

Local and State Measures to Safeguard Households

The City of Los Angeles works in cooperation with the State of California to implement policies that seek to stabilize local communities. The following is a summary of State and Local laws that exist today. In addition, below is a summary of initiatives that are proposed as part of the Community Plan Update that seek to further address local concerns.

City of Los Angeles Regulations

Just Cause Eviction Ordinance - Just cause eviction statutes are laws that stipulate specific reasons and conditions for which tenants can legally be evicted. These are called “just causes” which can include failure to pay rent or violations of lease terms.

Rent Stabilization Ordinances (RSO) - Rent stabilization ordinances protect tenants from excessive rent increases, while allowing landlords a reasonable return on their investments. These ordinances limit rent increases to certain percentages, but California state law allows landlords to raise rents to the market rate once the unit becomes vacant.

City of Los Angeles’ Condominium Conversion Regulation - Converting rental units to condominiums impacts the City’s vital rental housing supply. Tenant relocation assistance regulations prohibit landlords from removing tenants from units until they are adequately relocated. Regulations also prohibit conversions unless the city or regional vacancy rate is five percent or less. This regulation is to preserve the supply of housing and protect tenants affected by conversions.

State of California Housing Protection Measures

SB 330 - Establishes the Housing Crisis Act of 2019, which accelerates housing production in California by streamlining the permitting and approval processes. It also provides protections for occupants by requiring that existing units be replaced by equivalent new units and occupants can live in the existing units up to six months prior to demolition. Occupants also must receive relocation assistance, have first right-of-return, and can move back in at an affordable rate.

SB 8 - Extends the existing Housing Crisis Act by five years to 2030. It also clarifies guidelines around replacing low income or rent controlled units as well as units that serve special populations such as supportive housing. In addition, it clarifies that multi-unit housing cannot be demolished and replaced by single-unit housing.

SB 9 - Streamlines the process for subdividing an existing single-unit zoned lot into two new parcels, and for creating two-unit developments on single-unit zoned lots. This enables more access to rental and ownership options for working families.

SB 10 - Facilitates the creation of smaller, lower-cost developments by providing tools for local governments to allow for up to 10 units per parcel in transit rich areas or urban infill sites.

Proposed Boyle Heights Community Benefits Plan and Plan Policies

The Community Benefits Program (CBP) – This program provides incentives that prioritize mixed-income and 100 percent affordable housing. Incentives include greater height, floor area, and density, particularly around fixed rail transit stations and bus corridors. The program also extends affordable housing covenants from a term of 55 years to 99 years for most mixed-income projects, through Article 9 of the New Zoning Code.

Plan Policies & Zoning – The Boyle Heights Community Plan outlines Goals and Policies, zoning, and Future Implementation Programs that promote the development of housing that is accessible, affordable and secure to households of all income levels. The Plan also supports residential developments that support the diverse housing needs of both the existing and future residents of Boyle Heights. Policies and Programs in the Community Plan are outlined below:

***Land Use Policy 1.4** - Discourage permits from being issued for the demolition of multi-unit buildings until a project providing an equivalent or greater number of units is approved*

***Land Use Policy 2.2** - Limit the conversion of existing affordable and rent stabilized units into for-sale units in order to avoid reducing the supply of affordable rental units locally.*

***Land Use Policy 2.4** - Prioritize preservation and maintenance of the existing multifamily housing stock as the foundation of the community's affordable housing supply.*

Related Zoning Tool: Proposed zoning limits the size and bulk of new development in most residential neighborhoods, and simplifies ability to build or “legalize” rear-yard dwellings.

***Land Use Policy 2.7** - Foster effective collaboration and coordination between City departments and tenant organizations working in Boyle Heights to more quickly identify displacement and eviction threats and more effectively respond with adequate resources and strategies.*

***Land Use Policy 10.5** – Encourage the retention of existing small businesses that strengthen the local economic base of the Community Plan Area to avoid displacement of small businesses.*

Related Zoning Tool: Proposed zoning limits the size of ground-floor commercial tenant spaces on most corridors, to better protect “mom-and-pop” businesses and limit big-box retail establishments.

Proposed Future Implementation Program 15 – Right of Return: *Explore the creation of a first right of refusal program to ensure tenants of any residential unit subject to the Rent Stabilization Ordinance or an On-Site Restricted Affordable Unit that is demolished or vacated for purposes of a proposed development project shall be granted First Right of Return for the replacement units.*

Proposed Future Implementation Program 16 – No Net Loss Program: *Explore the creation of a no net loss program to minimize the displacement of residents and ensure that there is no loss of affordable rental housing, covenanted or not, including affordable rent-stabilized units. This can be achieved through the preservation of existing affordable housing, covenanted or not, or the production of new affordable housing.*

Proposed Future Implementation Program 18 – Inventory of Affordable Housing: *Monitor the inventory of units that are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Lower or Very Low-Income; subject to the Rent Stabilization Ordinance; and/or occupied by Lower-Income or Very Low-Income households.*