

Annual Housing Element Progress Report 2023

Housing Element Implementation

Jurisdiction: Los Angeles
Reporting Year: 2023 (Jan.1 - Dec. 31)



Table D - Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Program Number	Name of Program	Lead Agency	Objective	Timeframe in H.E	Status of Program Implementation
1	HOMEBUYER FINANCIAL ASSISTANCE	LAHD	https://housing.lacity.org Provide neighborhood stability and economic empowerment by providing 75 loans for first-time, low-income homebuyers earning up to 80% of the Area Median Income (AMI) and 75 loans for first-time moderate-income homebuyers earning between 81% -150%. Coordinate homebuyer education courses to help homebuyers prepare for and attain homeownership."	2021-2029	For the period of January 1, 2023, through December 31, 2023, the City successfully assisted 160 low- and moderate-income, first-time homebuyer families purchase homes in the City of Los Angeles, consisting of 415 household members, with a total investment of \$18,954,591 of purchase assistance loan funds.
2	HOMEOWNERSHIP FOR VOUCHER HOLDERS	HACLA	https://www.hacla.org/en Increase homeownership opportunities among voucher holders.	2021-2029	Since the program's inception in 2000, HACLA S8 has successfully assisted 72 clients to become homeowners. Of the 72, 24 participant families are still in the program receiving assistance. As of December 31, 2023 of the 24 participants receiving assistance, the average housing assistance payment for the homeownership program participants is \$911.88. The Section 8 Homeownership program is currently suspended for new enrollments. HACLA purchased a 15,000 square foot property in San Pedro from the City of Los Angeles and has combined it with four other sites at Jordan Downs in the Watts community to competitively issue an RFP for a homeownership development partner with the goal of building approximately 160 units of ownership housing with at least 20% of the homes being sold to persons between 80-120% AMI. The RFP will be issued in February 2024 with the expectation that units can come online between FY2027 and FY2028.
3	INNOVATIONS IN SUBDIVISIONS	LACP	https://planning.lacity.gov For Small Lot Subdivisions: facilities development of 800 market-rate units and; 90 lower-income units each year; Report and make recommendations on new types of standards and procedures by 2023. Amend the zoning code by 2023 to facilitate further innovation in subdivisions. With SB 9 (2021) adopted into law, prepare a local implementation ordinance by 2024 to maximize potential positive benefits and address community concerns. Create accessible online and physical educational resources and partner with community organizations, especially in gentrifying communities and communities of color, to assist existing or prospective homeowners to understand options to increase ownership options and wealth creation by 2023.	2021-2029	In 2023, LA City Planning received 20 applications for Small-lot Subdivisions worth 169 market rate units and 7 affordable units. Over the same time period LACP completed 5 small-lot subdivision approvals worth 30 market-rate units. On November 2023, Mayor Bass signed Executive Directive 7 and requested a report from the City Planning Department on barriers to development and support home ownership opportunities through land use and zoning tools. The report was completed on March 2024. The report contains a summary of current initiatives and staff recommendations which include updating the Small Lot Subdivision ordinance to align with SB 684 (2023) for multifamily zones to streamline the regulatory processes and remove unnecessary barriers that impede more affordable options.
4	SHARED EQUITY MODELS	LACP	https://planning.lacity.gov CLA will report on the feasibility of developing a citywide Community Land Trust (CLT) program in 2022. Include into Rezoning Program (#121) by 2024. Use these models as a tool to facilitate affordable homeownership.	2021-2029	The City Council adopted a motion in February 2022 to request the Department of City Planning to report back on how the city can implement SB 9 (2021) with specific provisions for affordable housing and community land trusts. The report is pending. Work on this program is expected to begin in 2024. City Planning continued work on the Rezoning Program (#121), including drafts of technical background studies and economic feasibility analysis. Through this work program, the Department is exploring feasibility of introducing targeted incentives for shared equity models. A draft ordinances were released in early 2024

5	PRE-DEVELOPMENT/ACQUISITION FINANCING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING	LAHD	https://housing.lacity.org	Provide acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund	2021-2029	The City is actively providing acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund. There was one New Generation loan completed in 2023.
6	NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	LAHD	https://housing.lacity.org	Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing	2021-2029	There was no NOFA released in 2023, due to high interest rates and supply chain disruptions from COVID. The funding that would have been provided for the NOFA was used as gap financing instead to ensure that projects completed construction and were placed in service.
7	OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS	LACP	https://planning.lacity.gov	Prepare a code amendment prior to Measure JJJ's 2026 sunset date that includes enhanced affordability requirements for housing developments seeking major legislative entitlements; Approve at least 350 affordable units per year in major entitlements in both high opportunity areas and in lower/moderate resource areas, when accompanied by amenities and needed investments.	2021-2029	One case was submitted in 2023, under case no. CPC-2019-2567-GPAJ-VZCJ-HD-CUB-SPR. The make up of the units proposed includes 210 market rate units, 13 extremely low income units, and 28 very low income units. Of these, 222 market rate units, 13 extremely low income units, and 16 very low income units were approved.
8	ACCESSIBLE HOUSING PROGRAM (ACHP)	LAHD	https://housing.lacity.org/	Work with new and existing developments to add to the supply of accessible units in affordable housing developments providing for 4,031 accessible affordable units by September 2026. Approximately 11% of all new affordable units will be accessible for individuals with mobility disabilities and 4% will be for individuals with hearing/vision disabilities. Maintaining a 90% certified compliance rate among more than 900 currently-covered housing developments and all new covered developments. Conduct at least 24 annual Fair Housing and Disability trainings, resolve approximately 200 grievances per year; Continue to operate and improve a waiting list for persons with disabilities (10,000) users through the Affordable and Accessible Housing Registry (AAHR) to target available units to persons with disabilities. Establish public counters for assistance in applying for affordable and accessible housing by 2024.	2021-2029	In 2023, ACHP achieved 95% compliance with the City's Fair Housing Policies among occupied covered housing developments. A corrective action and enforcement process has been implemented to address non-compliance. Enhancements to the training program, grievance process, and Affordable & Accessible Housing Registry are ongoing. In 2023, 1,413 individuals were trained at fair housing and disability trainings and the City addressed 305 grievances. The City continues to build a relationship with LAHSA and SPAs to improve access to affordable housing for homeless individuals with disabilities. Public assistance is offered to constituents via email and a live phone hotline. In 2023, we have also certified and verified the accessibility standards of 517 accessible housing units. As more developments comply with accessibility standards, we anticipate more accessible housing units to be available soon.

9	AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM)	LAHD	https://housing.lacity.org/	The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program. Its primary goal is to reduce greenhouse gas emissions by funding the creation of new affordable housing along public transit in conjunction with sustainable transportation improvements to reduce vehicle miles traveled and to increase pedestrian and bike pathways to access public transportation. The City has applied for AHSC funding since the first round of funding in 2015, and to date it has been successful in securing over \$330 Million in both loan and grant funding. The AHSC program funding is available on an annual basis and every year the City sets a goal to successfully secure a minimum of 15% of all AHSC funding available per NOFA round.	2021-2029	On August 30, 2023, the Strategic Growth Council awarded all four of the City's co-applications in a total amount of \$156,738,636 million to support the construction of 454 new affordable housing units, along with bicycle, pedestrian and transit infrastructure improvements within a one-mile radius of the project sites. There are currently 25 infrastructure projects associated with each of the 25 Affordable Housing Developments. Constructing the infrastructure components that the City committed to completing as part of the application is the responsibility of the Department of Transportation, Bureau of Engineering, Bureau of Street Services, Bureau of Street Lighting, and Bureau of Contract Administration. All the infrastructure projects are currently behind schedule because of a variety of factors including delayed execution of the Standard Agreements, cost overruns, and availability of funds. In recent months, the LAHD, with the help of the Mayor's Office of Housing, has created new processes to better assist the other departments in getting back on schedule. The most vital change has been a new invoicing process with a regular schedule to collect invoices from the various departments involved. The AHSC program funds the infrastructure components through reimbursements so a reliable schedule of delivery was needed to ensure the projects are completed.
10	AFFORDABLE HOUSING LINKAGE FEE	LAHD	https://housing.lacity.org/	Subsidize the production and preservation of affordable rental and homeownership units annually based on annual revenues collected (estimated \$17.2 million collected in FY 21-22, and \$58.7 million to date); Refine spending priorities annually through the AHLF Oversight Committee to ensure dedicated funding for low and moderate income homeownership, 20% of the revenue supporting the preservation of affordable housing in lower resource communities, and fund affordable housing production with priority scoring for Higher Opportunity Areas; By 2023, update Linkage Fee market areas to accurately reflect market conditions and maximize revenue generation.	2021-2029	Since its inception in 2018, the total revenue collected by the Affordable Housing Linkage Fee as of December 31, 2023, is approximately \$118.7 million. From January to December 2023, the total revenue collected was \$24,562,469.40. On February 12, 2024, the Affordable Housing Linkage Fee Oversight Committee (AHLF OC) released a report amending and approving the October 19, 2023 report, which provides guidelines for how funding will be allocated. In the February report, the AHLF OC approved the proposed AHLF Expenditure Plan for FY 2022-23 and Controller Instructions. As such, the Expenditure Plan prioritized existing programs and provided funding for new construction of affordable rental housing, preservation of existing affordable rental housing with expiring covenants, Homeownership - Purchase Assistance Program for moderate-income and low-income households, innovative housing, and 15% for staffing, administrative expenses, and the new housing development software system. The report also includes a resolution and amendments the AHLF OC requested during the October 2023 meeting. The FY 2022-23 Expenditure Plan and supporting documents are currently waiting to be scheduled in Committee.
11	LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING	LACP	https://planning.lacity.gov	Incentivize and streamline affordable, accessible units occupied by persons with special needs particularly through land use incentive programs; Produce 1,750 Eldercare units to meet different senior housing needs; Create new incentives for senior and other special needs housing through the update to the Density Bonus Ordinance by 2024.	2021-2029	In 2023, City Planning released a memo to implement AB 682 (2022), which allows for shared housing units without full kitchens as part of the Density Bonus program. This housing typology works well for seniors. Only one eldercare project resulting in the addition of 6 new beds to an existing facility. City Planning continued work on code amendments associated with the Rezoning Program (#121) that are expected to be released as draft ordinances in 2024. These code amendments, also referred to as the Citywide Housing Incentive Program include revisions to the City's Density Bonus Ordinance as well as new incentives for mixed income and 100% affordable projects in higher opportunity areas. The creation of particular incentives for senior and other special needs housing, beyond state law, remains under consideration.
12	INTERNATIONAL BUILDING EXHIBITION (IBA) FOR LOS ANGELES	Mayor's Office	https://mayor.lacity.gov/	Create a cross sectoral dialogue and visioning process for Los Angeles housing leaders with their counterparts in other cities in 2022. Recommendation document for use in rezoning efforts and policy development by Summer 2023.	2021-2029	The Mayor's Office has partnered with the LA4LA initiative, aimed at harnessing public, private, and philanthropic sector sources to establish a range of funds in partnership with government. This initiative seeks to accelerate the pace and magnitude of affordable housing development. As part of this partnership, funds are being raised for a Construction Innovations fellow, to be situated within the Mayor's Office of Housing and Homelessness. The Fellow will spearhead initiatives to evaluate new building typologies, convene industry forum, and launch a pilot program utilizing city-owned sites to test construction innovations.
13	ADAPTIVE REUSE	LACP	https://planning.lacity.gov/plans-policies/housing-element-rezoning-program#strategies	Revisions to the Citywide Adaptive Reuse Ordinance and/or the Density Bonus Ordinance, to include incentives and provisions for adaptive re-use by 2023.	2021-2029	In May 2023 City Planning released a draft of an amendment to the City's Adaptive Reuse Ordinance, which helps to streamline the conversion of underutilized commercial buildings into housing. The amendment would support CHIP by expanding the Adaptive Reuse program citywide and allowing a wider range of buildings to be eligible for zoning incentives based on building age. Building upon past successes in Downtown, the proposed citywide code revisions would incentivize Adaptive Reuse by providing a faster review process for buildings over 15 years of age, allowing for flexible unit sizes, and allowing buildings to retain their building shell while enabling conversions to housing. The ordinance aims to reduce vacant space, extend the life of buildings, lower carbon emissions, and revitalize historic structures, all while creating new housing opportunities. The draft ordinance is now in the public hearing and adoption phase, expected to be completed in late 2024.

14	REMEDICATION OF ENVIRONMENTAL HAZARDS	DWP (LASAN)	https://dpw.lacity.gov https://www.lacitysan.org	Environmental clean-up of at least five brownfield sites; 50 environmental assessments, create opportunity for 100 units, including 10 very-low and 10 low-income units. Identify new or increased sources of funding for brownfield clean up. Present an ordinance to the City Planning Commission by 2023, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.	2021-2029	LASAN's Citywide Brownfields Program (the Program) continues to offer technical and financial assistance to address challenges related to brownfields, particularly in underserved communities. In 2023, the Program has continued to implement brownfield grants funded by the United States Environmental Project Agency (USEPA) and California EPA (CalEPA) to conduct environmental assessment and cleanups that will facilitate the revitalization of brownfields, transforming them into affordable housing projects, mixed-use developments with residential components, open spaces, and parks.
15	PUBLIC LAND FOR AFFORDABLE HOUSING	CAO, City Council	https://cao.lacity.org/ https://lacity.gov/government/electedofficials/city-council	Increase the utilization of public land for affordable housing with particular emphasis in high resource and gentrifying areas; Identify publicly owned housing opportunity sites and issue RFPs to develop the sites by 2023; and annually thereafter; Rezone PF (Public Facility) zoned land to allow affordable housing by-right by 2024 (see program 121 and 48); Maintain a publicly accessible citywide inventory of publicly owned sites; Revise the Asset Management Evaluation Framework to add AFFH criteria into the property review and evaluation process.	2021-2029	In 2023 the City of Los Angeles furthered the development of affordable housing on City-owned public land and other publicly owned land in a number of important ways: 1. Current Status of Development on City-Owned Land: In 2023, the City of Los Angeles executed one additional Disposition and Development Agreement (DDA) to develop 20 new units of affordable and supportive housing at 1808 S St. Andrews Pl. In addition to this project, there are seven (7) projects in the Exclusive Negotiation Agreement (ENA) phase, 16 projects being reviewed by LAHD for a potential RFP, and 14 projects being reviewed by the CAO/CLA for development feasibility. 2. Private Property Acquisition Survey: The CAO has created an online survey for private property owners to express their interest in selling or leasing their property to the City for the purpose of developing interim, permanent affordable, or mixed-use housing. 3. Public Facilities Motion: In Nov 2023, City Council approved a motion to amend public facilities zoning. The CAO was asked to identify departments that support public housing development. 4. L.A. County Metro Joint Development: The CAO and Mayor's Office are working with the Los Angeles Metropolitan Transportation Authority (Metro) on their "10K Homes Commitment" to use Metro owned land (primarily adjacent to Metro rail stations and rights of way) for housing development. Of the 20 sites identified for development, 13 are within the City of Los Angeles. Metro is the lead agency on this project, but the CAO and Mayor's Office have regular communication with Metro on the status of sites within the City of Los Angeles. 5. Revised Asset Evaluation Framework (AEF): The CAO is currently in the process of revising the AEF and associated diagram to include additional AFFH criteria (ex. 2023 CTCAC/HCD Opportunity Map) and make the process more consistent. The report will be introduced to City Council for approval in 2024. 6. Executive Directive 3: On Feb 10, 2023 Mayor Bass issued Executive Directive No. 3 instructing the CAO to identify City-owned properties that would be viable for interim of permanent housing for persons experiencing homelessness. The properties identified in that report are being reviewed by the Mayor's Office, City Council Offices, and relevant City Departments.
16	NEW MODELS FOR AFFORDABLE HOUSING	LAHD	https://housing.lacity.org/	Report back to City Council on social/public housing models to consider in Los Angeles and necessary resources in 2022. Begin construction of at least 1,000 restricted affordable units on public owned or leased land. Strengthen the existing Public Land Multi-Departmental Workgroup.	2021-2029	The Alternative Models for Permanent Affordable Housing program, including social housing models, is allocated 22.5% of the total affordable housing funds from Measure ULA, totaling approximately \$139 million annually. Led by the Measure ULA Citizen Oversight Committee (COC), the City initiated the development of program guidelines for this initiative. The ULA Coalition presented proposed guidelines to the COC in November 2023, with anticipated completion by July 1, 2024. The Housing Department's Land Development Unit (LDU) currently manages 59 city-owned properties in various stages, including those with executed Development and Disposition Agreements or Exclusive Negotiation Agreements, in upcoming Request for Proposals, or under construction. Given rising interest rates and increased construction costs (e.g., insurance, labor, electrification, accessibility), LDU is actively seeking additional funding sources. The ULA Accelerator Program is one such initiative aimed at assisting development projects facing funding gaps in the current challenging environment.
17	ADVOCATE FOR HOUSING FUNDS	CLA, Mayor's Office	https://lacity.gov/ https://mayor.lacity.gov/	Support State and Federal bills that provide funds for affordable housing development and preservation in Los Angeles City in each legislative session; Increase the Affordable Housing Trust Fund.	2021-2029	The Mayor's Office, through its State and Federal Advocacy platforms, actively advocates for funding, focusing at the State level on Project Homekey, REAP, rental assistance, and at the federal level on the Housing for All program, increased housing choice, emergency housing, and project-based vouchers. In Fiscal Year 2023-2024, the City of Los Angeles received \$9.34 million in federal earmarks (also known as "Community Project Funding" or "Congressionally Directed Spending"). Inside Safe: \$3,000,000 (Sens. Feinstein and Padilla) Livability upgrades for properties supporting the Mayor's Inside Safe initiative. Gower Street Apartments Improvements: \$3,000,000 (Rep. Schiff) Renovations for supportive housing for seniors who have previously experienced homelessness. Prentice Permanent Supportive Housing Improvements: \$1,840,000 (Kamlager-Dove) Renovations for a 45-unit permanent supportive housing building. Saticoy Gardens Permanent Supportive Housing Renovations: \$500,000 (Cardenas) Improvements for a 30-unit permanent supportive housing building. 411 N. Vermont Site Preparation for Mixed-Use Affordable Housing Development: \$500,000 (Gomez) Preparation of City-owned property for construction of 100% affordable housing. Alabama Court Renovations: \$500,000 (Sherman)
18	FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	LAHD	https://housing.lacity.org/	Finance an average of 500 units per year with priority scoring for projects located in Higher Opportunity Areas.	2021-2029	The HHH program produced 2,172 supportive housing units in 2023. The HHH program is a voter-led initiative that created \$1.2 billion in bonds for the development of permanent supportive housing development.

19	STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER)	Mayor's Office, LAHSA	https://mayor.lacity.gov/ https://www.lahsa.org/	Increase the number of people engaged who are linked to housing resources by City Funded Outreach Teams, as well as the number of people connected to CES as measured by a new VI-SPDAT survey.	2021-2029	City-funded outreach programs in CY 2023 connected 4,327 clients to shelter and housing resources by City-funded Outreach programs in CY 2023. 300 clients served by City Outreach had their first VI-SPDAT completed in CY 2023. The Unified Homelessness Response Center was dismantled and resources were distributed into new programs such as Inside Safe,
20	NEW REVENUE TO INCREASE AFFORDABLE HOUSING	Mayor's Office	https://mayor.lacity.gov/	Increase funding to support affordable housing throughout the city in a way that prioritizes those most in need and supports AFFh, including prioritizing affordable production in Higher Opportunity Areas. Adopt a council resolution each legislative cycle that supports state and federal initiatives that increase funding for affordable housing development and preservation in Los Angeles Advocate for state and federal funding sources to include priority scoring for projects located in high resource areas and advocate against measures that would inhibit the City's ability to build Affordable Housing in Higher Opportunity Areas. To serve the needs of R/ECAP and other High Segregation & Poverty areas, advocate for the creation and expansion of programs that integrate housing funding with broader community development investments leveraged with state and federal funding programs (e.g AHSC, IIG, etc).	2021-2029	In 2023, the City secured \$600 million in new housing funding through a range of federal, state, and local initiatives. This included \$60 million from the federal government to LAHSA for outreach, time-limited subsidies, and permanent supportive housing. Additionally, the state government allocated \$196.2 million for multifamily and infill development, \$60 million for an encampment resolution grant, \$156.9 million to the LA Housing Department for 466 units of affordable housing, and \$35.7 million to the Housing Authority of LA County for 665 units of affordable housing. Further state contributions included \$3 million in earmarks and \$155 million from Project Homekey awards. The City's Community Development Block Grant (CDBG) awarded \$23.1 million to HACLA for the acquisition of 166 units.
21	INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING	LACP	https://planning.lacity.gov	Incorporate updated parking recommendations and strategies into Community Plans, Specific Plans, the revised zoning code and Transit Neighborhood Plans. Monitor the effects of reduced parking incentives in programs such as TOC, 100% Affordable Housing and micro-unit development projects. Adopt a revised Transportation Demand Management (TDM) Ordinance including new requirements or incentives by 2022.	2021-2029	The new zoning code will provide a variety of packages of reduced parking requirements for use in zoning across the city. The Downtown Community Plan Update will remove parking requirements in all mixed use areas of downtown Los Angeles and was approved by City Council in 2023. The other Community Plans and Transit Neighborhood Plans continue to consider and adopt innovative parking strategies, including incentivizing electric vehicle charging stations, and reduced parking requirements. City Planning is collecting data on developments that use AB 2097 to reduce or eliminate parking near transit. The TDM Ordinance update was recommended for adoption by Council Committees in November 2022 and will complete the adoption process in 2024.
22	SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	LAHD	https://housing.lacity.org/	Inspect up to 200,000 multi-family residential rental units annually for compliance with state health and safety codes and the Los Angeles Housing Code. Achieve code compliance with habitability standards within 120 days of systematic inspection. Initiate contact for complaint inspections within 72 hours of complaints receipt 80% of the time. Partner with community-based organizations to provide additional support and outreach to tenants in low-resource, and high segregation and poverty areas.	2021-2029	In Calendar Year 2023, the SCEP program conducted inspections on 126,723 units. Of these, 94.2% achieved compliance within 120 days of inspection, while 87% of complaints received responses within 72 hours.
23	HANDYWORKER PROGRAM	LAHD	https://housing.lacity.org/	Enroll and assess potential repairs for a minimum of 120 households annually.	2021-2029	From January 1, 2023 through December 31, 2023, the Handyworker program served a total of 235 households with repair services to improve the habitability and safety of their home.

24	RESIDENTIAL REHABILITATION OF PUBLIC HOUSING	HACLA	https://www.hacla.org/en	2,401 housing units replaced, created, or rehabilitated for low income and moderate households (185 units developed on Rose Hill Courts site; 1,329 units developed on Jordan Downs site; 274 units developed through initial 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 276 three phases of Rancho San Pedro; 377 units rehabilitated at Pueblo Del Sol; and 236 units rehabilitated at first two phases of Dana Strand)	2021-2029	In 2023, HACLA received a Certificate of Occupancy on 89 units of deeply affordable housing at Rose Hill Courts, completing its first phase. The Agency and its partner, Related California, are completing plans for the second phase of housing at Rose Hill Courts as well as competitive financing applications for the remaining 96 units. HACLA and Related California also completed a full rehabilitation and added subsidy layering to increase affordability and extend covenants for 377 units at Pueblo Del Sol. At Jordan Downs, as of December 2023, HACLA and its development partners BRIDGE Housing and The Michaels Organization have completed the construction of 503 rental units and have 285 units under construction. Lastly, at Rancho San Pedro, HACLA and its development partners The Richman Group, Century Housing and National CORE have received competitive funding for their first off-site phase of development to unlock the larger redevelopment of Rancho San Pedro. We expect to begin construction in 2024 on the first 47 units of housing.
25	UTILITY MAINTENANCE PROGRAM	LADWP	https://www.ladwpnews.com	LADWP-referred cases annually: 30; DWP utility shut-offs prevented through issuance of payments annually: 130.	2021-2029	The Los Angeles Housing Department (LAHD) no longer maintains the UMP program and has no immediate plans to reinstate the program. In 2024, LADWP plans to resume shut-offs to multi-residential buildings, including units under the Rent Stabilization Ordinance (RSO) that are eligible for UMP. As required by L. A. Municipal Code section 155, LADWP will continue to direct tenants that may qualify to participate in UMP to LAHD. At present, there is no available option to allow tenants to maintain master-metered electric and/or water service if the services may be shut off for non-payment by the owner/landlord/responsible party.
26	MOBILE HOME PARKS	LACP	https://planning.lacity.gov	Assist 100 mobile park tenants by 2029; 250 market-rate mobile home park pads are preserved.	2021-2029	No projects matching this description were processed in 2023.
27	PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE	LAHD	https://housing.lacity.org/	Preserve and/or extend the affordability of 300 deed-restricted affordable housing units annually. Monitor the risk of converting to market rate for 9,412 units. Contract a non-profit to enforce state noticing laws.	2021-2029	In 2023, one negotiation was underway for a project comprising of 124 units pending preservation for a 15-year extension. Currently, there are approximately 5,900 restricted units that are at risk of expiring within the next five years. LAHD is continually collaborating with HCD to enforce state Affordable Housing Preservation noticing laws, which requires a three notice to tenants of owner's who intend to prepay or terminate rent subsidies or restrictions. In December 2023, Council approved a Preservation Program to be implemented upon availability of resources.
28	REPLACEMENT UNIT PROGRAM FOR SELECTED SITES	LACP, LAHD	https://planning.lacity.gov https://housing.lacity.org/	In order to mitigate the loss of affordable housing units, require new housing developments on selected sites to replace all affordable housing units lost due to new development. Adopt policy and implementation guidance upon Housing Element Adoption in 2021.	2021-2029	The City continued to implement housing replacement and net loss requirements for Housing Element sites, including providing information on ZIMAS and relevant forms. Throughout 2023, City Planning worked on two draft ordinances that aim to implement replacement requirements applicable to sites identified on the Housing Element and existing protected units. Both draft ordinances are expected to be released in early 2024.
29	ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT	LACP, LAHD	https://planning.lacity.gov https://housing.lacity.org/	Complete approximately 92 new AB 2556/AB 2222 replacement determinations per year. Complete approximately 200 new SB 330 replacement determinations per year. Prepare and record approximately 200 affordable housing covenants per year. Consider extending SB 330 requirements in 2030 and changing to 1:1 requirements as part of the Density Bonus update by 2024.	2021-2029	City Planning advanced code amendments for Rezoning Program (#121) in 2023, known as the Citywide Housing Incentive Program. These amendments include updates to the Density Bonus Ordinance and new incentives for mixed-income and 100% affordable projects in higher opportunity areas. Additionally, City Planning is preparing resources for AB 1218 implementation, such as an implementation memorandum, revisions to the No Net Loss declaration, applicability matrices, and the ZIMAS eligibility checklist. In 2023, the City completed 624 Housing Crisis Act of 2019 (HCA) Replacement Unit Determination (RUD) applications, resulting in 662 affordable replacement units. The City also processed 3 AB 2556 determination applications (resulting in 0 replacement units) and 14 Housing Element determinations (resulting in 18 affordable replacement units). This exceeds the goal stated in the Housing Element of completing 550 replacement unit determinations every year.
30	NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	HACLA	https://www.hacla.org/en	HACLA will aim to increase its portfolio through acquisition with a goal of 750 units by 2022, 2,500 units by 2025, and 5,000 units by 2030. HACLA will primarily acquire existing, naturally occurring affordable housing buildings in lower resource areas.	2021-2029	In 2023, HACLA acquired five properties comprised of 284 units under the Homekey banner, 100% of these units support permanent supportive housing for homeless/persons at risk of homelessness.
31	RENT ADJUSTMENT PROGRAM FOR RSO HOUSING	LAHD	https://housing.lacity.org/	Process approximately 1,200 rent adjustment applications annually; Approve \$80 million in property improvements annually.	2021-2029	In 2023, approximately 1,054 applications were received and 1,200 applications were closed/processed with a total reinvestment of \$129 Million, benefiting 21,442 RSO units.

32	RSO ENFORCEMENT	LAHD	https://housing.lacity.org/	Investigate and identify violations of the RSO in order to ensure tenant protections afforded under the RSO. Ensure renters can maintain residence in safe rental units without the threat of arbitrary eviction. Ensure renters can afford to stay in their rental residences by stabilizing rents. Investigate and enforce 10,000 annual complaints of RSO violations and refer non-compliant cases to the City Attorney's office for further enforcement. Partner with community-based organizations to target outreach areas with high displacement risk and High Segregation & Poverty areas.	2021-2029	In 2023, 14,548 total complaints were received for alleged violations of the RSO and/or COVID-19 renter protections. This figure includes Just Cause Ordinance violations. The Division continues to ensure constituents are aware of their housing rights by responding to email inquiries and calls received through the Department's hotline.
33	RSO INVENTORY MONITORING	LAHD	https://housing.lacity.org/	Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis	2021-2029	The LA Housing Department (LAHD) continues its efforts to identify properties subject to the Rent Stabilization Ordinance (RSO) and provides this information to the public through various accessible platforms. You can find out if a property is subject to the RSO by using the following links: LA Housing Department RSO page: https://housing.lacity.org/rso ZIMAS (Zoning Information and Map Access System): http://zimas.lacity.org/ Text "RSO" to (855) 880-7368. Additionally, LAHD recently introduced a new Property Look-Up feature on their website for easy access to RSO status information
34	PUBLIC HOUSING ANNUAL INSPECTIONS	LAHD	https://housing.lacity.org/	All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.	2021-2029	Inspection of public housing units resumed in July 2021 following HUD lifting the pandemic waiver on conducting such inspections.
35	HEALTHY HOMES AND LEAD-SAFE HOUSING	LAHD	https://housing.lacity.org/	80 households will be remediated annually and made lead safe to prevent lead poisoning in children under the age of six.	2021-2029	Throughout 2023, the Lead Hazard Remediation Program (LHRP) underwent revitalization efforts in the wake of the post-Covid 19 landscape. With a focus on adaptability, LHRP staff implemented innovative outreach strategies, leveraging digital marketing to engage with landlords, particularly those categorized as "Mom and Pop" landlords with less than four units. Furthermore, LHRP forged partnerships with community-based organizations to effectively target their desired population. By the end of the year, these concerted efforts resulted in the successful remediation of 22 units, marking a significant step forward for the program in its mission to address lead hazards in housing.
36	URGENT REPAIR PROGRAM	LAHD	https://housing.lacity.org/	To immediately address critical habitability problems in multi-family buildings, such as lack of heat, lack of sanitation, and lack of weather protection, where the landlords have refused to address these problems thereby preventing substandard/hazardous living conditions.	2021-2029	The administration of URP continued in 2023 as required under the Los Angeles Municipal Code. A total of 575 properties were referred to URP citywide. A total of 489 cases were closed during the same period citywide.
37	VIRTUAL INSPECTION PILOT PROGRAM	LADBS	https://www.ladbs.org/	Perform 8,000 virtual inspections annually.	2021-2029	A total of 16,824 virtual inspections were completed between January 1, 2023, and December 31, 2023.
38	RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	LAHD	https://housing.lacity.org/	Monitor active REAP Cases and ensure timely closure for compliance. Prevent 50 essential service shut-offs annually through the release of REAP/UMP funds. Contract with community-based organizations to conduct proactive outreach to tenants in REAP buildings, particularly in high segregation and poverty areas facing displacement.	2021-2029	For the period of January 1, 2023 - December 31, 2023, the City has successfully closed 223 REAP cases for a total of 869 units removed from REAP and has prevented 130 service shut-offs and had 192 open REAP cases for a total of 2,048 new units placed into REAP. Through the five Outreach Service Providers, 4,056 tenants have been contacted in high segregation and poverty areas and areas facing displacement. Additionally, 4 workshops were conducted with a total of 56 owners and tenants in attendance which helped them understand the REAP process and how to remove the properties from REAP.
39	MAINTAIN PROPERTY OWNERSHIP DATA FOR LOS ANGELES RENTAL PROPERTIES	LAHD	https://housing.lacity.org/	Maintain current and historical property ownership data records for all Los Angeles residential rental property for program revenue purposes and a reference source to support other LAHD programs.	2021-2029	The Billing Information Management System (BIMS) manages property ownership data, program revenue information, and property profile data for residential rental properties within the City of Los Angeles that are subject to all RCCB programs.
40	DUE PROCESS HEARING	LAHD	https://housing.lacity.org/	Conduct 1,300 hearings annually.	2021-2029	For the period of January 1, 2023 - December 31, 2023, LAHD conducted a total of 1,700 hearings; 1,562 General Manager Hearings and 138 Rent Adjustment Commission Appeal Board Hearings. The LAHD Hearings Section instituted remote telephonic hearings in response to COVID-19 in 2020. Following the implementation of remote telephonic hearings, LAHD saw an increased participation by constituents. To continue to make these administrative hearings easier for constituents to attend, the City has continued to conduct the LAHD's General Manager's Hearings telephonically and provided constituents with the option to continue to participate telephonically at the Rent Adjustment Commission Appeal Board Hearings.

41	HOUSING CHOICE VOUCHER PROGRAM	HACLA	https://www.hacla.org/en	Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.	2021-2029	As of December 31, 2023, Section 8 is administering 52,646 vouchers for eligible households.
42	SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS	HACLA	https://www.hacla.org/en	Continue to provide 375 vouchers annually.	2021-2029	As of December 31, 2023, Section 8 is administering 631 Special Purpose Vouchers for eligible households, including allocations for Mainstream 5-Year and Non-Elderly Disabled.
43	HISTORIC PRESERVATION	LACP	https://planning.lacity.gov	Expand the number of HPOZs and HCMs. Process 25 Mills Act applications each year. Conduct an assessment of the Mills Act program to inform new implementation and processing strategies (including a consideration of waiving fees to lower income applicants.) Expand the use of objective standards. Launch of a historic rehabilitation grant program for low-income homeowners in HPOZs. Partner with a non-profit beginning in 2021 to create a historic property rehabilitation technical assistance program to encourage and facilitate maintenance and restoration of historic properties in lower income communities.	2021-2029	Building upon the completed assessment report prepared by consultants Chattel Inc, and AECOM, the City Council in 2023 approved a motion (CF 23-0331) instructing City Planning to prepare a report with recommendations, amendments, and administrative changes to the Mills Act program, for review and consideration by the Cultural Heritage Commission and then the Council. These proposed ordinance changes and program reforms are anticipated to be transmitted to the Council during 2024 for review and approval. During 2023, Neighborhood Housing Services of Los Angeles County, as the contract project manager for City Planning, began technical assistance and issued initial grants under the Historic Home Rehabilitation Program (HHRP) within the Adams-Normandie Historic Preservation Overlay Zone (HPOZ). The Office of Historic Resources continued to review its existing HPOZ design guidelines during 2023 to identify objective standards that may be used to help shape housing development projects affecting historic resources and historic districts.
44	PROPERTY MANAGEMENT TRAINING PROGRAM	LAHD	https://housing.lacity.org/	The Property Management Training Program instructs property owners on how to improve the management of their properties. The training encompasses marketing, preparing units for rental, repair and maintenance of the property, techniques on early detection of drug and gang activity, and the use of rental agreements and leases to enforce house rules.	2021-2029	In 2021, a total of 6 (5 English and 1 Spanish) PMTP virtual classes were held.
45	ENFORCE, MONITOR, AND PRESERVE AFFORDABLE HOUSING COVENANTS	LAHD	https://housing.lacity.org/	Maintain a database to monitor affordable housing covenants. Annual reports on the status of the affordable housing inventory (Housing Element APR); Monitor and enforce compliance with affordability covenants and accessibility covenants (LAHD); Preserve and/or extend the affordability of 500 units annually currently part of the City of Los Angeles affordable housing stock.	2021-2029	In 2023, the Affordable Housing Inventory included 48,215 units monitored for compliance with covenants. LAHD maintains a database of units that are restricted by affordable housing covenants, and provides annual reports for the APR.
46	HOUSING ELEMENT SITES INVENTORY UPDATE	LACP	https://planning.lacity.gov	Housing Element Site Identification added onto ZIMAS in 2021. Create a guide for project planners to make findings on Inventory Parcels. Develop internal tracking of development on Housing Element Sites (2021-2022)	2021-2029	In 2022, the Housing Element Site Identification was integrated into ZIMAS. Subsequently, in 2023, a draft guide was developed and is presently undergoing management review. Concurrently, City Planning initiated the development of a draft ordinance pertaining to the Housing Element Sites Inventory.

47	MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	LACP	https://planning.lacity.gov	Quarterly and annual summaries on residential building activity. Annual Progress Report on the City's housing production and preservation goals and accomplishments (Housing Element APR). Maintain interactive housing dashboard websites and open data portals to display some of the most commonly requested and important housing related information. Expand sharing of public data on other topics.	2021-2029	Los Angeles City Planning has maintained an interactive dashboard on its website which is updated on a quarterly basis. This dashboard produced through PowerBI allows for the general public to view information on housing production that can be filtered based on individual queries. Los Angeles City Planning has also contributed to the completed of the city's Housing Element Annual Progress Report. A major overhaul to this dashboard is anticipated in 2024. The overhaul will incorporate a higher degree of live update data, as well as reporting on new programs and metrics more in line with recently-enacted streamlining and affordable housing production incentives.
48	UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	LACP	https://planning.lacity.gov/plans-policies/housing-element-rezoning-program	Develop annual reports on affordable housing units produced as a result of land use incentives. Make revisions to the density bonus provisions in the Code. Update the Affordable Housing Incentives Guidelines by 2024.	2021-2029	<p>City Planning continued work on code amendments associated with the Rezoning Program (#121). These code amendments, also referred to as the Citywide Housing Incentive Program include revisions to the City's Density Bonus Ordinance as well as new incentives for mixed income and 100% affordable projects in higher opportunity areas. City Planning also continued work with a consultant to revise the Affordable Housing Incentive Guidelines and a revised draft is expected in 2024. LA City Planning also maintained its quarterly updates to the Affordable Housing Report. These numbers represent cases that were entitled and used one the following incentive programs in 2023.</p> <p>Transit Oriented Communities (TOC) cases: 27 TOC units: 1387 'Market Rate': 981, 'Low Income': 260, 'Extremely Low Income': 138, 'Very Low Income': 8, 'Moderately Low Income': 0</p> <p>Density Bonus (DB) cases: 52 DB units: 4388 'Market Rate': 573, 'Low Income': 2778, 'Extremely Low Income': 130, 'Very Low Income': 308, 'Moderately Low Income': 570</p> <p>Executive Directive 1 cases: 50 ED1 units: 4291 'Market Rate': 56, 'Low Income': 3242, 'Extremely Low Income': 148, 'Very Low Income': 253, 'Moderately Low Income': 563</p>
49	TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	LACP	https://planning.lacity.gov	Create a Citywide Housing Needs Assessment by Community Plan Area, including a methodology to allocate housing capacity targets and Affordable Housing units that prioritizes equity, access to opportunity, and anti-displacement. Release draft methodology for public review by 2023, and bring to the City Planning Commission for action by 2024. Utilize these numerical targets as a basis for all local planning efforts around housing goals, with the goal of achieving an equitable distribution of multi-family zoning capacity and affordable housing production across the City, as measured by the factors and weights developed in the allocation methodology.	2021-2029	Utilizing funding from the REAP 1.0 grant program, the City secured a consultant to assist in developing a "Fair Share" housing allocation tool. In 2023, the City developed a draft methodology for a citywide housing needs assessment that may be used, following public input, to distribute housing capacity goals across Community Plan Areas, in accordance with Affirmatively Furthering Fair Housing. A draft version of the tool should be completed sometime in 2024.
50	UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS	LACP	https://planning.lacity.gov	Prepare background studies and create an engagement tool to help evaluate and communicate the trade offs of different growth scenarios; Draft and adopt an updated growth strategy (Framework Element) by 2028.	2021-2029	In 2021-2023, the City used funding from the REAP 1.0 program to begin background studies and scoping for a Growth Strategy update. The project will continue background research and scoping into 2024.

51	DATA FOR EVALUATING HOUSING NEED	LACP	https://planning.lacity.gov	Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 294 data, including updates based on Census/ACS Data. Collaborate on regional demographic projections every four years as part of the RTP/SCS.	2021-2029	The Demographics Research Unit of LACP regularly maintains and updates data on the LACP website. Housing inquiries are addressed with prepared LACP Data reports. The department also publishes annual reports.
52	INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS	LAHD	https://housing.lacity.org/	Integrate the Housing Element with the 1 and 5-year Consolidated Plan (2022 and 2027) by using the goals and strategies of the Housing Element to inform the Consolidated Plan and Annual Action Plans. For the 2018-2022 Consolidated Plan allocate \$165 million to stabilize and revitalize low-income neighborhoods and \$56 million to improve local employment for low-income residents. Determine similar levels of funding goals in 2022 and 2023 as part of the new consolidated plan and prioritize community development investments in High Segregation and Poverty Areas and/or Racially Concentrated Areas of Poverty.	2021-2029	LA Housing Department and Department of City Planning provided updates on City efforts and programs to remove barriers to contribute to the completion of the Year 49 (PY 2023-24) Action Plan and the 5 Year Consolidated Plan (2023-2027). These progress updates reflect program goals from the City's adopted 2021-2029 Housing Element. They include, but not limited to, the Housing Element RHNA Rezoning Program; addressing the need for affordable housing distribution through the Citywide Housing Needs Assessment by Community Plan Area program; development of an Inclusionary Housing Feasibility Analysis; conducting a Density Bonus Ordinance Update; carrying out Re:code LA; and completing Community Plan Updates.
53	DISASTER RESILIENCE AND RECOVERY	LACP	https://planning.lacity.gov	Support property owners in safely rebuilding residential properties after a disaster. Support tenants in finding and maintaining safe, permanent housing following a disaster. Ensure that hazard information from safety documents is integrated into land use decisions.	2021-2029	During 2023, the City initiated three projects related to climate resilience and equity. The Emergency Management Department launched the update of the Local Hazard Mitigation Plan and conducted significant community engagement to document and incorporate social vulnerability as part of the analysis and mitigation strategies. LACP began the Climate Vulnerability Assessment to conduct gap analysis of the established technical data and community lived experience around anticipated climate hazards through meaningful engagement with the City's most vulnerable communities impacted most by climate hazards. The report will include recommended adaptation strategies that will be prioritized for implementation in these vulnerable communities. The Climate Emergency Mobilization Office began working on the City's first Heat Action and Resilience Plan. All three of these projects are expected to be completed in 2024.
54	EXPEDITE AFFORDABLE HOUSING PROJECTS	LACP	https://planning.lacity.gov/project-review/affordable-housing	Prioritize affordable housing projects to expedite processing of permits and any related entitlements. Reduce the need for entitlements and reduce entitlement and permit processing times for affordable housing projects by up to 12 months, as part of Programs 48 and 121, by 2024. Adopt amendments to the Affordable Housing Incentives Program Guidelines to facilitate better understanding of the various affordable housing incentive programs by 2024. Assist 50 affordable housing projects per year through the Priority Housing Program. Reduce entitlement processing time for PHP projects by up to three months.	2021-2029	The City initiated an Affordable Housing Streamlining Ordinance in 2023. The proposed ordinance would codify the main provisions of Executive Directive 1 (ED1) issued by the Mayor's Office in 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. The permanent Affordable Housing Streamlining Ordinance was approved by the City Planning Commission in November 2023, and is anticipated to be approved by the City Council in 2024. Also in 2023, the City Council adopted an ordinance amending the City's Site Plan Review threshold to streamline 100% affordable projects. The Ordinance exempts deed-restricted affordable housing units from being counted towards the residential unit thresholds. This update removes an added layer of discretionary review from projects that provide Affordable Housing units. In 2023, LA City Planning received applications for 203 projects under ED1, and completed processing of 130 ED1 projects. There were 11,046 units proposed under ED1 in 2023 and 5,618 approved. The average processing time for these projects was 45 days. Guidelines were issued 2023.
55	IMPLEMENT CEQA STREAMLINING MEASURES	LACP	https://planning.lacity.gov	Allow for streamlined environmental review (e.g. SCEA required for Infill and Transit Priority Projects). Assist 10 Transit Priority Projects and Infill Projects per year. Adopt "uniformly applicable development policies" as well as additional CEQA streamlining tool and templates by 2026.	2021-2029	In the year 2023, the City Planning department continued its work on developing a template for the CEQA Streamlining Checklist. During this period, three applications for the Streamlined Infill Program (SIP) were successfully processed, resulting in the addition of 283 units to the housing pipeline, consisting of three Market Rate units, 240 Low-Income units, and 40 Very Low-Income units. In 2023, Los Angeles City Planning approved three applications for streamlined infill (SIP) projects. The ongoing support for SB 375 streamlined CEQA review has led to an average of approximately ten SCEA/SCPE (State Clearinghouse Environmental Assessment/State Clearinghouse Project Evaluation) projects per year, with eleven SCEAs published in 2023. Work on SCEA/SCPE templates and guidance is currently in progress and remains on schedule for completion before 2026.
56	UNAPPROVED DWELLING UNITS (UDU)	LACP, LAHD	https://planning.lacity.gov https://housing.lacity.org/	Process 65 applications per year to preserve 100 affordable units. Identify requirements that pose compliance difficulties for legalization projects. Adopt amendments to the Zoning Code to alleviate challenges as needed.	2021-2029	In 2023, LA City Planning received 1 application for UDU approval and completed 3 UDU approvals, resulting in the addition of 2 new dwelling units. The number of applications for this program may be declining over time due to the limits on eligibility to the UDU program contained in the ordinance creating the program.

57	IMPROVEMENTS TO DEVELOPMENT PROCESSING	LACP	https://planning.lacity.gov	Increase the number of cases processed as ADM Clearances and Ministerial cases, while decreasing the percent of projects processed as discretionary entitlements through a variety of efforts. Development of a multidepartmental case clearance system by 2026.	2021-2029	In 2023, 60% of all applications for planning approval were ministerial. LA City Planning has also worked in collaboration with several sister agencies in the City of Los Angeles to create an Affordable Housing Tracking System (AHTS). AHTS allows staff at multiple agencies to obtain nearly-live updates on the status of projects consisting entirely of affordable units. In addition, AHTS serves as prototype for the development of Universal Project Identification System that will establish the foundation for unified information-sharing on all development activity in the City of Los Angeles.
58	DEVELOPMENT AND DESIGN STANDARDS	LACP	https://planning.lacity.gov	Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.	2021-2029	In May 2023, the City Council approved the new zoning code, incorporating nine new frontage districts that will be implemented in the Downtown LA Community Plan. An additional nine frontage districts are currently under development for the ongoing updates to community plans.
59	LOW-RISE INFILL HOUSING RESEARCH AND DESIGN INITIATIVE	Mayor's Office	https://mayor.lacity.gov	Create a White Paper with at least five potential high value recommendations regarding low-rise infill housing alongside new findings on the underlying economics and market potential of such housing for potential use in rezoning efforts and policy development by 2022.	2021-2029	In 2023, LA City Planning received funding to launch a two-year Low Rise Design Lab Program. The Low-Rise Design Lab program seeks to foster home ownership opportunities and create a wide variety of low-rise housing models that are suitable for Los Angeles' diverse lower density neighborhoods, which can help the City meet its housing and climate objectives. The Low-Rise Design will launch an outreach program in 2024 aimed at crafting long-term policy solutions that will help remove barriers to creating quality low-rise housing and ensure that the City's approach reflects best practices for sustaining just, economically viable, and climate-adapted communities. Outcomes of the Low Rise Design Lab include a public-facing guidebook for Low Rise development illustrating a variety of typologies and site conditions, and recommendations for targeted code amendments aimed at facilitating SB9 and ADU development.
60	ZONING CODE REVISION	LACP	https://planning.lacity.gov/project-review/processes-procedures	Adopt ordinances and a brand new Zoning Code that establishes clear and predictable regulations. Apply to all Community Plans adopted by 2029. Facilitate 2,000 housing units in mixed-use developments.	2021-2029	<p>Zoning Code and Community Plan Update</p> <p>In a significant milestone on May 3rd, 2023, the City Council approved the new zoning code alongside the Downtown LA Community Plan Update. This pivotal decision marked a crucial step forward for the city's development and planning initiatives. The zoning code ordinance was then forwarded to the City Attorney's office for finalization, setting the stage for anticipated adoption in October 2024, with an effective date of January 2025.</p> <p>Ongoing Community Plan Updates</p> <p>Throughout the year, ongoing updates to Community Plans in Central/East, Valley, West, and Harbor areas have been a top priority. These updates have entailed refreshing zoning and policy text to bolster support for diverse residential and mixed-use projects catering to all income levels. New zoning tools have been crafted with a keen focus on form, scale, and massing, aiming to stimulate infill development. A special emphasis has been placed on transit-served mixed-use corridors, strategically located near job centers and essential amenities.</p> <p>In South Los Angeles, the Slauson Corridor TNP and South LA CPIO Amendment Project have been steadfast in their commitment to implementing place-based strategies from updated plans. These efforts are dedicated to promoting stability, fostering mixed-use development, facilitating the creation of affordable housing near transit hubs, and enhancing access to green job opportunities.</p> <p>Processes and Procedures Ordinance Implementation</p> <p>Throughout 2023, the City Planning department has been proactive in educating and training staff and the public about the newly adopted Processes and Procedures Ordinance. This ordinance represents the initial phase of a comprehensive update to the City's Zoning Code. Its primary goal is to enhance public engagement by simplifying the code, thus making it more accessible for neighborhood groups, residents, and businesses to actively participate in the city's planning processes.</p>
61	PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED	LACP	https://planning.lacity.gov	Create opportunity for at least 98,806 units of rental housing for lower income households on at least 16,918 sites by 2024. Develop process for identifying sites for development by 2024.	2021-2029	City Planning continued work on the Rezoning Program (#121), which includes the Community Plan updates and various code amendments including the Citywide Housing Incentive Program (CHIP). In 2023, City Planning prepared various technical background studies that will inform the Rezoning Program. Through proposed code amendments as the CHIP, the Department will include rezoning to allow developments by-right pursuant to Government Code section 65583.2(i) when 20 percent or more of the units are affordable to lower income households on sites identified to accommodate the lower income RHNA. A draft ordinance is expected in 2024.
62	FACILITATE HOUSING INNOVATION	LACP	https://planning.lacity.gov	Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.	2021-2029	City Planning continued work on the Rezoning Program (#121), which includes Community Plan Updates and various code amendments. These programs strive to incentivize opportunities to build a diversity of housing types throughout the city, including low scale housing typologies and creating new lot-based density districts such as the new 4L districts that would allow up to 4 dwelling units in lot designated to have 4L Lot Density. In 2023, the City Council introduced an ordinance that updated the low impact development program.

63	ACCESSORY DWELLING UNITS	LACP, LADBS	https://planning.lacity.gov https://www.ladbs.org/adu/1000	<p>Permit 5,123 ADUs annually; Adopt amendments to the Zoning Code to alleviate challenges by 2024; Continue to produce new information to assist homeowners and ADU builders in understanding their options, and partner on programs to incentivize and accelerate the production of Affordable ADUs.</p> <p>Continue the work of the multi-agency ADU Quarterly Roundtable, convened by the Mayor's Office to identify and resolve barriers. Expand incentives for the production of affordable ADUs, including preparing a code amendment to expand the density bonus program in higher opportunity areas by 2024. Implement the LA ADU Accelerator program to incentivize use of ADUs to house lower-income seniors.</p>	2021-2029	<p>In 2023, City Planning and LADBS began drafting a revision to our joint ADU Implementation Memo to reflect changes to state law and state interpretations contained in the HCD ADU Handbook. This process also helped to identify areas where code amendments may be warranted in preparation for a future update to the ADU Ordinance. In 2023 City of Los Angeles issued construction permits for 6,458 Accessory Dwelling Units, including 78 Junior ADUs. A subset of these ADUs were also processed by LA City Planning. In 2023, LA City Planning received 637 applications for ADU and also approved 600 ADU applications. These applications were tied to 479 proposed ADUs and 527 approved ADUs.</p>
64	ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM	LADBS	https://www.ladbs.org/adu/1000	<p>Creation of 200 Standard Plan ADUs per year.</p>	2021-2029	<p>As of March 2024, a total of 77 Standard Plans have received pre-approval for utilization by applicants. In 2023, 12 projects utilizing these standard plans were submitted. The Department of Building and Safety issued 14 permits for projects utilizing ADU standard plans. The Department of Building and Safety issued 28 Certificates of Occupancy for projects utilizing the ADU standard plans.</p>
65	PLAN FOR HOUSING GROWTH AND PLACE-BASED STRATEGIES IN COMMUNITY PLAN AREAS	LACP	https://planning.lacity.gov/plans-policies/community-plan-updates	<p>Identify targeted growth areas and incorporate appropriate land use designations and policies in the adoption of 16 Community Plans and at least 3 neighborhood plans by 2029. (see timelines below). Prioritize rezoning at densities that allow creation of affordable housing in areas near transit, jobs and in Higher Opportunity Areas, while balancing the preservation of stable multifamily neighborhoods. Create and incorporate tailored place-based land use strategies and programs in each plan (see below for a range of implementation tools). Ensure that updates to Community Plans and neighborhood plans are consistent with Citywide Housing Priorities.</p>	2021-2029	<p>"Community Plan updates include comprehensive and focused zoning updates that help to remove barriers to the production of affordable housing in various ways. During the 80s and 90s restrictive zoning limitations such as Q conditions and height limits along mixed use corridors were added to ensure appropriate massing and scale. This type of restrictive zoning does not help facilitate affordable housing production and the existing plan updates help to comprehensively balance the preservation of multi-unit developments across an entire plan area while removing restrictive Q conditions along mixed-use corridors that are served by multiple transit options. Community Plan updates in progress (Central/East, Valley, West and Harbor) all include comprehensive zoning and refreshed policy text updates to help support residential and mixed-use projects that help to address housing production for all income levels. The new zoning system provides for zoning tools that include standards that address form, scale, and massing while providing streamlined opportunities for infill development, especially along mixed use corridors served by transit in proximity to jobs, neighborhood amenities, and recreational opportunities all of which helps to incorporate place-based land use strategies. Additionally, in the South Los Angeles planning region, where updated community plans are in place, the Slauson Corridor TNP and South LA CPIO Amendment Project carry forward the place-based strategies of the adopted community plan policy documents to ensure neighborhood stability, incentivize mixed-use and affordable housing along transit corridors, and facilitate access to the green jobs. In the Valley region, the Orange Line and East San Fernando Valley TNPs incentives mixed-use and affordable housing while maintaining access to employment opportunities by increasing allowable building intensities in industrially zoned areas. In the Westside region, the Westside Community Plan Updates aim to accommodate planned growth by expanding housing opportunities in high and highest resource areas consistent with Fair Share Housing strategies outlined in the Housing Element.</p> <p>Plans have been adopted for the Downtown and Hollywood Community Plan areas, and their implementing ordinances are currently being finalized by the City Attorney. These plans incorporate growth near transit, allowing for increased density and floor area ratios for projects that include affordable housing units via tailored Community Benefit Programs. The Hollywood Community Plan increased density and floor areas near the Regional Center and corridors while also preserving lower scale neighborhoods. The Downtown Community Plan looks to leverage Downtown LA's concentration of local transit options and regional connections, thoughtfully accommodate future growth centered on equity and providing housing for people of all incomes, and sustain Downtown as a collection of unique neighborhoods – to promote a dynamic, healthy, and sustainable Downtown.</p> <p>Furthermore, the Boyle Heights Plan was adopted in December of 2024 that provides increased density, FAR, and height along four Metro fixed rail transit stations, while preserving rent controlled units in neighborhoods further away from major transit stops by right sizing floor area. Furthermore, the Boyle Heights Plan is in the process of being amended to include Hybrid Industrial Zoning near the Pico/Aliso metro stop that would allow over 3,000 additional housing units and requiring inclusionary housing at the following levels: 13% Acutely Low Income, 15% Extremely Low Income, 17% Very Low Income, or 50% Lower Income."</p>
66	REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING)	CAO	https://cao.lacity.org/	<p>Create new funding sources through tax increment financing and associated bond issuance by 2029.</p>	2021-2029	<p>In 2023, the CAO posted a task order solicitation bid for an on-call consultant to provide financial and economic impact analysis on potential Enhanced Infrastructure Financing Districts (EIFDs).</p>
67	EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS	LACP	https://planning.lacity.gov	<p>Provide 50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.</p>	2021-2029	<p>City Planning regularly engages with the public, including neighborhood councils and other community organizations to provide training and presentations on housing policy work. In 2023, the Department engaged in 141 total community outreach events.</p>

68	SERVICES IN PUBLIC HOUSING	HACLA	https://www.hacla.org/en	Provide 50 residential clients served by educational assistance Programs annually; 100 residential clients served by computer training programs annually; 100 youth served by recreational, educational and cultural programs annually; 1,600 residential clients served by career assistance programs annually; Submit application for Workforce Investment Act Recertification as required.	2021-2029	<p>In 2023, HACLA and its partner SoCal CAN successfully awarded 143 scholarships to Section 8 and public housing residents pursuing higher education. These recipients benefit from mentorship, job placement services, and provision of digital devices to support their academic endeavors. Alongside these 143 scholars, the Project SOAR Program is actively engaging more than 250 students with college-readiness initiatives.</p> <p>Furthermore, each of our major public housing sites offers after-school tutoring and homework assistance, benefiting over 700 children daily on average. Our recreational facilities and outdoor programs serve 1,700 youth and young adults, providing a range of activities from arts, music, and drama to organized sports. Moreover, our Computer Labs, located at ten public housing sites, facilitated classes and self-learning experiences for 500 adults and youth.</p> <p>Lastly, through our Watts/LA WorkSource Center, in the fiscal year 2023, HACLA successfully enrolled over 900 adults in career assistance services and placed 400 youth in work experience opportunities.</p>
69	ACHIEVING WATER USE EFFICIENCY WITH CONSERVATION PROGRAMS	LADWP	https://www.ladwp.com/residential-services/programs-and-rebates-residential/residential-water-conservation-rebates	Achieving water use efficiency and increasing water savings through outreach, education, and incentives in order to achieve the goal of 100 gallons per capita per day (GPCD) by 2035.	2021-2029	<p>Throughout the reporting period, LADWP maintained its commitment to water conservation initiatives while introducing new programs and enhancing existing ones to drive greater community engagement. Notably, LADWP expanded its home water use report program to encompass all single-family residential customers. These reports are disseminated via mail and accessible through an online dashboard, enabling customers to review their water consumption relative to comparable households and offering suggestions for water-saving strategies.</p> <p>Acknowledging the challenges customers face in designing turf replacement projects, LADWP developed and published over 1,000 landscape design templates in a searchable online library, providing valuable resources to customers.</p> <p>In addition to these advancements, LADWP forged new agreements with SoCalGas to facilitate the direct installation or distribution of water-efficient fixtures in both single-family and multi-family homes. These collaborative agreements have demonstrated cost-effectiveness through shared administration and labor fees. These collective efforts are designed to deliver water savings through fixture and appliance upgrades, aligning with LADWP's ambitious water use efficiency target of 100 gallons per person per day by the year 2035.</p>
70	INCENTIVES TO CONSERVE ENERGY	LADWP	https://www.ladwp.com/who-we-are/power-system	Seek out and install cost-effective electric solutions that will improve the performance of customers' homes and give them additional control over their energy expenses throughout the eight-year period.	2021-2029	<p>The LA Water and Power Department's (LADWP) collaboration with Southern California Gas Company focuses on evaluating and implementing effective programs aimed at reducing natural gas, water, and electricity usage among customers within their joint service territory. One such initiative is the Multifamily High-Efficiency Vented Clothes Washers Rebate, which assists in covering the additional costs associated with purchasing clothes washers used to serve multiple households' laundry needs. By providing a rebate for high-efficiency clothes washers, the program encourages owners or operators of laundry machines to opt for models that can deliver substantial energy and water savings over time, compared to standard efficiency models. Contributing to this rebate are SoCalGas, LADWP, and the Metropolitan Water District of Southern California, with LADWP's contribution set at \$500.00 per each clothes washer.</p> <p>The Consumer Rebate Program (www.ladwp.com/crp) extends rebates to residential customers, promoting the efficient use of energy and water. This program not only assists customers in reducing their bills but also encourages resource conservation, environmental protection, and enhanced home comfort. Among the products eligible for rebates under this program are energy-efficient options for windows, roofing, and heating, ventilation, and air conditioning systems.</p>
71	ENCOURAGE ENERGY CONSERVATION THROUGH PRICING	LADWP	https://www.ladwp.com/who-we-are/power-system	Charge 10,000 residential customers on the Time-Of-Use (TOU) rate annually.	2021-2029	As of 1/24/24, there are 10,536 customers on the TOU rate.
72	RENEWABLE ENERGY PROGRAMS	LADWP	https://www.ladwp.com/who-we-are/power-system	The Renewable Energy programs were designed to increase renewable power generation in LA and to help the City meet its renewable portfolio standard goals; help customers join the solar economy and benefit from renewable energy projects. Increase renewable power generation in LA. Help the city meet its renewable portfolio standard goals.	2021-2029	LADWP has several programs to add renewable energy resources to its power grid. The established and ongoing programs include Shared Solar, Solar Rooftops, Feed-in Tariff & Feed-in Tariff Plus, Net Energy Metering, Green Power Program, Commercial Energy Storage to Grid, and the Virtual Net Energy Metering Program. These programs allow residential, commercial and industrial customers to benefit from renewable energy and battery energy storage technologies and help the City of LA meet renewable portfolio standard goals. Also, our Utility Built Solar (UBS) Program provides additional clean energy to Angelenos and can be used to power shelters and cooling centers for local residents during outages and emergencies.
73	CITY PLANTS	LACP, LADBS, LADWP	https://www.cityplants.org/	Provide free shade trees for residents and property owners along with information on where to plant the trees for maximum energy efficiency benefits throughout the eight-year period.	2021-2029	The City Plants program continues to make trees available without constraint to the maintenance, improvement, and development of housing. Free shade trees are available to owners of any residential building in the City. The trees ultimately provide energy bill savings and cooling to housing during extreme heat events.

74	BUILDING DESIGN AND MATERIALS FOR SUSTAINABILITY	LACP, LADBS, LADWP	https://planning.lacity.org/ https://www.ladbs.org/ https://www.ladwp.com/who-we-are/power-system	Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.	2021-2029	The Los Angeles Department of Water and Power's Comprehensive Affordable Multifamily Retrofits (CAMR) program, available at www.ladwp.com/CAMR , is dedicated to assisting low-income multifamily property owners in Los Angeles. Through CAMR, property owners can benefit from free property assessments aimed at identifying efficiency opportunities, ultimately helping owners and residents save energy and reduce costs. Additionally, qualified property owners will receive assistance with work scope development and the contractor procurement process. CAMR's ongoing expansion is marked by active customer participation and the establishment of strategic partnerships. Plans are underway to enhance incentives, further supporting property owners and simplifying the process of completing their projects successfully. For additional resources related to green building and sustainability, the LADBS Green Building & Sustainability website provides valuable information at: https://www.ladbs.org/services/green-building-sustainability
75	RECYCLING COLLECTION IN RESIDENTIAL DEVELOPMENT	DPW (LASAN), Mayor's Office	https://dpw.lacity.gov/	Provide on-site recycling bins and weekly pickup for all residential developments. Increase landfill diversion to 90% by 2025. Launch residential food scrap collection, by 2025.	2021-2029	Effective January 16, 2023, all City serviced accounts, including single-family homes, duplexes, and multi-family units with 3 or 4 units, receive a standard allotment of 60 gallons for black (trash), 90 gallons for blue (recyclables), and 90 gallons for green (organics) bins for weekly collection. LASAN's residential program now accepts food waste in the green bins for recycling. This program requires all LASAN-serviced residents to place their food scraps and food-soiled paper in the green bin, alongside their yard waste. The commingled organic waste is then sent to processing facilities for composting. As part of this initiative, LASAN is providing free kitchen pails to eligible residents to collect their food scraps for organics composting. The City also launched Organics LA, a residential organics diversion program led by LASAN. In 2023, a total of 750,000 households serviced by LASAN were transitioned into the Organics LA program, and approximately 115,000 kitchen pails were distributed to residents to facilitate their participation in this environmentally beneficial program.
76	DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER	LADWP	https://www.ladwp.com	Offer ongoing energy efficiency and water conservation opportunities to all of LADWP's residential customers either by energy and water efficiency upgrades, home energy and water assessments with conservation recommendations, or participation in another program. Develop green building incentives programs for existing buildings.	2021-2029	The Los Angeles Department of Water and Power's Home Energy Improvement Program (HEIP), accessible at www.ladwp.com/HEIP , remains committed to offering free energy-efficient upgrades and installations of water-saving devices for residential customers. In 2023, LADWP experienced a significant increase in customer interest following the successful launch of an online application system. Looking ahead, by the end of 2024, LADWP plans to introduce a Multi-Family component to the program, catering to residential buildings with 5 units or more. This expansion aims to further enhance the program's reach and impact, providing energy-saving benefits to a broader spectrum of residents in Los Angeles.
77	COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	LACP	https://planning.lacity.gov	Duplicate case files provided to CNCs for proposed projects. Provide notifications to CNCs for filed applications bi-weekly. Post case filing activity on LACP website bi-weekly.	2021-2029	Duplicate case files for entitlements are consistently sent to the respective Community Neighborhood Councils (CNCs) whenever a new case is filed. CNCs also receive biweekly reports detailing newly filed cases, along with weekly reports summarizing completed cases. To enhance transparency and accessibility, the Department of City Planning (DCP) has developed an online tool. This tool visually maps both filed and completed cases, allowing the public to gain insights into the Department's ongoing work. This initiative aims to promote transparency and engagement by providing an easily accessible platform for residents to track the progress of development projects in their neighborhoods.
78	URBAN DESIGN STUDIO	LACP	https://planning.lacity.gov/development-services/urban-design/program-overview	Maintain Urban Design Studio as a division within the LACP; Maintain the Professional Volunteer Program (PVP) and Urban Design Advisory Committee. Develop a Healthy Building Design toolkit by 2022.	2021-2029	The Urban Design Studio continues to implement the Citywide Design Guidelines through the Professional Volunteer Program as well as Project Reviews. In 2023, over 259 design review meetings of development projects were conducted by Studio staff. Looking ahead to 2024, the Studio is preparing to release a comprehensive Landscape and Site Design Ordinance for public review, aimed at addressing Healthy Building design through objective design standards.
79	HOUSING AND ECOLOGY	LACP	https://planning.lacity.gov	Integrate Landscape Ordinance and Low Impact Development ordinance into project review process. Adopt Wildlife Pilot Study by 2022.	2021-2029	The Urban Design Studio has prepared a draft Landscape and Site Design ordinance to update the City's outdated Landscape Ordinance. The ordinance includes objective design developments standards to address many pressing climate, health, and equity considerations. The Ordinance will apply to new construction of residential buildings of five units or more and non-residential buildings. Standards will be implementing using a performance-based point system which includes both mandatory and voluntary measures, subject to verification by the Department of City Planning through an administrative review process. The draft ordinance is anticipated to be released in the Spring of 2024, followed by a formal adoption process anticipated to be completed by early 2025.
80	AFFORDABLE HOUSING IN THE COASTAL ZONE (MELLO ACT IMPLEMENTATION)	LACP, LAHD	https://planning.lacity.gov/plans-policies/proposed-land-use-regulations	Adopt amendments to the Zoning Code in 2021 to implement inclusionary and replacement housing requirements in the Coastal Zone (Mello Act Ordinance) that result in 250 very low income units; 100 low income units; 75 moderate income units over the course of this Housing Element Cycle.	2021-2029	During the Form & Legality period, City Planning issued two Requests for Proposals (RFPs) for a third party economic consultant to evaluate the feasibility methodology to better address City Attorney questions about the methodology; no proposals were submitted. In addition, during the Form & Legality period, two new council offices were elected. The original motion presented by Councilmember Bonin expired in November 2023. The existing IAP Interim Administrative Procedures remain in place.

81	COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	LACP, LAHD	https://planning.lacity.org https://housing.lacity.org	<p>By 2029, establish community-level affordable housing programs through the adoption of Community Plan updates and other neighborhood plans. Achieve an increased production of affordable housing units in updated Community Plan and neighborhood plan areas, over current production levels. Track affordable housing production in areas with community level affordable housing programs and areas with established overlays, to ensure that identified goals are met. Through annual monitoring, identify additional identify plans that are not producing the amount of anticipated units and propose amendments.</p>	2021-2029	<p>Community Plan updates include comprehensive and focused zoning updates that help to remove barriers to the production of affordable housing in various ways. During the 80s and 90s restrictive zoning limitations such as Q conditions and height limits along mixed use corridors were added to ensure appropriate massing and scale. This type of restrictive zoning does not help facilitate affordable housing production and the existing plan updates help to comprehensively balance the preservation of multi-unit developments across an entire plan area while removing restrictive Q conditions along mixed-use corridors that are served by multiple transit options. Community Plan updates in progress (Central/East, Valley, West and Harbor) all include comprehensive zoning and refreshed policy text updates to help support residential and mixed-use projects that help to address housing production for all income levels. The new zoning system provides for zoning tools that include standards that address form, scale, and massing while providing streamlined opportunities for infill development, especially along mixed use corridors served by transit in proximity to jobs, neighborhood amenities, and recreational opportunities all of which helps to incorporate place-based land use strategies. Additionally, in the South Los Angeles planning region, where updated community plans are in place, the Slauson Corridor TNP and South LA CPIO Amendment Project carry forward the place-based strategies of the adopted community plan policy documents to ensure neighborhood stability, incentivize mixed-use and affordable housing along transit corridors, and facilitate access to the green jobs. The South LA CPIO utilizes new income targeting and other strengthened requirements for replacement housing units to better reflect the deeply low incomes in this communities and displacement concerns. In the Valley region, the Orange Line and East San Fernando Valley TNPs incentives mixed-use and affordable housing while maintaining access to employment opportunities by increasing allowable building intensities in industrially zoned areas. In the Westside region, the Westside Community Plan Updates aim to accommodate planned growth by expanding housing opportunities in high and highest resource areas consistent with Fair Share Housing strategies outlined in the Housing Element.</p> <p>Plans have been adopted for the Downtown and Hollywood Community Plan areas, and their implementing ordinances are currently being finalized by the City Attorney. These plans incorporate growth near transit, allowing for increased density and floor area ratios for projects that include affordable housing units via tailored Community Benefit Programs. The Hollywood Community Plan increased density and floor areas near the Regional Center and corridors while also preserving lower scale neighborhoods. The Downtown Community Plan looks to leverage Downtown LA's concentration of local transit options and regional connections, thoughtfully accommodate future growth centered on equity and providing housing for people of all incomes, and sustain Downtown as a collection of unique neighborhoods – to promote a dynamic, healthy, and sustainable Downtown. In addition to the voluntary community benefits system, the Downtown Community Plan update will also include an "inclusionary" housing system, requiring that newly constructed residential projects include at least a percentage of affordable units.</p> <p>Furthermore, the Boyle Heights Plan was adopted in December of 2023. It provides increased density, FAR, and height along four Metro fixed rail transit stations, while preserving rent controlled units in neighborhoods further away from major transit stops by right-sizing allowable floor area ratios. The Boyle Heights Community Plan Update (adopted in 2023) will also encourage place-based community development and revitalization by allowing small scale commercial uses in residential neighborhoods, limiting the size of new commercial tenant spaces, and encouraging street vending. The Plan also utilizes new income targeting for affordable housing units to reflect the deeply low incomes in this community. Furthermore, the Boyle Heights Plan is in the process of being amended to include Hybrid Industrial Zoning near the Pico/Aliso metro stop that would allow over 3,000 additional housing units and requiring inclusionary housing at the following levels: 13% Acutely Low Income, 15% Extremely Low Income, 17% Very Low Income, or 50% Lower Income.</p>
82	ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	LACP	https://planning.lacity.gov/	<p>Foster and maintain compliance with fair housing law by making reasonable accommodations for people with disabilities and making improvements to outreach and process. Train all project planning and development services City Planning staff on facilitating Reasonable Accommodation requests; Produce and disseminate informational materials regarding Reasonable Accommodation process at development services centers; Process 5 requests annually based on applications received; Amend the Reasonable Accommodation Ordinance Instructions and Findings in 2022.</p>	2021-2029	<p>In 2023, LA City Planning received 13 applications for Reasonable Accommodations (RAO). The Department also completed 7 RAO applications in CY 2023. City Planning revised forms and instructions but is currently waiting management approval.</p>
83	OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)	OCA	https://cityattorney.lacity.gov/	<p>Refer and resolve 20 housing-related disputes annually.</p>	2021-2029	<p>The City Attorney's Dispute Resolution Program (DRP) satisfied the objective by resolving 59 housing- related disputes in the 2023 calendar year.</p>

84	CITYWIDE FAIR HOUSING PROGRAM	LAHD	https://housing.lacity.org/	Receive 800 fair housing inquiries annually. Resolve 500 fair housing investigations annually. Conduct 50 fair housing training sessions annually. Train 6 full-time new fair housing testers annually. Maintain the Housing Hotline. The Citywide Fair Housing program will also reduce disparities in access to opportunity by providing education and outreach through social media platforms, literature distribution and discussion groups.	2021-2029	In 2023 HRC received 1,242 discrimination complaints, counseled and referred 1,051 discrimination complaints, and opened 188 cases. Approximately 78% of the cases opened served constituents under disability-protected class (physical 89 cases & mental 46 cases).
85	JUST CAUSE EVICTION PROGRAM	LAHD	https://housing.lacity.org/	Present a Just Cause Eviction report to the City Council by 2023 in order to stabilize neighborhoods and, prevent tenant displacement and arbitrary evictions for tenants in an estimated 220,000 non-RSO rental units.	2021-2029	The Just Cause Ordinance became effective on January 27, 2023. An economic study is pending a cost analysis of staffing resources needed to administer the program.
86	TENANT ANTI-HARASSMENT	LAHD	https://housing.lacity.org/	Beginning in 2021, prevent and deter harassment and constructive eviction of tenants through illegal actions by implementing the newly adopted Tenant Anti-Harassment Ordinance. Partner with community-based organizations to target outreach to areas with high displacement risk (as identified through Program 122) and in Low-Resource and High Segregation & Poverty areas.	2021-2029	From January - December 2023, the LAHD received approximately 6,000 complaints alleging violations of the Tenant Anti-Harassment Ordinance (TAHO). At present, 20 cases have been referred to the Office of the City Attorney for further review.
87	STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	LAHD	https://housing.lacity.org/	Identify Ellis Replacement units. Continue to process Ellis filings of yearly average of 584. Strengthen monitoring and enforcement efforts by aligning Ellis related tenant protections with SB 8 tenant protections beginning in 2021, revising tenant and landlord communications by June 2023 to improve the understanding of tenant rights, increasing relocation amounts to adjust for CPI annually and conducting a fee study in 2022 to determine changes to relocation amounts.	2021-2029	A total of 11,971 Ellis replacement units have been identified through 2023. The number of Ellis filings for 2023 were 296 properties.
88	EVICTION DEFENSE PROGRAM	LAHD	https://housing.lacity.org/	Conduct outreach to 200,000 tenants through 'Know-Your-Rights' workshops and legal referrals each year and provide full and limited-scope legal service to 6,000 low-income tenants per year. Prioritize outreach and service delivery in High Segregation & Poverty Areas and areas facing displacement pressure by partnering with organizations with a trusted history of serving these communities.	2021-2029	Since the start of the Stay Housed LA - Eviction Defense Program (EDP), a total of 573,801 tenants were connected via direct outreach, hosting 552 educational events and 18,039 tenant navigation services. Stay Housed LA platform served 7,300 legal services which include 2,700 limited scope and 7,300 full scope cases.
89	RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM	LAHD	https://housing.lacity.org/	Conduct or facilitate at least 200 annual public presentations, including Property Management Training Program presentations, community presentations, landlord/tenant workshops/webinars, drop-in sessions, and fair housing clinics. Partner with community-based organizations to target outreach to areas with high displacement risk and High Segregation & Poverty areas.	2021-2029	The Division facilitated 79 annual public presentations to Tenant and/or Landlords. Majority of presentations were held virtually on a weekly basis with various topics including the City's Renter Protections and new Ordinances passed within the last year. Rent in collaboration with Code and Compliance also hosted webinars. In addition to the 79, many presentations were given to Mayoral and Council District staff.

90	TENANT/COMMUNITY OPPORTUNITY TO PURCHASE	LAHD	https://housing.lacity.org/	Report to City Council on the potential for a citywide COPA/TOPA ordinance by 2025.	2021-2029	In November 2022, voters in the City of Los Angeles passed the United to House Los Angeles ordinance, which creates a local annual revenue stream (estimates range from \$250 to \$600 million per year) to fund affordable housing and homelessness prevention, including 10% of the revenue (\$25 to \$60 million/year) for the acquisition and/or rehabilitation of affordable housing. The City currently is exploring using some of this funding to pilot TOPA or COPA strategies. In addition, to help reduce barriers to effectively implementing TOPA/COPA programs, ULA will provide funding for Capacity Building (\$300,000 in the first year with potential for increasing substantially in subsequent year) that would fund community organizations to help build the infrastructure to effectively implement TOPA/COPA programs. In 2024, the City expects to issue an RFP for the first \$300,000 in Capacity Building to community organizations.
91	HOUSING LEGAL SERVICES FOR SENIORS	LADoA	https://aging.lacity.gov/older-adults/legal-assistance-and-advocacy/	Assist 200 seniors with legal advice each year.	2021-2029	In 2023, a total of 112 unduplicated seniors received assistance with legal services. Since 2021, a cumulative total of 255 unduplicated seniors have been assisted to date. This ongoing effort demonstrates the commitment to providing essential legal support to our senior community members.
92	COMPREHENSIVE HOMELESS STRATEGY	CAO, LAHD, LACP, HACLA, OCA	https://cao.lacity.org/ https://housing.lacity.org/ https://planning.lacity.org/ https://www.hacla.org/en https://cityattorney.lacity.gov/	Continue to monitor and report quarterly on the ongoing responsibilities and measurable actions the City of Los Angeles (City) is taking to combat homelessness. Make adjustments or additions based on emerging challenges and opportunities.	2021-2029	Homeless Strategy Committee (HSC): The HSC convened twice in 2023, focusing discussions on homeless prevention, outreach, and interim housing. As of December 2023, 6,106 Roadmap beds were open and occupiable, including 781 rapid rehousing/shared housing point-in-time placements overseen by LAHSA. Additionally, 721 interim and permanent supportive housing beds were open and occupiable under the Alliance Settlement agreement. Continued services in 2023 included Tiny Home Villages, Safe Parking, Safe Sleep, and A Bridge Home sites operational in Los Angeles. City Attorney's Office (OCA): Provided legal advice and participated in homeless-related task forces, such as the Mayor's Inside Safe Initiative. Negotiated agreements with over 40 motels for Inside Safe, addressing legal issues arising from interim motel use. Participated in citywide meetings on LAMC 41.18 enforcement and the Vehicle Dwelling Task Force. Created and distributed Tenant Protection brochures in multiple languages, with online resources available. The Office's Community Law Corps (CLC) assisted Council Offices with tenant-related issues and worked on nuisance-related issues. Link to Website: https://cityattorney.lacity.gov/tenant-protections English-Tenant Protection Brochure 14,000 Spanish-Tenant Protection Brochure 11,500 Korean-Tenant Protection Brochure 4,500 Simplified Chinese-Tenant Protection Brochure 3,500 Traditional Chinese-Tenant Protection Brochure 1,000 Armenian -Tenant Protection Brochure 1,000 Mayfair Hotel Acquisition: The City acquired the Mayfair Hotel in August 2023 as part of the Inside Safe Initiative for interim housing infrastructure. This acquisition aligns with the 2022 Settlement Agreement of the Alliance Lawsuit, aiming to provide 12,915 new units of housing by 2027. The Mayfair Hotel provides up to 294 units for immediate use as interim housing. Housing Authority of the City of Los Angeles (HACLA): The HACLA committed permanent supportive housing (PSH) assistance to almost 29,000 households through various rental assistance programs. Programs include Homeless Program, Tenant-Based Supportive Housing Program, Permanent Supportive Housing Project-Based Voucher Program, HUD-VASH Program, Homeless Veterans Initiative, Continuum of Care Program, and Moderate Rehabilitation Single Room Occupancy Program. For the detailed information on the Homeless Strategy Committee, City Attorney's Office, Mayfair Hotel Acquisition, and HACLA's commitment to permanent supportive housing, please see the separate sections provided.
93	DOMESTIC VIOLENCE SHELTER PROGRAM	CIFD	https://communityinvestment.lacity.gov/	Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.	2021-2029	In 2023, services were provided to 1,602 individuals.
94	HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)	LAHD	https://housing.lacity.org/	Provide between 2,618-4,613 clients with supportive services annually. Assist between 25,140 - 36,000 clients seeking HIV/AIDS housing information annually.	2021-2029	In 2023, 3,443 clients received supportive services, while an additional 225,855 individuals were assisted with housing information.
95	PROBLEM SOLVING INTERVENTIONS	LAHSA	https://www.lahsa.org/	Reduce the number of people experiencing homelessness through ongoing training to frontline staff providing assistance.	2021-2029	In 2023, launching from July to December, the LAHSA Problem-Solving Unit hosted eighteen trainings for 637 trainees on the Problem-Solving Intervention, key Problem-Solving skills, and Problem-Solving Assistance Funds. Ongoing training and capacity building was provided to LAHSA funded Problem-Solving Specialists and LAHSA contracted agencies. In 2023, the LAHSA Problem-Solving Unit hosted twenty three trainings for 1088 trainees on the Problem-Solving Intervention, key Problem-Solving skills, and Problem-Solving Assistance Funds. Ongoing training and capacity building was provided to LAHSA funded Problem-Solving Specialists and LAHSA contracted agencies.

96	EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	LAHSA	https://www.lahsa.org/	Fund 6,205 existing emergency shelter beds (including winter shelter) annually. Fund 980 existing transitional housing beds annually. Create 1000 permanent supportive and transitional housing units from nonresidential uses such as hotels and motels.	2021-2029	In CY 2023, the City has continued to fund 6,205 existing emergency housing resources (including winter shelter) annually and fund transitional 980 transitional housing resources. It is also close to reaching its goal of creating 1000 permanent supportive and/or transitional housing units during this period. Through the 2023 Housing Inventory Count, LAHSA found that the LA region's shelter capacity on any given night was 24,898 beds.
97	OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)	LAHSA	https://www.lahsa.org/	Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds annually.	2021-2029	In Calendar Year 2023, the City of Los Angeles, in partnership with LAHSA, provided 7,477 adult temporary shelter beds year-round, along with over 1,169 temporary winter shelter beds. According to the 2023 Housing Inventory Count conducted by LAHSA, the shelter capacity in the Los Angeles region on any given night was 24,898 beds.
98	FAMILY SOLUTIONS SYSTEM	LAHSA	https://www.lahsa.org/	Initiate seven regional Family Solution Systems throughout the Los Angeles Continuum of Care (CoC). Serve approximately 1,200 homeless and atrisk persons per year.	2021-2029	In CY 2023, The Family Coordinated Entry System has 8 Family Solution Centers (FSCs) located across the county covering all 8 SPAs. We regularly serve 1,200-1,500 households (ranging from 1 to 8+ people per household) annually in Problem Solving, Prevention, Crisis Housing, Housing Navigation, and Time Limited Subsidy (rapid rehousing) programs.
99	HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)	Mayor's Office, LAHSA	https://mayor.lacity.gov/	Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.	2021-2029	In CY 23, the City of Los Angeles, in partnership with LAHSA, continued allocating RRH slots to service providers. LAHSA implemented Active System Management which has shown a marked increase in housing placements and housing retention. In 2023 8,943 individuals were served by LAHSA's Time Limited Subsidies programs, and 6,923 individuals were housed using a subsidy.
100	VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)	HACLA	https://www.hacla.org/en	Maintain 3,000 housing vouchers for formerly homeless Veterans.	2021-2029	As of December 31, 2023, Section 8 is administering 4,865 HUD-VASH vouchers.
101	JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS	LAHSA	https://www.lahsa.org/	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2021-2029	Building on the success and the lessons learned from the employment pilot (ESPP), LAHSA launched an Employment Services Program (ESP) July 2023, serving all Los Angeles County eight (8) service planning areas (SPAs). ESP will continue to expand the work of the pilot by strengthening the overall focus on employment in the homeless service delivery system and positioning the homeless service delivery system into a lead coordinator role with public workforce development partners. Homeless services providers funded to hire staff to fill two sets of new positions: (1) Employment Specialists - responsible for providing direct employment services to people experiencing homelessness (PEH), and (2) Employment Liaisons - responsible for regional-level coordination with public workforce development entities and employers. LAHSA is continuing to build and enhance relationships with stakeholders and employers through various approaches, including: Coordinating webinars with LA:RISE, Enterprise partners, and DOR, Coordinating in-person visits to AJCC's. LAHSA is building and enhancing relationships with employers and education partners, including: Partnering with METRO on a new employment program to hire PEH (Room-to-Work). In CY 2023 LAHSA's Employment Service Programs and TLS Employment Service Programs provided 122 Clients with Educational training services and 421 clients with Employment services. LAHSA's Employment Service Programs ended in June 2023, with the TLS Employment Service Programs beginning in July 2023. Additionally, Employment Services programs for SPAs 2, 5, and 8 encountered delays with starting and were not fully online until the beginning of 2024. LAHSA partners with the County's Depts of Workforce Development, Mental Health, & Human Relations, & a nonprofit in the CoC-wide Careers for a Cause (C4C) program. C4C is a job readiness program where people with Lived Experience receive paid training experience to prepare for jobs in social services. LAHSA helps with the curriculum design & advocates for additional trainings (e.g. HMIS, First Aid). LAHSA also helps bring in employers to present to the participants & assists in job placement. LAHSA's Capacity Building unit coordinates C4C hiring events & invites homeless service agencies to participate to fill their job vacancies.
102	MOBILITY DEMONSTRATION VOUCHER	HACLA	https://www.hacla.org/en	Provide voucher assistance and mobility-related services to families with children to encourage such families to better access low-poverty neighborhoods with high-performing schools and other strong community resources. Together with the Los Angeles County Development Authority (LACDA), provide 1,950 new Mobility Demonstration Vouchers per year for six years beginning in 2022 for households interested in living in high opportunity areas. This goal will be reevaluated annually based on federal funding availability.	2021-2029	Pilot program implementation was approved by HUD December 1, 2022. LACDA is no longer a partner agency for the Mobility Demonstration Voucher program.

103	MISSING MIDDLE	LACP	https://planning.lacity.gov/plans-policies/housing-element-rezoning-program	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	2021-2029	In 2023, City Planning continued work on the Rezoning Program (#121), and introduced the Opportunity Corridor Transition Incentive Area program as a part of the Citywide Housing Incentive Program Ordinance. This program provides development incentives and design performance standards that encourage the development of missing middle typologies such as courtyard apartments, bungalow courts, townhomes, in areas adjacent to transit and jobs. The draft ordinance is expected to be released in early 2024. Additionally, Community Plan Updates and the Update to the Zoning Code (Programs 65 and 60) are also continuing to progress, and will introduce new form packages and design standards to encourage missing middle housing.
104	RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS	HACLA	https://www.hacla.org/en	Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.	2021-2029	As of December 31, 2023, Section 8 is administering 4,865 HUD-VASH vouchers.
105	RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES	CAO, HACLA	https://cao.lacity.org/ https://www.hacla.org/en	Maintain housing for 2,400 homeless households with disabilities annually.	2021-2029	As of December 31, 2023, HACLA administered 4267 certificates (Continuum of Care)
106	RESOURCES FOR HOUSING SERVING THE MENTALLY ILL	LAHSA	https://www.lahsa.org/	Pursue funding toward permanent housing units for homeless mentally ill annually.	2021-2029	LAHSA works closely with DMH to coordinate, collaborate, and refer for clients with mental health needs to specialty services and housing for people with mental health needs.
107	PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	LAHSA	https://www.lahsa.org/	Maintain 1,477 permanent supportive housing units for homeless households annually.	2021-2029	As of the end of CY 2023, there were 6,718 LAHSA-funded PSH units active and occupied.
108	HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	Mayor's Office, LAHSA	https://mayor.lacity.gov/ https://www.lahsa.org/	Implement "No Wrong Door" policy citywide annually. Provide 7,500 annual referrals to supportive services from several sources, including referrals to services from outreach teams, from City-funded FamilySource Centers, and from City-funded access centers, and other sources. Provide 5,000 annual referrals to interim housing from outreach teams, City-funded FamilySource Centers, City funded access centers, and other sources.	2021-2029	In CY 23 LAHSA has created various pathways for referrals to housing programs including from Access Centers, Family Resource Centers, Interim Housing among others.
109	COORDINATED ENTRY SYSTEM (CES)	LAHSA	https://www.lahsa.org/	Decrease the average need and acuity level of persons or households who have obtained permanent housing (acuity score), as well as the average length of time from housing match to actual housing move-in (days). Increase the number of households matched to permanent supportive housing resources through CES.	2021-2029	In 2023, the average acuity scores for households connected to Permanent Supportive Housing (PSH) were as follows: Continuum of Care Entry System (CES) for Individuals: Average score of 10.3 based on CES Survey Part 1 for 2022. CES for Youth: Average score of 9.4 using the Next Step Tool for 2022. CES for Families: Average score of 10.9 utilizing the VI-FSPDAT v2 for 2022. Additionally, there have been updates to the historical average length of time from match to lease up: Project Based PSH: Average of 120 days. Tenant Based PSH: Average of 335 days. To improve efficiency, LAHSA has been focusing on various strategies. This includes ensuring document readiness, engaging Interim Housing & Outreach programs for quicker response to matching referrals, and actively managing lease up calls. Notably, LAHSA achieved a significant milestone at the Project HomeKey Brynhurst site, where the building was leased up in just 45 days. Looking ahead, LAHSA is committed to enhancing automation in the matching process. They are also working on implementing the Universal Housing Application as the single source for universal forms. This step aims to increase visibility and expedite housing placements for individuals and families in need.
110	ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	LAHSA	https://www.lahsa.org/	Regular reports on financial management; Regular reports on contract management and program implementation; Report on applicability of Standards for Excellence criteria being developed by Home for Good.	2021-2029	The Grants Management and compliance department support LAHSA funded Service Providers with continuous reports and financial analysis in 1:1 meetings to examine annual allocation, and to maximize program outcomes. Expenditure reports provides spenddown information for each funding source. Expensing is tracked and reported for each budget category to inform the need for amendments .
111	BIENNIAL HOMELESS COUNT	LAHSA	https://www.lahsa.org/	Biennial count and survey of sheltered and unsheltered homeless persons residing in the Los Angeles CoC area. Periodic reports on homeless housing and service delivery and recommendations for improvement.	2021-2029	The Los Angeles CoC Homeless Count is completed annually. The 2023 Homeless Count was completed in January 2023 and the data released that following summer. The 2024 Homeless Count was completed in January 2024, with data set to be shared this coming summer. LAHSA conducted a value streams analysis on the 2023 Homeless Count and held several improvement sessions throughout the year to design and implement a variety of improvements to how the Homeless Count is conducted. Additionally, while not in CY 2023, LAHSA has implemented additional methods and opportunities to collect community feedback on Homeless Count 2024 and has already held dozens of feedback sessions which will be used to identify improvements to implement for the 2025 count.

112	HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION	LAHSA	https://www.lahsa.org/	All providers receiving City funding shall participate in HMIS. The standard performance target for Emergency Shelter sites is the maintenance of an average bed utilization rate of 95%.	2021-2029	All Providers are currently utilizing HMIS.
113	TEMPORARY HOUSING FACILITIES FOR DISASTER RESPONSE	EMD	https://emergency.lacity.gov/	Establish coordination of facilities and services throughout the City within 24 hours of a disaster.	2021-2029	<p>The Emergency Management Department (EMD) acquired grant funding and executed a contract for a UASI project that will reimagine the City of Los Angeles Emergency Operations Base Plan (EOP) annexes and appendices, including plans which address elements of goal 113 including:</p> <ul style="list-style-type: none"> -Mass Care Shelter Annex -Mass Care Feeding Appendix -Mass Care Health and Medical Appendix -Mass Care Large Animal Appendix -Mass Care Small Animal Appendix -Mass Care Non-Traditional Sheltering Appendix -Mass Care Traditional Sheltering Appendix -Donations Management Appendix <p>Over the next 18 months, with project completion scheduled for mid 2025, the EMD and it's partnering contractor will assess existing plans and practices, note planning needs and considerations for vulnerable populations, engage with all appropriate stakeholders to address short-term gaps, and develop a roadmap for more-extensive planning efforts required to meet sheltering needs of Angelenos.</p> <p>EMD and RAP also continue to work closely during the identification of sheltering facilities and coordinate with the Department of Aging, Department on Disability, and Animal Services Department, to provide resources for especially vulnerable populations and pets. All viable RAP facilities continue to be maintained to function as temporary shelters, remain ADA compliant, and continue to provide wrap-around services in coordination with City stakeholders and partnering non-profit agencies.</p> <p>EMD also continues to make progress toward understanding hotel and motel voucher capacity and programs made available for displaced residents and vulnerable populations through coordination efforts with the Los Angeles Homelessness Authority (LAHSA) and the Mayor's Office of Homelessness Solutions. As a result, frameworks and thresholds are starting to be discussed and developed related to housing Angelenos who are displaced in the event of a disaster or during day-to-day operations.</p>
114	OUTREACH AND TRAINING FOR EMERGENCY PREPAREDNESS AND RESPONSE	EMD	https://emergency.lacity.gov/	Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.	2021-2029	The Department of Emergency Management held 2 emergency fairs and 3 presentations during the City's annual Emergency Preparedness Month.
115	ZONING AND DEVELOPMENT STANDARDS FOR HOMELESS HOUSING	LACP	https://planning.lacity.org/	Adopt amendment to zoning code to facilitate by-right siting of shelter and transitional housing facilities by 2025. Identify areas with lower concentrations of shelter, transitional and permanent supportive housing and create zoning provisions to ease restrictions in these geographies.	2021-2029	Pursuant to Council File 22-0158, work is still underway to prepare a report to the City Council that will identify additional barriers to by-right siting of shelters and interim housing in additional zones, and propose recommended actions. Report to Council expected in 2024.
116	ZONING FOR HEALTH-BASED RESIDENTIAL FACILITIES	LACP	https://planning.lacity.org/	Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities by 2025.	2021-2029	Pursuant to Council File 20-1203, LACP worked with LAHD to identify and recommend improvements to the Zoning Code to facilitate by-right siting of adult residential care facilities/board and care facilities. Report to Council produced and submitted to City Council by LAHD on May 12, 2023.
117	ASSISTANCE FOR HOMELESS PERSONS IN ACCESSING HOUSING AND SERVICES	LAHSA	https://www.lahsa.org/	Continue funding 9 organizations to reach 300 or more homeless individuals; Explore expanding outreach funding to community based organizations within the City.	2021-2029	City funding supports unsheltered programs, which encompass both site-based and street-based initiatives, including LAHSA's City Generalist, Roadmap, CARE, and CARE+ HET teams. LAHSA's Funding & Allocations Funder Relations team actively seeks out additional funding opportunities, while the Access & Engagement team engages in discussions with current and potential subawardees regarding these opportunities.
118	COMPUTERIZED INFORMATION CENTER/INFORMATION & REFERRALS FOR PERSONS WITH DISABILITIES	DOD	https://disability.lacity.gov/	Assist 150 or more clients seeking homeless services, landlord/tenant dispute resolution assistance, and housing resource referrals annually.	2021-2029	DOD created and maintained ongoing collaborative relationships through community education, events, and outreach activities to promote resource referrals to housing.
119	NEIGHBORHOOD AWARENESS OF SPECIAL NEEDS HOUSING	LAHSA	https://www.lahsa.org/	Establish outreach curriculum; Pursue ongoing funding for training program.	2021-2029	<p>LAHSA has transitioned to a new platform for the Centralized Training Academy, and has built out the number and frequency of instructor-lead training offerings, including new trainings focused on Unhoused Older Adults and a series on the Universal Housing Application to improve throughout to Permanent Housing.</p> <p>Additionally, the Outreach Bootcamps hosted collaboratively with DHS and DMH continue to onboard new outreach staff into the homeless services space with a curriculum focused on core skills, overview of the homeless services system, and available resources.</p>
120	TECHNICAL ASSISTANCE TO HOMELESS HOUSING PROVIDERS	LAHSA	https://www.lahsa.org/	Provide Technical assistance to 50 providers annually.	2021-2029	In CY 23, the Time Limited Subsidies and Housing Navigation teams conducted regular meetings to offer technical assistance support to providers. This involved monthly System Wide Implementation Meetings for the Adult Population, along with frequent sessions dedicated to the Families, Youth, and Domestic Violence/Intimate Partner Violence Populations.

121	RHNA RE-ZONING	LACP	https://planning.lacity.gov/plans-policies/housing-element-rezoning-program	Citywide Rezoning to meet RHNA Targets by 2024. Annual reporting to indicate any loss in capacity that could require additional rezoning.	2021-2029	<p>City Planning continued work on the Rezoning Program (#121), also known as the Citywide Housing Incentive Program, which provides the structure for the program that will meet the city's RHNA Targets. Extensive outreach to the public including conducting a survey and presentations to neighborhood council alliances, virtual office hours, community-based organizations, and attending community events laid the groundwork for the proposed program. A draft Ordinance is planned to be released in early 2024.</p> <p>Additionally, significant progress was made on the Community Plan Updates. The Hollywood Community Plan Update and the Downtown LA Community Plan Update were considered and adopted by the City Council on May 3, 2023. The Boyle Heights Community Plan Update was considered and adopted by the City Council on December 12th, 2023. These aforementioned Community Plan Updates are undergoing Form and Legality review with intent to become effective, expected in 2024 and 2025. The Harbor LA Community Plans Updates released the Draft EIR in November 2023 and is expected to be considered by the City Planning Commission in 2024.</p>
122	ANTI-DISPLACEMENT STRATEGIES	LACP, LAHD	https://planning.lacity.gov/plans-policies/housing-element-rezoning-program https://housing.lacity.org/	Identify areas facing displacement to better target tenants' rights outreach and education efforts, affordable housing preservation, and affordable housing subsidy programs. Incorporate findings into existing tenant rights' and 2021-2029 Housing Element CH6: Housing Goals, Policies, Objectives, and Programs 344 affordable housing programs by 2023. Develop policy recommendations in Equitable Development and Anti-Displacement Study for use in future General Plan updates, rezoning efforts, and policy development by Summer 2023. Incorporate displacement prevention strategies into the General Plan by 2029.	2021-2029	<p>In June 2022, City Planning contracted a consultant to conduct an analysis of existing anti-displacement data, literature, and research, with the aim of providing land use and planning policy recommendations. The results of this study will guide decision-makers in identifying land use strategies to prevent and mitigate displacement impacts while implementing the 2021-2029 Housing Element and corresponding RHNA Rezoning efforts. The Anti-Displacement study was finalized in December 2023.</p> <p>In 2023, City Council approved \$20 million in Measure ULA revenue for temporary rental assistance for the fiscal year 2023-2024. This allocation was one of the first uses of Measure ULA funds, and in future years "Short Term Emergency Assistance" is expected to receive approximately 5% of ULA revenue under the "Homelessness Prevention" program.</p>
123	ASSESSMENT OF FAIR HOUSING (AFH)	LAHD, HACLA	https://housing.lacity.org/ https://www.hacla.org/en	Compliance with the U.S. Department of Housing and Urban Development's (HUD) new guidelines for the Affirmatively Furthering Fair Housing (AFFH) Rule. Produce Assessment of Fair Housing (AFH) in 2022 - 2023 and provide an annual progress report on the goals, metrics, and measures listed in the AFH action plan as part of the Housing Element's Annual Progress Report.	2021-2029	<p>Throughout the period from January 1, 2023, to December 31, 2023, LAHD, HACLA, and their consultant partners (AFH Team) conducted a series of stakeholder sessions, public meetings, internal discussions within the City and HACLA, as well as other engagements as part of the AFH's community engagement process. Valuable feedback and input were gathered from City and HACLA staff, County partners, service providers, and City residents to inform the development of AFH goals, strategies, metrics, and milestones. Draft chapters of the AFH were prepared in anticipation of the release of the AFH draft for a 45-day public comment period, running from October 25, 2023, to December 8, 2023.</p> <p>The AFH Team made the electronic copy of the AFH available for public review, in addition to providing hard copies at LAHD's public counters and HACLA's public housing sites and offices during the comment period. On the evening of November 8th, a public hearing was convened at Los Angeles Trade-Tech College, allowing participants to provide written and verbal comments on the AFH draft both in person and virtually. Following the close of the public hearing period, the AFH Team made further revisions to the AFH draft to prepare a final draft Plan for consideration by HACLA's Board of Commissioners and the LA City Council in early 2024.</p>
124	AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM	LACP, LAHD	https://planning.lacity.org/ https://housing.lacity.org/	Compliance with US Housing and Urban Development (HUD) and AB 686 (2018). Individual metrics, timelines, commitments and AFFH components are summarized in the table below. Please also see the individually referenced Programs for additional details in the objectives and project descriptions. In addition to this program, the City will report on the goals and strategies of the federally-required Assessment of Fair Housing (AFH) as part of Program 123: Assessment of Fair Housing.	2021-2029	<p>In 2023, the City and its residents focused on affirmatively furthering fair housing by:</p> <ul style="list-style-type: none"> Preventing displacement through the expansion and ongoing implementation of the largest expansion of tenant protections since the passage of the Rent Stabilization Ordinance in 1978, including the expansion of the City's Just Cause Eviction Protections Ordinance to an additional 376,000 rental units; Expediting affordable housing through a Mayoral Executive Directive (ED1) that allowed all 100% affordable housing projects by-right, permitting 5,528 new affordable housing units in the first year; Implementing measure ULA (United to House LA) through an initial allocation of \$150 million in support of affordable housing production, rental assistance, and tenant protections; Implementing the Tenant Anti-Harassment Ordinance (the implementation of the Tenant Anti-Harassment Ordinance (TAHO) have highlighted the intersection of code violations and displacement pressures) Implementing a Mobility Demonstration Voucher program to increase voucher use in High Opportunity Areas. <p>We will provide an additional supplemental report detailing our AFFH program.</p>
125	TRANSIT ORIENTED COMMUNITIES	LACP	https://planning.lacity.org/	Provide incentives to encourage transit oriented, mixed-income development to permit 5000 above market and 1,750 covenanted lower income (ELI, VLI, LI) units annually.	2021-2029	<p>In 2022, Los Angeles City Planning approved 406 affordable units (138 ELI; 8 VLI and 260 Low Income units) and 981 market rate units through the TOC Incentive Program.</p>

126	INCLUSIONARY ZONING FEASIBILITY STUDY	LAHD, LACP	https://planning.lacity.org/ https://housing.lacity.org/	Conduct a feasibility study in 2021-22 and develop policy recommendations on inclusionary zoning in 2022.	2021-2029	LAHD and LACP completed the first phase of study for a potential citywide inclusionary zoning policy, and are currently working on a report back to council with the findings from the first phase of the study and recommendations for a second phase of study. The report was released and heard by council in June 2023. Phase 2 of the inclusionary study is anticipated to be conducted in 2024. In addition, two Community Plan Updates (Downtown and Boyle Heights) were both adopted in 2023 with inclusionary housing requirements that apply to certain housing developments, in addition to the incentive-based affordable housing systems in the plans. Inclusionary Housing Feasibility Analysis: In 2023, LAHD and LACP completed the first phase of a study for a potential citywide inclusionary zoning policy and reported its results to City Council in August of 2023. Key findings included 1) that a 11% very-low income inclusionary requirement is feasible in some parts of the City; 2) that inclusionary zoning, on its own, is unlikely to significantly increase affordable housing production but it could push non-incentive housing projects into incentive programs that do require additional affordable housing; 3) that incentives need to be calibrated to maximize ease-of-use and to maximize value capture; and 4) replacing the current patchwork of community requirements with a citywide baseline inclusionary requirement would clarify expectations about on-site affordable housing. LAHD and LACP have begun the second phase of the study which will include a more complete feasibility analysis including 1) testing different affordability percentages and at different income categories; 2) testing different project thresholds; 3) testing for-sale requirements; 4) determining market areas; and 5) analyzing alternative methods of compliance, including in-lieu fee. Phase two should be completed in 2024.
127	NEIGHBORHOOD SUSTAINABILITY & EQUITY	HACLA	https://www.hacla.org/en	Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.	2021-2029	In FY23, our Watts Energy Efficiency Program successfully completed full energy renovations for 15 homes. Additionally, our Solar Watts Program facilitated 12 solar installations, with six of them also including full roof replacement.
128	EMERGENCY HOUSING VOUCHERS	HACLA	https://www.hacla.org/en	Provide 3,365 Emergency Housing Vouchers to qualifying households annually.	2021-2029	As of December 31, 2023, HACLA administered 3,365 certificates (Continuum of Care)
129	HOUSING ACCESS FOR SENIORS	LADoA	https://aging.lacity.gov/	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	2021-2029	The Department of Aging continues to work with local organizations and government agencies to provide housing and homeless resources, including making resources available on the Department website and via email communication to community members.
130	HISTORIC HOUSING AND LAND USE STUDY	LACP	https://planning.lacity.org/	Conduct a Historic Housing and Land Use Study in 2021, incorporate findings of the study into RHNA rezoning program 121.	2021-2029	In 2022, City Planning engaged a consultant to undertake the Historic Housing and Land Use Study, aimed at analyzing the effects of historic land use policies on housing access and opportunity in Los Angeles. The study continued into 2023 and is expected to be completed by summer 2024.
131	LIVABLE COMMUNITIES INITIATIVE	LACP, LADOT	https://planning.lacity.org/ https://ladot.lacity.org/	Secure funding to identify opportunities. Coordinate with agencies to ensure effective responses to federal, state, and regional funding opportunities around efforts to holistically plan for housing, mobility and sustainability improvements.	2021-2029	In December 2022, the City Council requested a report from LACP and relevant departments with recommendations and strategies to establish the Livable Communities Initiative along suitable transit-rich corridors. The inter-departmental report to Council, which includes a program proposal and budget request, is underway and expected in 2024. LADOT coordinated with DCP on developing a council report that outlines proposed program components and resource needs. LADOT is awaiting upload of report by DCP and council direction on next steps.
132	FORECLOSURE REGISTRY	LAHD	https://housing.lacity.org/	Maintain a database of contact information of all residential properties within the City of Los Angeles that are subject to Ordinance No. 183, 281 (Amended 2014).	2021-2029	In 2023, 2,920 new Notices of Default (NOD), i.e. foreclosures, were recorded in the City of Los Angeles. While a total of 3,611 properties registered with the LAHD Foreclosure Registry, this included prior year (2022) NODs that reregistered, pursuant to the Foreclosure Registry Ordinance.
133	MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	LADOT	https://ladot.lacity.org/	Have at least 75% of existing transportation investments (through Vision Zero, Great Streets, Active Transportation, Stress Free Connections, Safe Routes to Schools, Safe Routes for Seniors, and AHSC Programs) serve Mobility Equity Zones through 2030. Collaborate with community-based organizations to provide culturally relevant constituent engagement for major transportation investments. By 2025, implement a "Universal Basic Mobility Program" in a Disadvantaged Community, and expand public car-sharing in Disadvantaged Communities by at least 50 stations.	2021-2029	LADOT leads project planning, engagement, and development with equity at the forefront. In 2023, LADOT adopted the DCP-developed Community Health and Equity index to standardize how we prioritize transportation equity across programs. LADOT also launched the Universal Basic Mobility Pilot program in South LA, which is a \$30M program, partially funded by CARB STEP and TCC state funding that will expand mobility options in South LA by introducing approximately 10 components, including a transportation subsidy called mobility wallet. Currently, 1,000 participants in South LA are participating in the mobility wallet program that provides them \$150/month for 12 months for transportation expenses. Mobility wallet will be coupled with new active transportation infrastructure projects, programs like car share and bike share, new connections to transit, electrification and charging infrastructure, workforce training, and more to support equitable transportation in South LA. More info here: https://ladot.lacity.gov/ubm

134	PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS	EWDD	https://ewdd.lacity.gov/	Promote workforce development and economic revitalization in areas with high unemployment and poverty through the creation of at least 10 placebased initiatives by 2029, deploy at least \$100 million in grants and loans to small businesses targeting these high need areas and serve approximately 120,000 people annually through the City's Worksource Centers in order to connect residents in high unemployment areas to jobs.	2021-2029	<p>The City of Los Angeles Jobs and Economic Development Incentive Zones (JEDI) Program provides economic development incentives for underserved areas that experience persistent unemployment and underemployment, low and moderate household income earnings, and neighborhood instability. The program aims to gradually create economic equity citywide by promoting and expanding local businesses, resulting in greater employment opportunities, and more financially secure communities. The City has created a total of 9 JEDI Zones since the launch of the program.</p> <p>EWDD deployed \$10,310,133 million in grants, assisting 991 small businesses in the City, targeting businesses located in areas of highest need.</p> <p>EWDD currently operates 14 WorkSource Centers and 2 portal offices located throughout the City of Los Angeles.</p>
135	PLACE BASED COMMUNITY REVITALIZATION EFFORTS	CAO	https://cao.lacity.org/	Increase investment in areas most in need to improve community assets that support residents including transportation, infrastructure, community facilities, employment and workforce development, parks, schools, etc annually. Change the way local funding decisions are made in a way that prioritizes equity and disadvantaged communities in decisions about infrastructure improvements by 2029.	2021-2029	<p>The Los Angeles Reforms for Equity and Public Acknowledgment of Institutional Racism (L.A. REPAIR) is L.A.'s first participatory budget pilot program. L.A. REPAIR, launched by LA Civil Rights in 2022, will distribute roughly \$8.5 million directly to nine historically underserved neighborhoods, or REPAIR Zones. In Spring 2023, the program held its inaugural community vote on proposals from nonprofits planning to serve the Boyle Heights, Southeast Los Angeles, and Mission Hills - Panorama City - North Hills REPAIR Zones. (The majority of REPAIR Zones follow the boundaries of Community Plan Areas.) Community members selected programs and services that address rental assistance, community gardening, afterschool programming, and public health via a mobile clinic. In Fall 2023, L.A. REPAIR activated its Idea Collection Phase, and Proposal Development Phase for the remaining six REPAIR Zones, including Arleta-Pacoima, Harbor Gateway-Wilmington-Harbor City, Skid Row, South Los Angeles, West Adams-Baldwin Village-Leimert Park, and Westlake. The community vote for these Zones will launch March 15, 2024.</p>
136	SOLID GROUND PROGRAM	CIFD	https://communityinvestment.lacity.gov/	Provide comprehensive case management and housing stability services to 1,500 households at imminent risk or at risk of homelessness per year in partnership with 16 FamilySource Centers through the Community Investment For Families Department's Solid Ground Program. Prevention services may be received as a "Brief Service" (one day) or "Full Service" (up to 12 months of case management).	2021-2029	<p>In 2023, 722 households received comprehensive case management and housing stability services.</p>