices with LAHD:** Within three days of issuing any notice of termination to a tenant, the landlord must file the notice with LAHD. Failure to file the notices provides the tenant with an affirmative defense to any subsequent eviction action.

During the COVID Emergency Declaration, the City had paused the processing of Ellis Act filings for those properties that still had tenants. On February 1, 2023, the City lifted the Emergency Declaration and also the City's pause on Ellis Act filings. However, the City instituted a requirement that the owner issue an additional 60-day notice of intent to Ellis Act tenants. LAHD is working to ensure that tenants are able to stay in their homes as long as legally allowed, that they receive relocation assistance, and in the case of redevelopment of the building, are able to return if they choose to.

The City continues to enforce tenant protections through LAHD investigations. In CY 2022, 10,978 complaints were received and investigated of alleged violations of the RSO and/or COVID-19 renter protections. LAHD was able to investigate and resolve 99% of cases, while the remaining cases were referred to the City Attorney's office for further

enforcement. Since the City passed the Tenant Anti-Harassment Ordinance passed in July of 2021 through October 2022, the City received over 5,000 tenant complaints of landlord harassment that were investigated by LAHD, several of which were referred to the City Attorney for further enforcement.

To further prevent harmful and unjust housing displacements, the City also funds legal services and community-based organizations to protect tenants' rights via its [Stay Housed L.A.](#) program (Program 88). Since the program's beginning in July 2021, the Stay Housed L.A. contractors provided legal services to 5,407 households, including 1,263 that received full legal representation to defend their eviction case. Of those eviction defense cases, 51% of the households were able to stay in their homes, and 39% who chose to move were able to move out with a soft landing (includes more time to move, a waiver of back rent and/or return of security deposits, and masking of any eviction on their credit record). Only 8% of tenants lost their eviction case. Of the households represented, 34% were African American and 33% were Latinx, 26% reported having a disability, and 12% identified as a domestic violence survivor. Eighty-four percent reported an income at or below 30% AMI (\$24,850 or less).

The Los Angeles Department of Disability also reported serving 262 seniors with legal assistance - including 74 seniors seeking housing-related legal assistance (Program 91).

Enforcement of tenant protections is complemented by the City's ongoing commitment to tenant and landlord outreach and education. LAHD hosted 78 weekly virtual webinars for tenants and/or landlords, providing education about and access to LAHD's housing programs. LAHD also continues to operate its RSO Hotline to answer questions and address concerns and provides one-on-one appointments in-person and virtually. Through Stay Housed LA, the city-funded community-based organizations reached a total of 383,744 tenants through direct outreach, hosted 386 educational events, and provided 6,713 tenants with navigation services to help tenants find new housing when their current housing situation becomes untenable (Program 88).