

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: December 12, 2025

TO: All Staff
Interested Parties

FROM: Vincent P. Bertoni, AICP, Director of Planning, Department of City
Planning *TJH*
Tiana Johnson Hall, General Manager, Los Angeles Housing
Department *Tiana Johnson Hall*

SUBJECT: EXCLUSIONS FROM “DEMOLITION” UNDER THE HOUSING CRISIS
ACT AND RESIDENT PROTECTIONS ORDINANCE

The Housing Crisis Act (HCA), enacted in 2019 as Senate Bill (SB) 330, declared a statewide crisis in order to address California’s affordable housing shortage, strengthen tenant protections and preserve affordable housing. The HCA (Government Code Sec. 66300 et. seq.) has been in effect since January 1, 2020. Locally, the City Council adopted the Resident Protections Ordinance (RPO) to codify the HCA and expand occupant protections, and enhance requirements for deed-restricted affordable housing in the City.

The RPO (Ord. #188481 and 188482) became effective on February 11, 2025 and authorizes the Director of Planning to prepare Implementation Memoranda for the requirements set forth in the HCA and RPO for the purpose of providing additional information (LAMC Ch. 1 Sec. 16.60 A.8 and Ch 1A 4C.15.1.B.4.b). City Staff will be issuing further guidance for the RPO via an implementation memo in the coming months.

The HCA and the RPO require that any Housing Development Project¹ that would require demolition of occupied or vacant Protected Units², or that is located on a site where Protected Units were demolished in the previous five years, to replace those units. The HCA and the RPO do not define demolition.

For purposes of implementing the HCA and the RPO, the City Planning and Housing Departments establish the following: the definition of demolition does not include the demolition of an owner-occupied unit subject to the Rent Stabilization Ordinance when all of the following apply: (1) LAHD or LADBS has issued a written determination that the unit contains an imminent and significant health or safety hazard; (2) objective evidence demonstrates the health and safety hazard was not caused by the owner, including but not limited to the absence of outstanding orders or uncorrected violations related to the condition or other documented pattern of deferred maintenance; and (3) a licensed architect, engineer, or qualified environmental professional certifies that repair is infeasible or unwarranted without substantial reconstruction. This does not include demolition required due to natural disasters. Once LAHD determines that a project meets

¹ Housing Development Project has the same meaning as defined in paragraph (2) of subdivision (h) of California Government Code Section 65589.5, except that it also includes projects that involve no discretionary approvals and projects that include a proposal to construct a single dwelling unit.

² Protected Units include units that are or were in the last five years (a) subject to an affordability covenant, (b) subject to the Rent Stabilization Ordinance or any other form of rent or price control through a public entity’s valid exercise of its police power, (c) occupied by lower income households or units that were withdrawn from rent or lease in accordance with the Ellis Act in the last ten years.

these requirements, a Replacement Unit Determination will not be required and LAHD will issue clearance on the applicable permit(s) as long as there will not be a net loss of residential units.

For questions regarding this policy, please contact the Planning Department's Housing Policy team at planning.housingpolicy@lacity.org and/or LAHD's Land Use Section at lahd-landuse@lacity.org.