



Department of City Planning

City Hall, 200 N. Spring Street, Room 272, Los Angeles, CA 90012

September 25, 2024

TO: City Planning Commission
FROM: Julia Heidelman, City Planner

ADDITIONAL INFORMATION FOR CASE NO. CPC-2024-388-CA

Please find additional resources and information on Item No. 6, the Resident Protections Ordinance, transmitted here:

Proposed Resident Protections Ordinance

Citywide Proposed Code Amendment
Virtual Presentation for CPC Meeting

CPC-2024-388-CA

LOS ANGELES
CITY PLANNING

September 26, 2024

Additional Reference Slides

Relocation Assistance Calculations

CHART A: *Applies to evictions due to new development when tenant is at or below low income.*

Household Type	Extremely Low Income	Very Low Income	Low Income	Above Low Income
Tenants Displaced by New Development	\$108,393	\$90,837	\$82,101	See Chart B
*Subject to changes to Voucher Payment Standards and Affordable Rent rates per Section 50053 of the California Health and Safety Code.				

CHART B: *Applies to all no-fault evictions except for new development cases when the tenant is at or below low income.*

Household Type	Less than 3 Years	3 or More Years or Low Income	Mom & Pop Properties (Eviction for Owner/Family Occupancy Only)	Single Family Dwelling owned by natural person (JCO only)
Eligible Tenant	\$10,300	\$13,500	\$9,900	One Month's Rent
Qualified Tenant	\$21,750	\$25,700	\$19,950	

Income / Rent Schedule VI

2024 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2024

	AMI	Net AMI	
2023 Area Median Income (AMI)	\$98,200	\$92,500	Change in AMI from 2023 = 0%
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in Net AMI from 2023 = 0.38%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$487	\$557	\$627	\$696	\$752	\$808	\$864	\$919
Very Low (50%)	\$812	\$929	\$1,045	\$1,161	\$1,253	\$1,346	\$1,439	\$1,532
Low (60%)	\$975	\$1,114	\$1,253	\$1,393	\$1,504	\$1,616	\$1,727	\$1,838
Moderate (110%)	\$1,787	\$2,043	\$2,298	\$2,553	\$2,758	\$2,962	\$3,166	\$3,370

Proposed Enhancements to Tenant Protections

	Current Practice	Proposed RPO
Relocation	Lower income tenants eligible for State formula; all tenants eligible for RSO and/or Just Cause Relocation	Local version of State formula guarantees assurance to tenants and developers and offers a quicker, simpler, more transparent amount; all tenants remain eligible for RSO and/or Just Cause relocation
Tenant Anti-Harassment	City's Tenant Anti-Harassment Ordinance (TAHO) adopted in 2021, not tied to demolition permits	Ties TAHO violations to withholding of demolition permits, creating consequence for bad-actor developers
Tenant Notifications	Various notification requirements tied to Replacement Unit Determinations and Ellis Act	Requires developers to notify displaced tenants of their rights, and provide recurring updates regarding right to return
Private Right of Action	Some legal remedies in LAMC for tenants via the TAHO ordinance, but insufficient legal framework for displaced tenants to seek legal remedies if their rights are violated	Clarifies legal remedy for aggrieved tenants seeking to exercise their rights guaranteed by the RPO (right to return, right to remain, right to relocation)

Proposed Enhancements to Affordable Units

	Current Practice	RPO
Covenant Lengths	55 years	99 years (with exceptions for publicly funded)
Fair Housing Requirements (distribution, unit mix, etc.)	Some in 2005 Affordable Housing Incentive Guidelines, many enforced but not codified	Updated “User Guide” (formerly Guidelines) applies to all projects with Affordable Units
Affordable & Accessible Registry	Accessible Units required to register	All Affordable Units registered here or equivalent.
Priority Preference for Affordable Housing	Revised ED1 prioritizes “occupants of units removed as a result of a development incentive program”	Prioritizes tenants “impacted by government action” including Ellis, conversion to market rate, or code enforcement rendering unit uninhabitable

Scaled Replacement Ratio Option

Potential Replacement Requirements

Existing Units	Replacement Ratio
1-2	1:1
3-4	1.25:1
5-9	1.5:1
10-14	1.75:1
15+	2:1

Would subject projects that demolish more RSO units to higher replacement requirements

ELI Replacement Options

Lower Opportunity Areas

Replace proportionate to Lower
Income Renters

44% ELI
26% VLI
30% LI

Higher and Moderate Opportunity Areas

Replace proportionate to all renters;
units assumed above lower income
replaced as Low Income

29% ELI
17% VLI
54% LI*
*19% LI + 35% assumed above Lower
Income

ACCE Recommendation

Always Default to ELI

100% ELI

State Tax Credit Allocation Committee (TCAC) Opportunity Map

