



HCA Replacement and Occupant Protections Matrix

PURPOSE: This matrix summarizes the Housing Crisis Act replacement requirements and occupant protections for common development scenarios. For project-specific information, contact the applicable department.

Development Scenarios		HCA Housing Replacement Requirements			HCA Occupant Protections		
New Development Proposed	Existing Development Removed	No. of Replacement Units	No. of Affordable Replacement Units	Minimum No. of Bedrooms	Right to Return	Right to Remain	SB 8 Relocation Assistance [^]
Single-Family Dwelling	Single-Family Dwelling, Owner-Occupied	1	0	None	N/A	N/A	N/A
Single-Family Dwelling	Single-Family Dwelling, Above-Lower-Income Tenant	1	0	None	No	Yes	No
Single-Family Dwelling	Single-Family Dwelling, Lower-Income Tenant	1	0*	None	No	Yes	Yes
Single-Family Dwelling	Multiple Units (2+ Units)	The Housing Crisis Act does not allow this development scenario					
Multiple Units (2+ Units)	Single-Family Dwelling, Owner-Occupied	1	0	None	N/A	N/A	N/A
Multiple Units (2+ Units)	Single-Family Dwelling, Above-Lower-Income Tenant	1	0	None	No	Yes	No
Multiple Units (2+ Units)	Single-Family Dwelling, Lower-Income Tenant	1	1	Up to 3 br. per Replacement Unit	Yes	Yes	Yes
Multiple Units (2+ Units)	Multiple Units (2+ Units)	Varies by Site	Varies by Household Income	Varies by Household Incomes; Up to 3 br. per Replacement Unit	Varies by Household Incomes	Yes	Yes, if Low-Income

* Housing Element Law requires that a single-family dwelling occupied by a lower-income tenant be replaced in the new project with a unit at an affordability level consistent with the household income of the lower income tenants.

[^] Even if SB 8 does not require relocation payment to households above Low Income, a relocation payment is still required for units regulated by the Rent Stabilization Ordinance, Just Cause Ordinance or AB 1482. For more information on the relocation rules, go to housing.lacity.org.