

Please Start Here

General Information	
Jurisdiction Name	Los Angeles
Reporting Calendar Year	2024
Contact Information	
First Name	Julia
Last Name	Heidelman
Title	City Planner
Email	julia.heidelman@lacity.org
Phone	8183745045
Mailing Address	
Street Address	200 N Spring St.
City	Los Angeles
Zipcode	90012

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_03_03_25

Jurisdiction	Los Angeles	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	115,978	895	652	2,150	1,034	553	-	-	-	-	-	5,284	110,694
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	68,743	287	328	1,042	1,953	2,508	-	-	-	-	-	6,118	62,625
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	75,091	11	28	88	198	517	-	-	-	-	-	842	74,249
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Above Moderate		196,831	4,791	3,006	20,142	15,433	13,617	-	-	-	-	-	56,989	139,842
Total RHNA		456,643												
Total Units			5,984	4,014	23,422	18,618	17,195	-	-	-	-	-	69,233	387,410
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		57,989		243	801	401	319	-	-	-	-	-	1,764	56,225

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

Jurisdiction	Los Angeles	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	553
	Non-Deed Restricted	0
Low	Deed Restricted	2508
	Non-Deed Restricted	0
Moderate	Deed Restricted	517
	Non-Deed Restricted	0
Above Moderate		13617
Total Units		17195

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	361	1101	1037
2 to 4 units per structure	77	1125	1189
5+ units per structure	20492	7919	10369
Accessory Dwelling Unit	754	7050	5107
Mobile/Manufactured Home	0	0	0
Total	21684	17195	17702

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	7,435	17,195
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	8,557
Number of Proposed Units in All Applications Received:	39,745
Total Housing Units Approved:	8,240
Total Housing Units Disapproved:	17

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	1
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	569	629
SB 9 (2021) - Residential Lot Split	4	4
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	8325	34304
Discretionary	232	5441

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	262
Number of Units in Applications Submitted Requesting a Density Bonus	23180
Number of Projects Permitted with a Density Bonus	33
Number of Units in Projects Permitted with a Density Bonus	1997

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	136
Sites Rezoned to Accommodate the RHNA	144

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Los Angeles	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>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.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
HOMEBUYER FINANCIAL ASSISTANCE	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, 2024, through December 31, 2024, the City has successfully assisted 151 low- and moderate-income, first-time homebuyer families purchase homes in the city, consisting of 372 household members, with a total investment of \$20,320,378 of purchase assistance loans.
HOMEOWNERSHIP FOR VOUCHER HOLDERS	Increase homeownership opportunities among voucher holders.	2021-2029	Since the inception of the Section 8 Homeownership Program in 2000, HACLA has successfully assisted 72 clients to become homeowners. Of the 72 clients, 20 are still in the program and receive assistance. As of December 31, 2024 and of the 20 participants receiving assistance, the average housing assistance payment for the homeownership program is \$ 907.20. The Section 8 Homeownership program is currently suspended for new enrollments.

INNOVATIONS IN SUBDIVISIONS	<p>For Small Lot Subdivisions: facilitate the development of 800 market-rate units and; 90 lower-income units each year;</p> <p>Report and make recommendations on new types of standards and procedures by 2023.</p> <p>Amend the zoning code by 2023 to facilitate further innovation in subdivisions.</p> <p>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.</p>	2021-2029	<p>In 2024, LA City Planning approved a total of 237 units via various SB9 scenarios, including (1) Parcel Map Urban Lot Splits: 32 market-rate units, (2) Two Unit Developments: 14 market-rate units, (3) Small-Lot Subdivision, 79 market-rate and 1 Very Low Income unit, and (4) Small Lot Design projects: 109 market-rate units and 2 Very Low Income units approved.</p> <p>The City released a report in March 2024, consistent with the Mayor's Executive Directive 7, that outlined various Zoning Code amendments to support homeownership opportunities, including an update to the City's Small Lot Subdivision Ordinance that would implement the provisions of both SB 9 and SB 684. The Director of Planning subsequently initiated a code amendment in December 2024 to update the City's Small Lot Subdivision Ordinance to align with SB 9 and SB 684. Additionally, the City issued a SB 684 Implementation Memo in October 2024 that included extensive detail on how the law interacts with the City's current Small Lot Subdivision Ordinance as well as the zoning standards that could not be applied to SB 684 projects. In late 2024, the Citywide Housing Incentive Program (CHIP) began the adoption process, the Ordinance includes a number of small lot incentives for missing middle mixed income housing and 80% projects by shared equity groups or faith based organizations. These CHIP incentives became effective in February 2025.</p>
------------------------------------	---	-----------	---

SHARED EQUITY MODELS	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	As a part of the Rezoning Program (Program #48 and 121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024 and became effective in February 2025. The CHIP subprogram, Affordable Housing Incentive Program (AHIP), includes a Shared Equity Project type which incentivizes the development of 80-100% affordable housing on land owned by Community Land Trusts, Limited Equity Housing Cooperatives, and Workforce Housing Cooperative Trusts through the provision of incentives and streamlining. Shared Equity Projects receiving funding through Measure ULA (Program #16) are eligible for higher scale FAR and height incentives. The inclusion of Shared Equity Projects within AHIP aims to increase the feasibility of new affordable development for rent and sale for CLTs and decrease development barriers for shared equity housing models citywide.
PRE-DEVELOPMENT/ACQUISITION FINANCING FOR THE DEVELOPMENT OF AFFORDABLE HOUSING	Provide acquisition and pre-development funding through the New Generation Fund and the Supportive Housing Loan Fund	2021-2029	There were no New Generation loans completed in 2024.
NEW PRODUCTION OF AFFORDABLE HOUSING THROUGH THE AFFORDABLE HOUSING MANAGED PIPELINE	Prepare annual NOFA biannually, 500 units produced per year. Set-aside of 250 units of supportive housing	2021-2029	LAHD did not release a NOFA in 2024. Instead the Department released funds through additional iterations of the Fast Track loan program, a gap financing program supporting projects in construction. Project gaps have become much more common due to high interest rates and insurance costs. Through the Fast Track program, the Department issued funds to 19 projects. The Department requested, and the Mayor approved reallocation of funds to the Fast Track Loan Program (Council File 23-0206) in February 2024.

OPPORTUNITIES TO INCREASE THE PRODUCTION OF AFFORDABLE HOUSING AND PROMOTE EQUITY THROUGH MAJOR ENTITLEMENTS	<p>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.</p>	2021-2029	<p>One major entitlement, subject to Measure JJJ, was approved in 2024 for the Redevelopment of Rancho San Pedro Public Housing, under case no. CPC-2023-372-GPAJ-VZCJ-HD-SP-CPIOA-HCA. This project would demolish 478 units and construct 512 market rates units and 1,041 affordable units. This will result in the creation of 1,075 net new units. This project is expected to provide approximately 5.3 acres of publicly accessible open space and result in a significant expansion of community amenities and park spaces including a centerpiece linear park and various pedestrian plazas and paseos, as well as new pedsetrian pathways and bicycle infrastructure.</p>
---	--	-----------	---

ACCESSIBLE HOUSING PROGRAM (AHP)	<p>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</p>	2021-2029	<p>In 2024, AcHP achieved 94% 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 2024, 1,653 individuals were trained at fair housing and disability trainings and the City addressed 374 grievances. The City continues to build a relationship with the Los Angeles Homeless Services Authority (LAHSA) and Service Planning Areas (SPAs) to improve access to affordable housing for homeless individuals with disabilities. Public assistance is offered to constituents via email and a live telephone hotline. In 2024, we also certified and verified the accessibility standards of 634 accessible housing units. As more developments comply with accessibility standards, we anticipate more accessible housing units will be available.</p>
---	--	-----------	---

AHSC (AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM)	<p>The Affordable Housing and Sustainable Communities (AHSC) Program is a competitive state funding program.</p> <p>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.</p>	2021-2029	<p>On August 22, 2024, the Strategic Growth Council awarded three AHSC Round 8 applications a total amount of \$103,924,811 to support the construction of 351 housing units with 337 of those units being affordable, and bicycle, pedestrian and transit infrastructure improvements within a one-mile radius of the project sites. For this round of funding LAHD is not a co-applicant for the funds and the Developer is fully responsible for all components. There are currently 25 infrastructure projects associated with each of the 25 Affordable Housing Developments. For Rounds 3-7, 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 and Bureau of Street Lighting. 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. The AHSC program funds the infrastructure components through reimbursements so a reliable schedule of delivery was needed to ensure the projects are completed. Two projects from Round 3 and four projects from Round 4 may be in default if infrastructure components are not completed by July 2025 and extension requests are not approved.-As a result, the City may have to return approximately \$90 million dollars. In addition the City may be liable for additional HCD penalties and legal fees.</p>
--	---	-----------	---

AFFORDABLE HOUSING LINKAGE FEE	<p>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.</p>	2021-2029	<p>Since its inception in 2018, the total revenue and receipts collected by the Affordable Housing Linkage Fee (AHLF) as of December 31, 2024, is approximately \$155.9 million. In FY 23-24, the total revenue and receipts collected were approximately \$34.9 million. The Linkage Fee Expenditure Plan and supporting documents, which the AHLF Oversight Committee (OC) approved, were approved by Mayor and Council on March 18, 2024.</p> <p>The AHLF OC meeting planned for the final quarter of 2024 to discuss the FY 23-24 Expenditure Plan was delayed due to pending litigation. An AHLF OC meeting was in the process of being scheduled for February 2025 to update the oversight committee members and the public on the usage of FY22-23 Linkage Fee funds on various tier-specified programs and the upcoming litigation.</p> <p>The Planning Department's City Attorney's lead the litigation proceedings for the City. The City faces a lawsuit from a group of homeowners that believe they are wrongly being charged the Linkage Fee. LAHD will not spend any new money from Linkage Fee until the lawsuit has been resolved which will likely occur in August 2025.</p> <p>Separately, the City initiated an update to the market area maps originally adopted concurrent with the Linkage Fee Ordinance in 2017. The City initiated an economic study to update the maps in May 2022, which concluded in 2024. The updated maps are anticipated to go before City Council for consideration in 2025.</p>
---	--	-----------	--

LAND USE AND BUILDING CODE POLICIES TO SUPPORT AGING IN PLACE AND SPECIAL NEEDS HOUSING	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	<p>In 2024, there were three Eldercare facilities approved by LA City Planning. These three facilities will add 147 new guest rooms and 12 new beds to the development pipeline of eldercare facilities.</p> <p>The CHIP Ordinance (Program #48 and 121) includes a new senior housing incentive, increasing flexibility around the establishment of senior housing without full kitchens. Specifically, the ordinance permits more than 6 guest rooms without requiring a CUP or zone change, which streamlines and this type of housing, and adds the option for this new housing typology in lower density multi-family zones.</p>
INTERNATIONAL BUILDING EXHIBITION (IBA) FOR LOS ANGELES	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	<p>The Mayor's Office's ongoing partnership with LA4LA seeks to accelerate the pace and magnitude of affordable housing development. In November 2024, in partnership with LA4LA, the Mayor's Office hosted an Innovation in Housing Construction Expo to showcase creative housing construction models to drive down costs and time to build more housing across the LA region. The event brought over 150 affordable housing developers, companies who specilize in innovative housing, general contractors, architects, and city and county leaders to share cost-saving construction solutions and practices. Furthermore, in partnership with LA4LA, the Mayor's Office participated in a roundtable discussion with local philanthropy leaders to further investment in affordable housing in the region. Finally, the Mayor's Office plans on launching an initiative to build innovative starter homes on vacant land in partnership with CityLAB UCLA in 2025 (called Small Lots Big Impacts).</p>

ADAPTIVE REUSE	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	<p>The Citywide Adaptive Reuse Ordinance was drafted and released in June of 2024, for both the existing (Chapter 1) and new Zoning Code (Chapter 1A) in advance of the Public Hearing that was held on June 27, 2024. Public comments received were then incorporated in a draft released in September. The City Planning Commission approved the ordinance with minor revisions at its meeting on October 10, 2024 with approval by the Planning and Land Use Management (PLUM) Committee following on November 9, 2024. The City Council approved the draft ordinance on December 10, 2024 with five amending Motions that were mostly related to the conversion of Hotels, in compliance with the City's Responsible Hotels Ordinance. The ordinance is anticipated to return to Council in 2025. Incentives that facilitate adaptive reuse are also included in the Citywide Housing Incentive Program (CHIP) Ordinance (Program # 48 and 121), which introduces a new Unified Adaptive Reuse project type for projects seeking to utilize density bonus on sites with adaptive reuse projects and grants incentives for projects which retain and rehabilitate the facade of a Surveyed Historic Resource.</p>
-----------------------	--	-----------	--

REMEDICATION OF ENVIRONMENTAL HAZARDS	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 Comission by 2023, prohibiting new oil and gas extraction and declaring extraction activities a non-conforming use citywide.	2021-2029	<p>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 2024, 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. Additionally, the Program pursued grant opportunities from the USEPA for a cleanup grant and community-wide assessment grant.</p> <p>In December 2024, City Council recommended adoption of the Environmental Protection Measures (EPM) Handbook, also discussed in Program 55, which will standardize the enforcement of mitigation measures as Community Plans are updated and the City's New Zoning Code is implemented across the city. Specifically, EPMs require that projects that meet certain thresholds, including the proposal of five units or more, conduct a Phase I and Phase II Environmental Site Assessment to ensure sites with current or prior hazardous uses are properly remediated. One standard, in particular, requires that sites within a 1,000 feet of active oil wells; 200 feet of an idle oil well; or 100 feet of a plugged oil well conduct a Phase I Environmental Site Assessment as well as a Phase II if the Phase I identifies contamination that necessitates remediation. Sites within 100 feet of an active, idle, or plugged oil well require additional review by City Planning.</p> <p>The Oil and Gas Drilling Ordinance (Oil Ordinance), prepared in response to City Council File No. CF 17-0447, became effective on January 18, 2023. It amended the Los Angeles Municipal Code to prohibit all new oil and gas drilling activities and make any existing extraction a nonconforming use in all zones of the City. The Planning Department released ZA Memo 141 in January 2023 which provides an opportunity for operators to request Health and Safety exceptions, identifies a discretionary process that includes a public hearing and mailing notification, and identifies an administrative review process for situations that involve imminent emergency threats to public health, safety, and/or the environment. On September 6, 2024, a California Superior Court ruled that state law preempted the City of Los Angeles's ban on new oil drilling.</p>
--	---	-----------	--

<p>PUBLIC LAND FOR AFFORDABLE HOUSING</p>	<p>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.</p>	<p>2021-2029</p>	<p>In 2024 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:</p> <p>There are currently 34 city-owned properties in the LAHD Land Development Unit (LDU's) portfolio. This includes sites with executed Development and Disposition Agreement or Exclusive Negotiation Agreement, that part of a upcoming Request for Proposals seeking developer interest, or under construction. Rising interest rates and other associated higher costs with new construction (such as insurance, labor, electrification and accessibility requirements) continue to impact an already challenging development climate. LDU is actively pursuing additional funding sources to ensure our projects move forward and that will assist development projects that are experiencing funding gaps new to the current challenging development environment. Under REAP 2.0's Housing Infill on Public and Private Lands (HIPP) Pilot Program LDU has been awarded grant funds to conduct pre-development financial analysis, design and environmental review prior to disposition. The goal is to create a database of the most feasible sites for developers to propose development on in future Requests for Proposal (RFPs).</p> <p>Executive Directive 3: The Mayor's Office partnered with cityLAB, a research institute within UCLA, for a competition to develop innovative housing prototypes on small lots. The Mayor's Office has identified appropriate city-owned sites that will be part of an RFQ in Summer 2025. The secured SCAG-HIIP grant award will be used to assess and prioritize several sites for future RFP.</p> <p>Real Estate Access for Community Housing (R.E.A.C.H.) Pilot: In June of 2024 the City Council authorized the CAO to implement an online pilot program for private-property owners to express their interest in voluntary leasing, master leasing or selling their property to the City for use as interim, permanent affordable, and supportive housing, or homeless facilities. The portal went live in July 2024 at https://cao.lacity.gov/property/. As of February 28th there have been 71</p>
--	--	------------------	---

NEW MODELS FOR AFFORDABLE HOUSING	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	<p>2024 was the first year of planned implementation of the ULA Alternative Models Programs and Acquisition and Rehabilitation Programs. The City Council approved Program Guidelines and an implementation plan for the aforementioned in December 2024, allowing LAHD to solicit about \$112 million in project applications in 2025 across the two programs, resulting in a projected 235 units of affordable housing constructed and/or preserved. The projected number of units is based on estimates of development costs and assumptions around the availability of outside leveraging sources. The new construction projects under these programs are not expected to access a significant amount of outside funds, which reduces the number of projects that these programs can fund.</p> <p>Moreover, there are currently 34 city-owned properties in the LAHD Land Development Unit's (LDU) portfolio. This includes sites with an executed Development and Disposition Agreement or Exclusive Negotiation Agreement, that are part of a upcoming Requests for Proposal (RFP) seeking developer interest, or under construction. Rising interest rates and other cost increases associated with new construction (such as insurance, labor, electrification and accessibility requirements) continue to impact an already challenging development climate. LDU is actively pursuing additional funding sources to ensure our projects move forward and that will assist development projects that are experiencing funding gaps new to the current challenging development environment. Under REAP 2.0's Housing Infill on Public and Private Lands (HIPP) Pilot Program, LDU has been awarded grant funds to conduct pre-development financial analysis, design and environmental review prior to disposition. The goal is to create a database of the most feasible sites for developers to propose development on in future Requests for Proposal.</p> <p>As noted in Program # 4 and 15 the Citywide Housing Incentive Program facilitates alternative housing models including shared equity and public land developments.</p>
ADVOCATE FOR HOUSING FUNDS	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	<p>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 2024, Governor Newsom signed SB 1500, sponsored by Mayor Bass, to give housing providers certainty needed to fully utilize HUD granted presumptive eligibility waivers. In FY 24-25, the City submitted \$6,550,000 Federal Earmark request to support affordable housing development and preservation in the City.</p>

FINANCE THE CONSTRUCTION AND MAINTENANCE OF PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	Finance an average of 500 units per year with priority scoring for projects located in Higher Opportunity Areas.	2021-2029	In 2024, 1,222 units were produced and ready for occupancy as a result of the HHH program. The HHH program is a voter-led initiative that created bonds for the development of permanant supportive housing development.
STREET OUTREACH (UNIFIED HOMELESSNESS RESPONSE CENTER)	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	<p>City-funded outreach programs in CY 2024 serviced 7,425 clients, this includes a combination of referrals and connections. The outreach teams have done a great job at supporting ISP operations, allowing an increased number of referrals made for our unsheltered neighbors. The teams continue to engage with individuals so as beds become available, outreach can transition referrals into placements.</p> <p>370 clients served by City Outreach had their first VI-SPDAT completed in CY 2024.</p>

NEW REVENUE TO INCREASE AFFORDABLE HOUSING	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 2024, the City secured new funding from state and federal programs to support affordable housing development. This includes \$103,924,811 through the Affordable Housing Sustainable Communities (AHSC) program for the construction of 227 affordable units. Furthermore, through LAHSA, the City received \$59 million from the federal government for outreach activities, time-limited subsidies, and permanent supportive housing. HACLA received \$3.57M from Community Development Block Grant (CDBG) for the acquisition of land to build 46 affordable units, and \$19.52M for 120 affordable units.
---	--	-----------	--

INNOVATIVE PARKING / MOBILITY STRATEGIES IN HOUSING	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	<p>In 2024, City Council approved the final implementing ordinances for the New Zoning Code and Downtown Community Plan. The New Zoning Code will provide a variety of packages of reduced parking requirements for use across the city. The Downtown Community Plan Update removes parking requirements in all mixed use areas of downtown Los Angeles. The other Community Plans and Transit Neighborhood Plans continue to consider and propose innovative parking strategies, including reducing parking requirements and incentivizing electric vehicle charging stations. City Planning has continued to implement AB 2097 and collect data on developments that reduce or eliminate parking near transit.</p> <p>As a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024. The CHIP Ordinance eliminates parking for eligible projects using certain programs in the CHIP Ordinance, specifically the Mixed Income Incentive Program (containing incentives for projects on major corridors, near transit, and within high opportunity areas) and the Affordable Housing Incentive Program (containing incentives for One Hundred Percent Affordable Housing Projects and other affordable housing project types). Additionally, the CHIP Ordinance's State Density Bonus program contains specific incentives, above and beyond state law, for reductions to commercial parking requirements in mixed use projects and projects near High Quality Transit Corridors.</p> <p>The Transportation Demand Management (TDM) Ordinance update was recommended for adoption by Council Committees in November 2022 and is anticipated to complete the adoption process in 2025.</p>
--	---	-----------	---

SYSTEMATIC CODE ENFORCEMENT PROGRAM (SCEP)	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 2024, the Systematic Code Enforcement Program (SCEP) conducted inspections on 136,914 units. Of these, 96.6% achieved compliance within 120 days of SCEP inspection and 93% of compliants were responded to within 72 hours.
HANDYWORKER PROGRAM	Enroll and assess potential repairs for a minimum of 120 households annually.	2021-2029	From January to December 2024, the Handyworker program served a total of 197 households with repair services to improve the habitability and safety of homes for seniors and people with disabilities.
RESIDENTIAL REHABILITATION OF PUBLIC HOUSING	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 2024, HACLA with its partner Related California, completed the rehabilitation of all 377 units at Pueblo Del Sol. HACLA and Related California also obtained financing commitments from the state and federal governments to allow it to proceed to closing on Rose Hill Courts Phase II, the second and final phase of redevelopment of the Rose Hill Courts public housing site, with 96 units. That closing subsequently occurred in early 2025. With its partner National CORE, HACLA closed on the development of 327 N Harbor, the offsite phase of the redevelopment of the Rancho San Pedro public housing site, in November 2024. At the Jordan Downs redevelopment site, HACLA with its partner The Michaels Organization closed on the construction of Phase S5, with 75 units. With its partner Bridge Housing, HACLA received the temporary certificate of occupancy for Jordan Downs Phase H2A, renamed Kalmia Rose Apartments, with 76 units. HACLA and The Michaels Organization also received an Affordable Housing and Sustainable Communities award from the State of California and a grant from the United States Department of Transportation to support the development of Jordan Downs Phase S6, with 100 units.

UTILITY MAINTENANCE PROGRAM	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 Utility Maintenance Program (UMP) and has no immediate plans to reinstate the program. In 2025, 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.
MOBILE HOME PARKS	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 2024.
PRESERVATION OF RESTRICTED UNITS AT-RISK OF CONVERTING TO MARKET RATE	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 2024, there was one preservation project restricting 106 units of the existing 124 units preserved through February 2034. Currently, there are 4,992 restricted units that are at risk of expiring through December 31, 2028. LAHD is continually collaborating with HCD to enforce state affordable housing preservation noticing laws, including collaborating on a "Letter to Owners of Expiring Covenant". (See Program 45 for information on LAHD's database to monitor projects restricted by affordable housing covenants).

REPLACEMENT UNIT PROGRAM FOR SELECTED SITES	<p>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.</p>	2021-2029	<p>In December 2024, the City Council approved the Housing Element Sites and Minimum Density Ordinance. HESMD includes a requirement that prohibits the demolition of units on Housing Element Sites that have been occupied or vacant within the previous five years unless they are replaced pursuant to the RPO (see below).</p> <p>The Resident Protections Ordinance (RPO) was also approved by the City Council in December 2024 and codifies and expands upon housing replacement and occupant protection laws that were initially introduced through the state's Housing Crisis Act of 2019 (HCA), and which are currently set to expire in 2030. The RPO goes above and beyond what is required in the HCA by setting a 1:1 replacement policy for units subject to rent or price control, such as units subject to the City's Rent Stabilization Ordinance (RSO). This is an increase from what was required under prior practice and was a key policy studied and recommended by the 2021-2029 Housing Element. The RPO also prioritizes deeper affordability levels, specifically Extremely Low and Acutely Low income when units are replaced. Additionally, when the Right to Return is afforded to the occupant of the unit being lost, additional replacement and affordability requirements, which go above and beyond the HCA are applicable. The occupant exercising the Right to Return is afforded a replacement unit is a Comparable Unit, which has the same number of bedrooms (up to 3 bedrooms) and the same number of bathrooms. The affordability of the replacement unit is also set at either their prior rental rate or at an affordable rent, whichever is lower.</p>
--	---	-----------	---

<p>ENFORCEMENT OF NO NET LOSS AND AFFORDABLE HOUSING REPLACEMENTS REQUIREMENT</p>	<p>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.</p>	<p>2021-2029</p>	<p>As part of the RHNA Rezoning (Program 121) the City developed a Resident Protections Ordinance (RPO) which was approved by the City Council in December 2024. The RPO codifies the Housing Crisis Act (HCA) replacement requirements and occupant protections for housing projects beyond the sunset date in state law. The RPO also enhances state HCA requirements in several ways:</p> <p>RSO Unit Replacement: When RSO units are demolished for new development, the RPO requires 100% of those units to be replaced, up from 65% under the prior framework established in Government Code 65915(c)(3). Studying 100% (or 1:1) replacement was a key policy of the Housing Element (Policy 2.2.1) that the RPO delivers on (Program 28 and 29).</p> <p>Enhancements to HCA Occupant Protections: The RPO also enhances occupant protections guaranteed by the HCA. The right to return is provided to all lower income tenants consistent with state law. The right to return if demolition does not proceed is afforded to all occupants. Under the right to return, and right to return if demolition does not proceed, returning tenants are offered their prior rental rate if it is lower than their affordable housing cost based on income category. Also, returning tenants are provided a comparable unit, which must have the same number of bathrooms as their prior unit, in addition to the same number of bedrooms already required by Government Code 66300.6(b)(4)(C). The right to relocation under the HCA requires that lower income households must receive relocation payment equivalent to the relocation benefits required to be paid by public entities pursuant to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1. The RPO introduced three options to comply: (1) pay the local formula amount in the RPO, (2) relocate a tenant to a comparable unit with relocation payment, or (3) pursue the state formula with a consultant (Program 29, 48 and 122).</p> <p>Most projects (including those approved pursuant to the Citywide Housing Incentive Program (CHIP) ordinance) will require compliance with the City's proposed Resient Protections Ordinance.</p> <p>In 2024, LAHD's Land Use section received 507 Housing Crisis Act of 2019 (HCA)</p>
--	---	------------------	--

NEW MODELS OF ACQUISITION, REHABILITATION AND PRESERVATION	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 2024, HACLA acquired two properties with 455 housing units. The first was a 100% market rate property at 349 S. La Fayette Park Place in a Moderate Resource area with 120 units. HACLA entered into a service payback loan with the City of Los Angeles, and restricted 75% of the units to occupancy by lower income households (not exceeding 80% of AMI). The second property acquired was the Clarendon Apartments with 335 units in a Highest Resource area census tract. Eight percent of the units were restricted through density bonus covenants with the City of Los Angeles. HACLA restricted 24 units at 30% of AMI, 42 units at 50% of AMI, 46 units at 80% of AMI, 133 units at 120% of AMI, and 88 units at 150% of AMI.
RENT ADJUSTMENT PROGRAM FOR RSO HOUSING	Process approximately 1,200 rent adjustment applications annually; Approve \$80 million in property improvements annually.	2021-2029	In 2024, approximately 983 rent adjustment applications were received and 1,169 applications were closed/processed with a total reinvestment of \$84 Million, benefiting 20,346 RSO units.
RSO ENFORCEMENT	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 2024, a total of 13,892 complaints were received for alleged RSO violations and some non-RSO violations. LAHD attempted to assist based on urgency, but did not have the resources and staffing to assist all. The Department continues to do its best to ensure constituents are aware of their housing rights through email inquiries and the Department's hotline.

RSO INVENTORY MONITORING	Identify properties newly subject to the RSO and make the information publicly accessible on an ongoing basis	2021-2029	<p>LAHD, working in collaboration with Code Enforcement, 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 and methods:</p> <ol style="list-style-type: none"> 1. LAHD RSO Information Webpage: https://housing.lacity.gov/rso 2. Zoning Information and Map Access System (ZIMAS): http://zimas.lacity.org/ 3. Text "RSO" to (855) 880-7368
PUBLIC HOUSING ANNUAL INSPECTIONS	All public housing units are inspected annually. All Section 8 units inspected annually. Abate lead-based paint hazards in 280 units.	2021-2029	HACLA's 3rd party vendor completed annual inspections of every public housing unit. All units get tested for lead-based paint hazards.
HEALTHY HOMES AND LEAD-SAFE HOUSING	80 households will be remediated annually and made lead safe to prevent lead poisoning in children under the age of six.	2021-2029	LAHD has decided to sunset the Lead Program. The Department intends to focus staff efforts on other programs within the Department. The County's lead abatement program covers the City and LAHD intends to work with the County going forward on lead abatement. Over the last grant cycle, April 2022- Dec 2024, 78 units were remediated
URGENT REPAIR PROGRAM	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 the Urgent Repair Program (URP) continued in 2024 as required under the Los Angeles Municipal Code. A total of 574 properties were referred to URP citywide. A total of 499 cases were closed during the same period citywide.
VIRTUAL INSPECTION PILOT PROGRAM	Perform 8,000 virtual inspections annually.	2021-2029	A total of 28,944 virtual inspections were completed in 2024, an over 70% increase in number of inspections compared to 2023, when 16,824 inspections were completed.

RENT ESCROW ACCOUNT PROGRAM (REAP)/UTILITY MAINTENANCE PROGRAM	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	In 2024, LAHD has successfully closed 180 Rent Escrow Account Program (REAP) cases for a total of 1,208 units removed from REAP and has prevented 22 utility service shut-offs. Furthermore 110 new cases were opened with a total of 521 new units placed into REAP. Through the five Outreach Service Providers, tenants have been contacted in High Segregation and Poverty areas and areas facing displacement through US Mail, telephone, site visits and email a total of 8,854 times. Additionally, 4 workshops were conducted with a total of 34 owners and tenants in attendance which helped them understand the REAP process and how to remove the properties from REAP.
MAINTAIN PROPERTY OWNERSHIP DATA FOR LOS ANGELES RENTAL PROPERTIES	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	LAHD initiated the development & design of a Revenue Management System (RMS). RMS will have Artificial Intelligence (AI) capabilities to manage the increasing demands and provide collaborative tools for the department's Systems, Accounting, Code Enforcement and Compliance Divisions. Approximately 6,000 Accessory Dwelling Units (ADU) were added into the housing inventory and subsequently billed program fees during 2024.
DUE PROCESS HEARING	Conduct 1,300 hearings annually.	2021-2029	In 2024, LAHD conducted a total of 1,724 Due Process Hearings, including 1,627 General Manager's Hearings which afford landlords, tenants and interested parties a right to due process, and 97 Rent Adjustment Commission Appeals Board Hearings, where decisions made in GM Hearings can be appealed.
HOUSING CHOICE VOUCHER PROGRAM	Maintain 51,163 Section 8 vouchers for very low-income households over an eight-year period.	2021-2029	As of December 31, 2024, Section 8 is administering 52,742 vouchers (nearly 100 more than 2023) for eligible households.
SECTION 8 VOUCHERS FOR DISABLED AND ELDERLY HOUSEHOLDS	Continue to provide 375 vouchers annually.	2021-2029	As of December 31, 2024, Section 8 is administering 631 Special Purpose Vouchers for eligible households, including allocations for Mainstream 5-Year and Non-Elderly Disabled.

HISTORIC PRESERVATION	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 Office of Historic Resources prepared a report during 2024 detailing recommendations, proposed ordinance amendments, and administrative changes to the Mills Act program, for review and consideration during 2025 by the Cultural Heritage Commission and then the City Council. During 2024, Neighborhood Housing Services of Los Angeles County, as the contract project manager for City Planning, has continued providing technical assistance and initial grants under the Historic Home Rehabilitation Program (HHRP) within the Adams-Normandie Historic Preservation Overlay Zone (HPOZ); during 2024 the HHRP program was also expanded to the Jefferson Park HPOZ. During 2024, the Office of Historic Resources began preparing for a new initiative to develop more tailored objective standards for infill housing within designated historic districts; this work is scheduled to begin during 2025, with completion in 2026.
PROPERTY MANAGEMENT TRAINING PROGRAM	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 2024, there were 1,384 Property Management Training Program (PMTP) cases referred.

ENFORCE, MONITOR, AND PRESERVE AFFORDABLE HOUSING COVENANTS	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 2024, the Affordable Housing Inventory had a total of 51,395 units that were monitored for occupancy. LAHD maintains a database of units, which are restricted by affordable housing covenants, and provides annual reports for the APR. See Program 27 for updates on LAHD's efforts to preserve units with expiring covenants.
HOUSING ELEMENT SITES INVENTORY UPDATE	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 2024, the City released the Housing Element Sites and Minimum Density Ordinance (HESMD) to codify state law requirements pertaining to different aspects of the Housing Element Site Inventory. City Council recommended adoption of this ordinance in December 2024. The city also continued to work on implementation of the ordinance, including a technical bulletin, mapping resources, and updated Zoning Information (ZI) files in ZIMAS for the affected sites. The City is also working to better track development on Housing Element Sites.
MONITOR AND REPORT ON HOUSING PRODUCTION GOALS	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	The Los Angeles City Planning Department has developed a new, automated table that tracks the total number of projects proposed and approved under Mayor Bass's Executive Directive 1 (ED1), introduced in 2022 that streamlines approvals for projects that consist entirely of affordable housing units. In addition, the Department continues to provide regular reporting on the quantity and location of affordable units proposed and approved for entitlement throughout the City.

UPDATE DENSITY BONUS AND OTHER AFFORDABLE HOUSING INCENTIVE PROGRAMS	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>Using funding from the REAP 1.0 grant program, as a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024. This ordinance includes revisions to the City's Density Bonus Ordinance as well as new incentives for mixed income and 100% affordable projects in higher opportunity areas. Together, the programs offered in the Citywide Housing Incentive Program Ordinance will operate as the City's new local density bonus program. The CHIP ordinance is effective as of February 11, 2025. The Resident Protections Ordinance established the authority to apply fair housing requirements to all affordable units, regardless of the program that produced them. As part of the ordinance's adoption process, the Affordable Housing Incentives Guidelines were rescinded and replaced by the approved Fair Housing Requirements for Affordable Housing, codifying a number of requirements related to unit mix, distribution, and access to amenities within mixed-income projects.</p> <p>The numbers below represent cases that were entitled and used one the following incentive programs in 2024. Note, there may be overlap between cases that utilized Density Bonus and ED1 entitlements.</p> <p>The City received 37 Transit Oriented Communities (TOC) applications which consisted of 1,828 units including 1,601 market rate, 173 Extremely Low Income, 18 Very Low Income, 31 Low Income, 5 Moderate Income, and 0 work force units.</p> <p>The City received 215 Density Bonus (DB) applications which consisted of 16,270 units including 484 market rate, 45 Extremely Low Income, 551 Very Low Income, 12,163 Low Income, 2,959 Moderately Low Income, and 0 work force units.</p> <p>The City received 206 Executive Directive 1 applications which consisted of 15,850 units including 285 market rate, 35 Extremely Low Income, 521 Very Low Income, 12,020 Low Income, 2,921 Moderatel Income, and 0 work force units.</p>
---	--	-----------	--

TARGETED ZONING ALLOCATIONS BY COMMUNITY PLAN AREA	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	Using funding from the REAP 1.0 grant program, the City secured a consultant to assist in developing a "Fair Share" housing allocation tool. Research began in 2023; draft methodology development and draft outreach tool design took place primarily in the first half of 2024. The resulting draft methodology for a citywide housing needs assessment may be used, following public input, to distribute housing capacity goals across Community Plan Areas, in accordance with Affirmatively Furthering Fair Housing.
UPDATE THE CITYWIDE GROWTH STRATEGY TO MEET HOUSING NEEDS	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	Beginning in 2021 and continuing through June 2024, the City used funding from the REAP 1.0 program to prepare background studies and an initial scope for a Growth Strategy update.
DATA FOR EVALUATING HOUSING NEED	Maintain database of current socioeconomic and demographic data on the LACP website. Publish periodic reports of socioeconomic and demographic data, including updates based on Census/ACS Data. Collaborate on regional demographic projections every four years as part of the RTP/SCS.	2021-2029	<p>The Demographic Research Unit of LACP regularly maintains and updates data on the LACP website, including socioeconomic and demographic data on a citywide basis and by Community Plan Area. Housing development data is collected and published on a regular basis as well (see Program #48). In 2024 the Demographic Research Unit supported the US Census Bureau in early preparations for the 2030 decennial census.</p> <p>In April 2024, SCAG's Regional Council approved the RTP/SCS (Connect SoCal 2024) which incorporated input from LACP on demographic projections.</p>

INTEGRATE THE HOUSING ELEMENT AND THE CONSOLIDATED PLANNING PROCESS	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	LAHD and LACP provided updates on City efforts and programs to remove barriers to contribute to the completion of the Year 50 (PY 2024-25) 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 are 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; status of beginning the second phase of the Inclusionary Housing Feasibility Analysis; and updates on the City's Round 7 Affordable Housing and Sustainable Communities (AHSC) funding award.
--	--	-----------	--

DISASTER RESILIENCE AND RECOVERY	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	<p>LACP is in process of completing the Climate Vulnerability Assessment (CVA) to bolster the city's resilience and sustainability against increasing climate change impacts across the City.</p> <p>The City is also in the process of developing a Local Coastal Program in Venice, which intends to address potential hazards associated with coastal areas and establish policies and implementation measures to avoid and/or reduce coastal hazards, including sea level rise. The team continued to develop the plan, and conduct community outreach in 2024.</p> <p>LACP considers and incorporates climate disaster risk in its programs and policies. The CHIP component of the Rezoning Program includes fire zone and sea level rise area exemptions as a way to mitigate climate disasters and foster climate disaster resiliency.</p> <p>Land use entitlements must adhere to general plan and safety elements, along with CEQA requirements, and regulatory compliance measures that speak to disaster mitigations and preparedness for new development on private properties. The department guides and serves as technical support for other departments such as the EMD, LAPD, LAFD, that are the City's first responders for disaster recovery and resilience.</p>
---	--	-----------	--

EXPEDITE AFFORDABLE HOUSING PROJECTS	<p>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.</p>	2021-2029	<p>As funded from the REAP 1.0 grant program, the Citywide Housing Incentive Program (CHIP) (Program #48 and 121) ordinance was drafted and recommended for adoption at City Council in December 2024. CHIP streamlines review for affordable housing projects, scaling review processes based on the number requested incentives and waivers. Projects eligible for by-right processing are reviewed by LADBS, while projects reviewed ministerially by LACP undergo a newly introduced process of Expanded Administrative Review. Projects providing 80-100% affordable housing through the Affordable Housing Incentive Program can request up to 5 incentives and 1 waiver through Expanded Administrative Review. The streamlining procedures introduced with the CHIP ordinance seek to expedite processing for affordable housing projects. The CHIP ordinance is effective as of February 11, 2025</p> <p>The City initiated Affordable Housing Streamlining Ordinance (CF 23-0623) would codify the main provisions of Executive Directive 1 (ED1) issued by the Mayor's Office in 2022. The draft ordinance was approved by the City Planning Commission in November 2023. It was referred to the Housing and Homelessness and Planning and Land Use Managemnet Committees of the City Council in December 2023, and currently awaits scheduling.</p> <p>The City received 206 ED1 cases in 2024 which consisted of 15,850 units, including 285 market rate, 35 Extremely Low Income, 521 Very Low Income, 12,020 Low Income, 2,921 Moderate Income, and 0 work force units.</p>
---	--	-----------	--

IMPLEMENT CEQA STREAMLINING MEASURES	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	<p>In 2024, LACP published the Housing Element CEQA Streamlining Checklist form, then released a revised version of the Checklist form along with an Instructions document to facilitate processing. The Housing Element CEQA Streamlining Checklist offers a streamlined environmental review process for housing projects in Los Angeles. By utilizing the Housing Element Program Environmental Impact Report (EIR) certified on November 24, 2021, this approach allows projects to demonstrate that their environmental impacts have already been assessed, thereby expediting approval. As of the end of 2024, there are several projects using this streamlining process, but they are all still pending. Work on SCEA/SCPE templates and guidance is currently in progress and remains on schedule for completion by 2026.</p> <p>The ongoing support for SB 375 streamlined CEQA review has led to five SCEA documents being approved in 2024, for a total of 1,714 housing units, including 168 designated affordable units.</p> <p>In 2024, the Planning Department adopted new CEQA thresholds for Construction Noise and Vibration, and Historical Resources, see memo here. The new thresholds are an update to a 2006 CEQA Threshold Guide developed by the City. The updated thresholds provide a refreshed citywide set of thresholds to reflect the latest technical expertise, and updates to methodologies. The construction noise and vibration updates are likely to reduce the need for EIRs for projects, resulting in a more streamlined CEQA review for housing projects. The City has been developing updates to the 2006 Guide since 2019, working with professional environmental consultants, and consulting with Technical Advisory Committees (TACs) on certain impact areas. It is anticipated that updated thresholds and methodologies will be released on a rolling basis for the Appendix G impact categories, and will be later combined into a comprehensive updated CEQA Guide.</p> <p>Also in December 2024, the City Council recommended adoption of the Environmental Protection Measures (EPM) Handbook, which establishes a consistent set of mitigation measures for use throughout the City. In particular, this regulatory tool will standardize the enforcement of mitigation measures as Community Plans are updated and the City's New Zoning Code is implemented across the city.</p>
---	---	-----------	---

UNAPPROVED DWELLING UNITS (UDU)	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	There were no UDU cases for 2024. The number of applications for this program may be declining over time due to a number of factors such as changes to state ADU laws which have facilitated legalization of unpermitted ADUs, as well as the staffing shortages which reduced the number of multifamily inspectors in recent years.
--	--	-----------	--

IMPROVEMENTS TO DEVELOPMENT PROCESSING	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	<p>Per Table A of the 2024, 97% of applications submitted to LADBS and LACP were ministerial. Of these, 81% of applications submitted to LACP were ministerial, compared to 76% in 2023.</p> <p>As a part of the Rezoning Program, the Citywide Housing Incentive Program (CHIP) (Program # 48 and 121) ordinance was drafted and recommended for adoption at City Council in December 2024. Included in the rezoning of the CHIP Ordinance are several important streamlining provisions, including the removal of project review discretionary approvals for projects with 50 or more units as well as the ability to request certain incentives and waivers under ministerial provisions. The CHIP ordinance is effective as of February 11, 2025.</p> <p>The City continues its development of BuildLA, a one-stop-shop platform for applicants. An improved online portal was in the beta testing stage in 2024. The online portal is still in development, but is anticipated to better facilitate project review, streamline virtual development services, and provide a more customer friendly interface for tracking the progress of projects through development review when it has full functionality. BuildLA allows applicants to schedule in person and virtual appointments. All of the Planning Department's Development Services Section (DSC) and Specialized Services (including the Affordable Housing Services team) offer online appointment options. Applicants can also drop in to a virtual public counter, which is open from 9 - 11 AM daily. The virtual counter offers customers 15-minute slots to ask quick questions, thereby reducing the number of calls, emails and in-person appointments with DSC staff. In 2024, City Planning served 9,400 customers on the Virtual counter.</p> <p>Also in 2024, Planning's DSC shifted from a Google Form that allowed applicants to submit Clearance Summary Worksheet (CSW) requests online to the City's Online Application System (OAS). This is part of a multi-year process to move more services online, significantly streamlining the tracking and issuance of building permit clearances by Planning. The shift to the OAS in 2024 allowed for more data storage and further improved the customer experience. OAS has continued to expand the number of types of services available online, including updates to the TOC and Affordable Housing Referral forms.</p>
---	--	-----------	---

DEVELOPMENT AND DESIGN STANDARDS	Develop new frontage regulations and CPIOs in all Community Plans adopted by 2029.	2021-2029	The City adopted multiple community plans in 2024 which introduce new frontage regulations. The Downtown Community Plan's implementing ordinances (zone changes, etc.) were adopted on December 4, 2024, concurrent with the New Zoning Code itself. Both are expected to be effective in 2025. On September 25, 2024 the City Council approved the Boyle Heights Community Plan Update which created 3 new frontage districts in the City's New Zoning Code. The plan has been referred to the City Attorney for finalization, and it is anticipated to be effective in mid-2025.
LOW-RISE INFILL HOUSING RESEARCH AND DESIGN INITIATIVE	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 2024, the Department's Urban Design Studio continued to lead the Low-Rise Design Lab with the support of consultants. The consultants have prepared an analysis of existing built conditions across all single-family zones, and have recently completed a White Paper Assessment of existing Zoning Code requirements and identification of potential code amendments to improve update of SB9 locally. Initial public meetings with interested stakeholders were completed and currently massing studies are under development to complete the Low-Rise/Missing Middle Guidebook - an educational resource for homeowners interested in pursuing lot splits and ADU development on their property.
ZONING CODE REVISION	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>In 2024, the Los Angeles City Council adopted the City's first comprehensive revision to the Zoning Code for the first time since 1946. The New Zoning Code aims to ensure transparent and consistent development regulations for all users and in a way that meets modern needs for predictable design outcomes. The New Zoning Code and Downtown LA Community were adopted formally in December 2024 and were effective and operation in January 2025. In addition, in September 2024, the City Council approved the Boyle Heights Community Plan and referred the ordinance to the City Attorney for form and legality.</p> <p>The Planning Department has two teams focused on developing the New Zoning Code (Zoning Integration Program or ZIP team) and implementing the new code within the Development Services Center (DSC Zoning Implementation team). Staff on the ZIP team help to develop zoning tools to effectuate community plan policy goals (supporting the adoption of the Downtown and Boyle Heights plans in 2024), and to ensure citywide ordinances are compatible with the new code (such as the Rezoning Program 121 Ordinances, which are written in both code languages). Staff on the DSC Zoning Implementation team have led a number of public-facing efforts to implement the code, including form and website updates. Most notably in 2024, the team prepared to launch Web Code, a a first-of-its-kind, online experience for the New Zoning Code in 2025, including leading several staff trainings.</p>

PROVIDE ADEQUATE SITES FOR LOWER INCOME HOUSEHOLDS ON NONVACANT AND VACANT SITES PREVIOUSLY IDENTIFIED	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.	<u>2021-2029</u>	As a part of the Rezoning Program (#121), the Housing Element Sites and Minimum Density Ordinance (HESMD) was drafted and recommended for adoption at City Council in December 2024. HESMD identified 31,074 sites in the City where the "use by right" provisions in Government Code Section 65583.2(i) will apply to projects that reserve at least 20% of the units for lower income households and will take effect in early 2025.
FACILITATE HOUSING INNOVATION	Adopt various amendments to the Zoning Code to accommodate innovative multifamily housing types.	2021-2029	As a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024. As noted in Programs 4, 13, 15, and 16 the CHIP facilitates innovation for a variety of housing types including missing middle, shared equity, shared housing, adaptive reuse, senior housing, public land, and faith based housing. The CHIP subprogram Mixed Income Incentive Program (MIIP) scales incentives according to proximity to transit, introducing the Corridor Transition Area that incentivizes lower scale mixed affordability housing near transit and offers pre-approved open space typologies, such as the courtyard or paseo. The Affordable Housing Incentive Program scales incentive according to the underlying zone's maximum density, and proximity to transit and areas of opportunity. Both MIIP and AHIP allow multi-family development in lower density areas, facilitating opportunities for lower-scale multi-family housing types where the underlying zoning or current State Density Bonus incentives do not permit. The CHIP also offers greater bonuses for multifamily residential projects that provided multi-bedroom units to ensure a range of unit types for larger households citywide, but especially in high resource areas. The CHIP ordinance is effective as of February 11, 2025. Additionally, the City released a report in March 2024, consistent with the Mayor's Executive Directive 7, that outlined various Zoning Code amendments to support homeownership opportunities, including implementation of AB 1033 (2023) to allow the sale and conveyance of Accessory Dwelling Units (ADU). The Director of Planning subsequently initiated a code amendment in December 2024 to update the City's ADU Ordinance and implement AB 1033.

ACCESSORY DWELLING UNITS	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. 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.	2021-2029	In December 2024, City Planning and LADBS released a revision to the joint ADU Implementation Memo to reflect changes to state law and state interpretations contained in the HCD ADU Handbook. The updated memo included an extensive Q & A section as well as charts to help better inform homeowners and ADU builders of their rights under the City's ADU Ordinance and state ADU law. Concurrently, the Director of Planning initiated a code amendment in December 2024 to update the City's ADU Ordinance and implement AB 1033 (2023) to allow the sale and conveyance of ADUs. Finally, City Planning opted to allow ADUs in projects approved under SB 684, which allows ministerial approval of subdivision projects up to 10 units. SB 684 allowed cities to decide whether or not to allow ADUs in these projects. In 2024, the department got 736 ADU applications. Of those applications, 484 were approved, 12 were Cleared, 6 were Pending, and 4 were Withdrawn.
ACCESSORY DWELLING UNIT (ADU) STANDARD PLAN PROGRAM	Creation of 200 Standard Plan ADUs per year.	2021-2029	<p>In 2024, the Bureau of Engineering, in coordination with Building and Safety, developed a new free, pre-approved ADU standard plan called the You ADU. It is available on the LADBS ADU website. (See more info here: https://www.dwell.com/article/los-angeles-standard-plan-program-you-adu-free-plans-lehrer-architects-kadre-architects-1656da0b)</p> <p>As of December 31, 2024, a total of 79 ADU Standard Plans have received pre-approval for utilization by applicants. Between January 1, 2024, and December 31, 2024, 7 projects utilizing these standard plans were submitted for building permit, 3 projects utilizing these standard plans were issued a building permit, and 6 projects utilizing these standard plans were issued a Certificate of Occupancy.</p>

PLAN FOR HOUSING GROWTH AND PLACE-BASED STRATEGIES IN COMMUNITY PLAN AREAS	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.	2021-2029	<p>Community Plan Updates present an opportunity to plan for housing growth and place-based strategies. For comprehensive status updates on the City's community plan updates, and how they support community level affordable housing programs, see Program 81. Below are updates on how the community planning program's recent milestones furthered Program 65 goals.</p> <p>Adopted Plans: The updated Downtown and Hollywood Community 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>Under legal review prior to final adoption: - The Boyle Heights Community Plan 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. - The Cornfield Arroyo Seco Specific Plan (CASP) incentivizes on-site affordable housing unit and place-based community benefits, as well as improve clarity and transparency of regulatory standards.</p>
REDEVELOPMENT TOOLS (TAX INCREMENT FINANCING)	Create new funding sources through tax increment financing and associated bond issuance by 2029.	2021-2029	The City Administrative Officer (CAO) is working with the Chief Legislative Analyst (CLA) and Economic Workforce Development Department (EWDD) to finalize the proposed Enhanced Infrastructure Financing District (EIFD) Policy. It is anticipated that the EIFD report will be released to Council and Mayor for consideration in the first part of 2025.
EDUCATION ON HOUSING TOPICS INCLUDING: GROWTH, DISCRIMINATORY HOUSING PRACTICES, HOUSING NEED, MIXED USE AND MIXED-INCOME NEIGHBORHOODS	Provide 50 training sessions/workshops; 100 participating neighborhood council members and community organization members annually.	2021-2029	City Planning regularly engages with the public, including neighborhood councils and other community organizations to provide training and presentations on housing policy work. In 2024, the Department engaged in 161 total community outreach events.

SERVICES IN PUBLIC HOUSING	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 2024, HACLA and SoCal CAN increased the number of scholarship awards to HACLA residents entering a 2 or 4 year post-secondary institution and also to qualifying HACLA residents continuing college. The number of scholarships increased from 143 in 2023 to 159 scholarships in 2024 totaling \$311,500. Scholarships were awarded to eligible public housing, asset management and Section 8 residents. Through a partnership with California State University Dominguez Hills - Workforce Integration Unit (CSUDH-WIN), HACLA coupled the scholarships awarded with a laptop donated by CSUDH-WIN.</p> <p>Project SOAR began working at Jordan Downs in March of 2024 to provide college readiness support and guidance. At Jordan Downs alone, Project SOAR reached and enrolled over 85 residents by the end of 2024 and 100 by March of 2025. Project SOAR provides college-readiness programming to residents in person and virtually for workshops on financial aid, scholarships, college applications and information on higher education related resources and guidance. Project SOAR provides such expert services at Jordan Downs and seven (7) sites throughout HACLA's 14 public housing footprint.</p> <p>Watts Los Angeles WorkSource Center and Workforce Development trained a total of 154 people, placed 189 people into jobs, and connected 2,935 individuals with employment services.</p> <p>HACLA's after-school programming reaches 709 residents on average each day. In 2024, capital improvements to recreational facilities including Nickerson Gardens Gym funded by the NBA and the Mamba Foundation, and the LA Rams installed a football field and received a commitment from the LA Dodgers Foundation to build a Dreamfield and baseball/softball program. HACLA hosts two other Dreamfields at Willaim Mead and Ramona Gardens. Additionally, Computer Labs at 11 of HACLA's housing developments were open to provide access to technology and digital literacy support. CSUDH-WIN also provided laptops, headphones and charging stations for each of HACLA's Computer Labs. A team of interns for the Computer Labs support residents and partnerships with third parties like the LA Library add layers of support for residents of all ages from youth to seniors. Senior programming is developing at sites like</p>
-----------------------------------	---	-----------	--

ACHIEVING WATER USE EFFICIENCY WITH CONSERVATION PROGRAMS	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>In 2024, LADWP continued its ongoing water conservation programs, launched new programs, and updated the existing ones to encourage more participation.</p> <p>LADWP continues its home water use report program for all single-family residential customers. Reports are delivered via mail or email and are accessible via online dashboard to single-family residential customers indicating their water use compared to similar households and suggest ideas on how customers can save water.</p> <p>Recognizing customer challenges in the design of turf replacement projects, LADWP provides over 1,000 landscape design templates in a searchable online library available to all customers.</p> <p>LADWP also partners with nonprofit organizations through its Community Partnership Outreach Grant and offers up to two \$90,000 at-larger water conservation grants. Grantees for 2024 provided educational workshops and outreach on water-wise techniques to communities, promoted conservation through a gamified app to establish water saving habits and participated in community events promoting water conservation programs and incentives.</p> <p>In 2024, LADWP re-launched the Citywide Water Use Efficiency Loan Program, where LADWP will provide \$3 million in upfront funding in the form of a 0% interest loan to City Departments to implement water use efficiency projects, such as turf conversions, cooling tower upgrades, or installation of water efficient devices.</p> <p>Furthermore, a new agreement was made with SoCalGas for the direct installation of water efficient fixtures in newly constructed homes. The partnership with SoCalGas has proven to be cost effective due to the cost sharing of administration and labor fees. These programs are meant to provide water savings through fixtures and appliance upgrades in order to reach LADWP's water use efficiency goal of 100 gallons per person per day by year 2035.</p>
--	--	-----------	--

<p>INCENTIVES TO CONSERVE ENERGY</p>	<p>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.</p>	<p>2021-2029</p>	<p>The Department's collaboration with Southern California Gas Company (SoCalGas) focuses on evaluating and implementing effective programs aimed at reducing natural gas, water, and electricity usage among customers within their joint service territory. In 2024, over 60,000 water and energy efficiency kits were distributed to income-qualified customers residing in disadvantaged communities in Los Angeles through this collaboration between LADWP and SoCalGas. Each kit contained two CA-compliant 9W LED bulbs; two water-efficient shower heads; three faucet aerators; and inserts with information to access other LADWP water and energy efficiency programs and rebates. The kits were provided free to customers and helped save over 840 million gallons of water, reduce natural gas usage in Los Angeles by approximately 500,000 net therms, and save close to 1.8 million kWh in annual energy usage per year as a result of this program.</p> <p>The Consumer Rebate Program (CRP), available at www.ladwp.com/CRP, extends rebates to residential customers, promoting the efficient use of energy. This program not only assists customers in reducing their bills but also encourages resource conservation, environmental protection, and enhanced home comfort. The products eligible for rebates under this program are cool roofs, energy-efficient windows, energy efficient HVAC systems, variable speed pool pumps, and whole house fans. During 2024, CRP tripled the rebate amount on heat pump HVAC systems, added the heat pump water heater rebate, and promoted a seasonal bonus on the pool pump</p>
<p>ENCOURAGE ENERGY CONSERVATION THROUGH PRICING</p>	<p>Charge 10,000 residential customers on the Time-Of-Use (TOU) rate annually.</p>	<p>2021-2029</p>	<p>In 2024, LADWP added approximately 1,035 new customers the residential TOU rate, with a total of 11,571 customers on a residential TOU rate.</p>
<p>RENEWABLE ENERGY PROGRAMS</p>	<p>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.</p>	<p>2021-2029</p>	<p>LADWP has several programs to add renewable energy resources to its power grid. These programs are updated when practical to encourage more participation. 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. The 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. Additionally, the 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.</p>

CITY PLANTS	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	<p>The City Plants program continues to make trees available without constraint to maintaining, improving, and developing 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.</p> <p>In 2024, City Plants launched the Pilot Private Property Planting Program (P5) to expand tree access. Through P5, residents who sign a liability waiver and tree care agreement will receive a free professional tree assessment, species selection guidance, and tree planting services from City Plants' expert partners. This enhanced service is designed to enable residents - especially those in underserved communities and individuals with disabilities - to enjoy the many benefits of trees on private property. The pilot phase included virtual property assessments and will transition to in-person implementation in 2025.</p> <p>More information is available at www.ladwp.com/FreeTrees</p>
BUILDING DESIGN AND MATERIALS FOR SUSTAINABILITY	Ensure guidelines are developed and updated. Integrate guidelines into all project reviews. Develop and maintain an outreach website.	2021-2029	<p>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.</p> <p>As of July 2024, CAMR has been designated as the program to implement the "Building Jobs Pilot" component of the City's Climate Equity Fund. The Building Jobs Pilot has been allocated \$5M to focus on building decarbonization and workforce development. \$4.8M will go towards the funding of the CAMR Boost Incentives with the remainder \$0.2M going towards research efforts by academic institutions to advance our knowledge of the workforce needs of the building decarbonization industry. The project is expected to be completed by July 2027.</p> <p>LADBS Green Building & Sustainability website: https://dbs.lacity.gov/services/green-building-sustainability</p>
RECYCLING COLLECTION IN RESIDENTIAL DEVELOPMENT	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	<p>LASAN continues to provide education and outreach to residents on the organic waste recycling program in effect since 2023. In 2024, an additional approximate 82,400 pails were distributed to LA residents as part of the Organics LA program. LASAN continues to promote proper use of the 3-bin system and educating residents on proper waste sorting and diversion.</p>

DIRECT INSTALLATION TO CONSERVE ENERGY AND/OR WATER	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	<p>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.</p> <p>In 2024, LADWP introduced a Multi-Family component to the program, catering to residential buildings with 5 units or more. This expansion has further enhanced the program's reach and impact, providing energy-saving benefits to a broader spectrum of residents in Los Angeles.</p>
COMMUNITY AND NEIGHBORHOOD COUNCIL DEVELOPMENT REVIEW	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) continues to provide an online case mapping tool that includes both filed and completed cases, allowing the public to gain insights into the Department's ongoing work. This initiative promotes transparency and engagement by providing an accessible platform for residents to track the progress of development projects in their neighborhoods.
URBAN DESIGN STUDIO	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 2024, over 127 design review meetings of development projects were conducted by Studio staff. The Landscape and Site Design Ordinance (Program 79) addresses many pressing health considerations and is expected to be effective in 2025.

HOUSING AND ECOLOGY	Integrate Landscape Ordinance and Low Impact Development ordinance into project review process. Adopt Wildlife Pilot Study by 2022.	2021-2029	<p>The Landscape and Site Design Ordinance was drafted in 2024 and is expected to be adopted and effective in 2025. The ordinance includes objective design development standards to address many pressing climate, health, and equity considerations. The Ordinance will apply to new construction of residential buildings of 5+ units and non-residential buildings. Standards will be implemented 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.</p> <p>The City Attorney's office completed Form & Legality review of the draft Wildlife Ordinance, which was transmitted to the City Council in November 2024. At the end of 2024, the proposed ordinances were awaiting a hearing at the Planning and Land Use Management (PLUM) Committee, which would be followed by final consideration and adoption by the City Council (anticipated in 2025).</p>
AFFORDABLE HOUSING IN THE COASTAL ZONE (MELLO ACT IMPLEMENTATION)	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	<p>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.</p>

COMMUNITY LEVEL AFFORDABLE HOUSING PROGRAMS	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.	2021-2029	<p>Community Plan updates listed below all include zoning and policy changes to support residential and mixed-use projects that produce housing for all income levels. The new zoning system addresses form, scale, and massing while providing streamlined opportunities for infill development. The City has made the following progress:</p> <p>Effectuated plans:</p> <ul style="list-style-type: none">- Slauson TNP (effective Aug. 24) - expands affordable housing, incentivizes green businesses and activates a Metro-adjacent bike path through its new zoning tools and incentives- South LA Community Plan Implementation Overlay (CPIO) (effective Aug. 24) - strengthens tenant protections in sensitive areas while encouraging growth on corridors and near transit <p>Adopted plans:</p> <ul style="list-style-type: none">- Downtown Community Plan implementing ordinances adopted Dec. 24. CPIO establishes incentives to produce housing that is affordable to a variety of income levels and household types, applying tailored building floor area and height incentives that match each neighborhood context and development pattern.- Hollywood Community Plan (implementing ordinances adopted Dec. 24) - This plan uses the old zoning code. The Hollywood CPIO tailors and replaces the existing TOC Guidelines. <p>Under legal review prior to final adoption:</p> <ul style="list-style-type: none">- Boyle Heights Community Plan (adopted Sept. 24) - Targets future housing growth near transit and corridors, while safeguarding residential neighborhoods. Its local incentive program requires family sized units, and includes incentives for Acutely Low Income units.- Cornfield Arroyo Seco Specific Plan (CASP) amendment (adopted Oct. 24) - The update increases overall housing capacity, strengthens affordable housing requirements and establishes a local community benefits program including public land projects incentives. <p>Plans in progress:</p>
--	---	-----------	---

ACCOMMODATIONS FOR PERSONS WITH DISABILITIES	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.	2021-2029	In 2024, LA City Planning completed and filed 7 Reasonable Accommodations (RAO) Applications. Also in 2024, the Department of City Planning made efforts to revise its Reasonable Accommodations (RAO) forms and instructions, with updated forms anticipated in 2025.
OFFICE OF THE CITY ATTORNEY DISPUTE RESOLUTION PROGRAM (DRP)	Refer and resolve 20 housing-related disputes annually.	2021-2029	In 2024, the Dispute Resolution Program (DRP) resolved 41 landlord-tenant disputes (covering LA County). The City Attorney's Office provides free Community Mediation and Public Safety Mediation services to residents and businesses in Los Angeles. The process is voluntary, confidential, and completely free of charge. In 2024, the Community Law Corps (CLC) resolved 52 landlord-tenant disputes (all are in the City of LA). Composed of attorneys and legal professionals with years of experience in civil and criminal law, the CLC takes preventative and proactive measures to address a variety of issues that affect neighborhoods and establishes partnerships to resolve problems that enforcement, alone, cannot adequately address. Collaborating with community members, city departments, outside government agencies and law enforcement partners, the CLC identifies and resolves challenging legal issues faced by many city neighborhoods. Additionally, this division identifies emerging concerns and works with City Hall to address them.

CITYWIDE FAIR HOUSING PROGRAM	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 2024, LAHD's HRC received 8,892 general housing inquiries, including 1,198 discrimination complaints of which 943 discrimination complaints were counseled and referred and 174 opened cases. Approximately 70% of the cases opened served constituents under disability-protected class (89 physical disability cases and 31 mental disability cases).
JUST CAUSE EVICTION PROGRAM	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	On January 27, 2023, Ordinance No. 187737, the Just Cause Evictions Protections Ordinance, went into effect, providing eviction protections under City law to all non-RSO residential rental units for the first time. Additional tenant protections were adopted thereafter upon the lifting of the COVID-19 pandemic tenant protections including Ordinance 187763, the Eviction Threshold Ordinance, Ordinance 197764, the Economic Displacement Ordinance and Ordinance 188108, the Extension of Protection for Tenants with Unauthorized Pets Necessitated by COVID-19 Ordinance. In an effort to enforce these ordinances the Los Angeles City Council authorized LAHD to execute a contract with BAE Urban Economics to conduct a study of staffing resources and cost recovery needed for enforcement of the expanded eviction protections. On January 7, 2025, the Mayor and City Council approved an annual Just Cause Enforcement fee for the administration of the Just Cause for Eviction Ordinance (JCO).

TENANT ANTI-HARASSMENT	<p>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.</p>	2021-2029	<p>From January - December 2024, the LAHD received approximately 6,217 complaints alleging violations of the Tenant Anti-Harassment Ordinance (TAHO). Since the ordinance's effective date through 2024, 27 cases have been referred to the Office of the City Attorney for further review.</p> <p>The City has added significant enforcement resources over the last two years. In November 2023, Council authorized \$11,212,694 through the Measure ULA FY 2023/24 Expenditure Plan for LAHD to implement TAHO enforcement. By the end of 2024, most of the TAHO enforcement team's funded positions had been filled. In addition to staffing up TAHO enforcement capacity, in 2024 LAHD developed and launched a citation enforcement program whereby LAHD investigates TAHO complaints and where harassment can be documented. That system can refer the case to the City Attorney for prosecution or it can issue a citation under the City's Administrative Citation Enforcement ordinance. For violators who receive a citation, they must pay a fine (\$250 per violation for the first citation, \$500 per violation for the second citation, and \$100 per violation for the third citation) and cease their harassment. So far, LAHD has issued 7 TAHO citations.</p> <p>Also in 2024, the City Council amended the TAHO ordinance, effective December 29, 2024 to enhance tenant protections to include mandatory damages for the prevailing party in a civil action, among other modifications. The amendments expanded the definition of harassment to "a landlord's bad faith conduct" that targets and harms tenants and fines landlords \$2,000 for every violation of TAHO.</p> <p>Additionally, the Resident Protections Ordinance, approved by City Council in December 2024, creates new consequences for TAHO violations. The RPO establishes a citywide Anti-Harassment Violator's Database that would prohibit individuals with recurring violations from pulling demolition permits anywhere in the City. This database is being piloted in the South Los Angeles Community Plan Implementation Overlay area, with the intent to expand the database citywide in 2026.</p>
-------------------------------	--	-----------	--

STRENGTHEN ENFORCEMENT OF ELLIS ACT PROVISIONS	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	<p>In 2024, 500 new Ellis Replacement units were identified. There were also 262 properties with Ellis filings.</p> <p>LAHD continues to update Ellis materials to align with the Housing Crisis Act. Relocation rules are anticipated to be updated in 2025 to align with the Housing Crisis Act under the Resident Protection Ordinance, expected to be effective in February 2025.</p>
EVICTIION DEFENSE PROGRAM	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	<p>In 2024, the Stay Housed LA - Eviction Defense Program (EDP) reached a total of 43,974 LA city tenants in person, provided 21,276 LA city tenants tenant navigation services, and hosted 227 LA city workshops with 4,107 workshop attendees. From the start of the Stay Housed LA program through November 2024, the Stay Housed LA platform served approximately 15,900 individuals with legal services, including 3,661 limited scope and 12,239 full scope cases.</p>

RSO TENANT/LANDLORD OUTREACH AND EDUCATION PROGRAM	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	LAHD facilitated 43 annual public presentations to Tenant and/or Landlords. The 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. LAHD's Rent Division, in collaboration with Code and Compliance Divisions also hosted webinars. In addition many other presentations were given to Mayoral and Council District staff.
TENANT/COMMUNITY OPPORTUNITY TO PURCHASE	Report to City Council on the potential for a citywide COPA/TOPA ordinance by 2025.	2021-2029	In August of 2024, the United to House LA (ULA) Citizens Oversight Committee passed and the City Council subsequently approved program guidelines for a capacity building program that would 1) facilitate and support tenant participation in building management; 2) provide training and resources to ensure long-term stability of non-profit and tenant-managed properties; 3) support residents and property managers in implementing and sustaining non-profit, land trust, cooperative and tenant-led management and/or ownership models; 4) facilitate equitable access to participation in ULA Production Programs. This programs will be paid for with ULA funds. To begin implementation of this capacity building program, in November of 2024, LAHD released an RFP to contract with a consultant who would provide training and capacity building for community groups and community land trusts related to tenant ownership models. The RFP will be awarded in the Spring of 2025 and the capacity building would begin shortly afterward. These steps are preliminary to implementing a citywide COPA/TOPA program.
HOUSING LEGAL SERVICES FOR SENIORS	Assist 200 seniors with legal advice each year.	2021-2029	In 2024, a total of 312 unduplicated seniors received assistance with legal services. Since 2021, a cumulative total of 567 unduplicated seniors have been assisted to date. This ongoing effort demonstrates the commitment to providing essential legal support to our senior community members.

COMPREHENSIVE HOMELESS STRATEGY	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	<p>The Homeless Strategy Committee (HSC) convened 8 times in 2024 to discuss housing navigation, outreach, homelessness expenditures, interim housing bed rates, throughput from interim to permanent housing, contracting, data and metrics, and the HSC Comprehensive Work Plan. The committee also focused on improving coordination among partner agencies (LAHSA, HACLA, LAHD & LA County) and increasing the number of residents served at City interim housing sites.</p> <p>As of Dec. 24, 7,493 Roadmap beds were open and occupiable, including 2,414 rapid rehousing/shared housing point-in-time placements overseen by LAHSA. Additionally, 4,815 interim and permanent supportive housing beds were open and occupiable under the Alliance Settlement agreement. Continued services in 24 included Tiny Home Villages, Safe Parking, Safe Sleep, and A Bridge Home sites. Per the 2024 Homeless Count, the City saw a 10% reduction in unsheltered homelessness, and the number of people in shelter rose by 17%.</p> <p>The Office of the City Attorney (OCA):</p> <p>1) Homeless Engagement and Response Team (HEART) administers the LA County Homeless Court Program, helping unhoused individuals or individuals at risk of homelessness clear traffic and pedestrian tickets by engaging in services instead of paying fines and fees. Data thru 7/31/24:</p> <ul style="list-style-type: none">- 1,555 homeless persons engaged (referrals received)- 2,363 petitions for dismissal granted- ~ \$1.3 million in fines/fees suspended <p>2) In Mar. 2024, HEART led the official launch of Community Outreach Court (COC), in partnership with the LA Superior Court, LA County Public Defender, LA County Alternate Public Defender, and other community partners. From 3/24 to 12/24, HEART received 98 misdemeanor referrals for COC.</p> <p>3) Since launching as a pilot in 9/23, COC has offered services, including expungements, ticket relief, warrant recall, social support and housing assistance, and engaged more than 450 people who are unhoused or at-risk of being unhoused. COC is the first program of its kind in the City which aims to address criminal misdemeanor</p>
DOMESTIC VIOLENCE SHELTER PROGRAM	Provide 1,500 individuals with access to public services annually. Maintain 580 shelter and transitional beds annually for domestic violence victims.	2021-2029	In 2024 services were provided to 1,642 individuals. The bed count for the 2024 calendar year was 567.

HOUSING OPPORTUNITIES FOR PEOPLE WITH AIDS (HOPWA)	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 2024, 3,730 clients received supportive services, while an additional 164,604 individuals were assisted with housing information
PROBLEM SOLVING INTERVENTIONS	Reduce the number of people experiencing homelessness through ongoing training to frontline staff providing assistance.	2021-2029	In 2024 the LAHSA Problem-Solving Unit funded 106 positions to implement the Problem-Solving Intervention with households experiencing literal homelessness, imminent risk of homelessness, or fleeing domestic/intimate partner violence in the youth, family, and individual systems. 2024 consisted of capacity building and training on how to implement the Problem-Solving Intervention and access Problem-Solving Assistance Funds (PSAF) for homeless services case managers and key partner systems, inclusive of Family Source Centers. The Problem-Solving Unit hosted monthly trainings to increase the quality of Problem-Solving Conversations. The training series included: Problem-Solving 101, Problem-Solving Assistance Funds 101, Problem-Solving for non-HMIS Users, Conflict Mediation, Progressive Engagement, Problem-Solving in Shelter Settings, Problem-Solving with Imminently at-Risk Households, and in-person interactive Practice Labs. 1,000+ staff were trained in 2024 and 3,000+ households were able to be diverted or exited from the system. The Problem-Solving Unit is also supporting a Predictive Analytics Project, in collaboration with Department of Public Social Services (DPSS) to support CalWORKS families from falling into homelessness. The Problem-Solving Unit continued their partnership with the City's Family Source Centers and currently funds six positions that are co-located around the city.
EMERGENCY SHELTER AND TRANSITIONAL HOUSING FACILITIES	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 2024, the City has continued to fund over 7,493 existing emergency housing resources (including winter shelter) annually and fund 32 transitional housing resources. It is also close to reaching its goal of creating 1,000 permanent supportive and/or transitional housing units during this Housing Element Cycle. Through the 2024 Housing Inventory Count, LAHSA found that the LA region's shelter capacity on any given night was 27,018 beds.
OVERNIGHT SHELTER (WINTER SHELTER AND YEAR-ROUND SHELTER)	Provide 5,036 temporary shelter beds year round and 1,169 temporary winter shelter beds annually.	2021-2029	In 2024, the City of Los Angeles, in partnership with LAHSA, provided 7,493 adult temporary shelter year-round beds, along with 130 winter shelter beds. According to the 2024 Housing Inventory Count conducted by LAHSA, the shelter capacity in the Los Angeles region on any given night was 27,018 beds.

FAMILY SOLUTIONS SYSTEM	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 2024, the Family Coordinated Entry System had 8 Family Solution Centers (FSCs) located across the county covering all 8 SPAs. LAHSA regularly serves 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. While the County funds the Family Solution Centers, some LAHD-funded programs, such as Navigation Centers, may be co-located within these centers to provide additional resources.
HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM (HPRP)	Increase the number of persons or households enrolled in RRH and those who have moved into permanent housing.	2021-2029	<p>Homelessness Prevention and Rapid Re-Housing Program (HPRP) is an outdated term, that has been replaced by Transitional Living Serices (TLS)/Rapid Re-Housing (RRH) under ESG funding. However, LAHD only funds the TLS portion.</p> <p>Program Outcomes: TLS has shown a significant decrease in families returning to homelessness, dropping from 44 to 1 in the first quarter compared to the previous year.</p> <p>Length of Stay: Initially increased due to families waiting for long-term subsidies but has since decreased from 692 days in Q1 to 605 days in Q3, following an active system management approach the emphasizes housing retention and transition planning.</p> <p>Annual Performance: 1,306 unduplicated clients served, 74% of participants are expected to exit into permanant housing, 29% expected to maintain or increase their income.</p> <p>Goals not met: 70% of participants moving within 120 days (only 17% achieved), 85% remaining housed for 6 months post-exit (only 58% achieved).</p>
VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)	Maintain 3,000 housing vouchers for formerly homeless Veterans.	2021-2029	As of December 31, 2024, Section 8 is administering 4,865 HUD-VASH vouchers

JOB TRAINING AND PLACEMENT FOR HOMELESS INDIVIDUALS	Provide educational/vocational training and employment placement/retention services to 1000 homeless persons annually.	2021-2029	LAHSA continued to provide funding for the operation of the Employment Services Program (ESP) across all eight Service Planning Areas (SPAs) in FY 23-24 and FY24-25. The program works closely with Coordinated Entry System (CES) programs that provide direct housing services to individuals and households experiencing homelessness with an emphasis on increasing income for households enrolled in Time Limited Subsidy (TLS) programs. Each ESP is set up to fund Employment Liaison and Employment Specialist supports. Each role is tasked with either increasing the stock and access to employment opportunities or working directly with participants to develop and follow through with employment plans/goals. During the FY23-24 period 792 households were provided tailored employment services. Halfway through the current FY24-25 roughly 704 households have been served by programs. ESP staff play a critical role in connecting participants to employment opportunities and in serving as accountability partners with employment goal attainment. LAHSA and ESP partners continue to build collaborative relationships with external partners including Careers 4 a Cause (C4C) and Metro's Room to Work (RTW) program directly providing pathways to employment and training for people experiencing homelessness. The program has been a strong referral partner and has prioritized linking participants to community resources to not only increase monthly income from employment but also promote household stabilization.
MOBILITY DEMONSTRATION VOUCHER	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	As of December 31, 2024, 111 participant families were enrolled to receive mobility-related services. LACDA is no longer a partner agency for the Mobility Demonstration Voucher program.

MISSING MIDDLE	Assess and facilitate efforts to find alternative housing solutions for senior citizens.	2021-2029	<p>As a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024 and became effective in February 2025. The CHIP subprogram, the Mixed Income Incentive Program (MIIP), includes the new Corridor Transition Area, located behind Opportunity Corridors and near jobs and transit. As part of Programs 65 and 60, the Corridor Transition program provides development incentives with required performance based standards to encourage lower scale Missing Middle typologies such as courtyard apartments, bungalow courts, and townhomes. Performance based standards include pre-approved open space typologies like courtyards, paseos, and rear yards and street-facing entryways like porches, forecourts, and recessed entries.</p> <p>Additionally, the City released a report in March 2024, consistent with the Mayor's Executive Directive 7, that outlined various Zoning Code amendments to support homeownership opportunities and focused on amendments to facilitate the development of missing middle housing typologies. These amendments included implementation of AB 1033 (2023) to allow the sale and conveyance of Accessory Dwelling Units (ADU) and an update to the City's Small Lot Subdivision Ordinance to align with recent state law and support the growth of townhomes and other more affordable homeownership typologies. The Director of Planning subsequently initiated a code amendment in December 2024 to implement AB 1033 through an update to the City's ADU and Small Lot Subdivision Ordinance.</p> <p>The new zoning code includes a range of residential zoning districts that accommodate smaller scale residential infill intended to be applied broadly throughout the city's existing low and medium density residential areas. These zoning districts accommodate smaller minimum lot sizes (2,000 SF), narrower lot widths (20'), 3-4 stories, reduced rear yard setbacks (4'), and zero foot side yards for unified row house developments. These residential infill zoning districts are being rolled out initially with the Harbor Community Plan, currently in the adoption phase, and will also be broadly applied with the Southwest and Southeast Valley Community Plans, and the Westside Community Plans.</p>
RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS	Maintain 4,615 Housing Choice Vouchers to homeless individuals or households annually.	2021-2029	As of December 31, 2024, Section 8 is administering 4,865 HUD-VASH vouchers
RENTAL ASSISTANCE FOR HOMELESS HOUSEHOLDS WITH DISABILITIES	Maintain housing for 2,400 homeless households with disabilities annually.	2021-2029	As of December 31, 2024, HACLA administered 4,181 certificates (Continuum of Care)

RESOURCES FOR HOUSING SERVING THE MENTALLY ILL	Pursue funding toward permanent housing units for homeless mentally ill annually.	2021-2029	There is no dedicated funding specifically for permanent housing for individuals with mental illness. However, the Transitional Living Services (TLS) program does serve clients with mental health needs, though mental illness is not a requirement for program eligibility. Annual funding efforts are focused on general permanent housing solutions, rather than a targeted approach for this population.
PERMANENT SUPPORTIVE HOUSING FOR HOMELESS PERSONS	Maintain 1,477 permanent supportive housing units for homeless households annually.	2021-2029	As of the end of CY 2024, there were 8,689 LAHSA-funded PSH units active and occupied.
HOMELESS HOUSING AND SERVICES COORDINATION (NO WRONG DOOR)	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 24 LAHSA has continued to operate various pathways for referrals to housing programs including from Access Centers, Family Resource Centers, Interim Housing among others. Individuals with access to the Homeless Management Information System (HMIS) can refer individuals to available interim housing beds through the system. Those who don't have access to HMIS may refer an individual for placement into interim housing through the submission of the IH Referral Form. Once the referral is received, individuals are placed into available beds based on LAHSA prioritization strategy. LAHSA works with the Department of Mental Health and Department of Health Services to link individuals with specialized needs to their beds.

COORDINATED ENTRY SYSTEM (CES)	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	<p>Of the participants that completed a lease in CY 2024, the average match to move in timeline for Housing Authority of the City of Los Angeles (HACLA) Project-Based Voucher units was 120 days. For HACLA Tenant-Based Vouchers, it was 356 days.</p> <p>Important considerations for this period: Project-Based Vouchers: The Los Angeles Housing Department (LAHD) approved new PSH buildings to not use CES in matching for portions of their buildings. This had a significant impact on LAHSA's ability to measure the match to move-in timelines appropriately for all units. VASH units (included in this report) were not matched by LAHSA.</p> <p>Tenant-Based Vouchers: 457 HSV/SUNOFO HACLA TBVs became available to match to Encampment Resolution participants. LAHSA started matching in May 2024. Due to capacity issues, HACLA did not start reviewing applications until 3 months after matching started. Additionally, Department of Health Services (DHS) Intensive Case Management Services (ICMS) was not provided for these vouchers at time of match as it is for other TBVs. As a result, there were significant delays and gaps in support for application completion for these matches.</p>
---	--	-----------	--

ACCESS NEW RESOURCES AND SERVICES FOR THE HOMELESS	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	<p>LAHSA Grants Management & Compliance (GM&C) Department conducted annual monitoring reports for FY 2023–2024. The purpose of LAHSA’s monitoring reports is to evaluate the service provider’s compliance with the terms and conditions outlined in their executed contracts. This includes assessing programmatic performance, fiscal accountability, adherence to funding requirements, and the implementation of internal controls. The reports document both areas of compliance and any findings and include corrective action plans when necessary to support continuous improvement and accountability.</p> <p>In FY2023-2024, the Grants Management team had monthly engagement meetings with service providers. In preparation for these meetings, our staff review the spending pattern for providers and identify contracts that are either projected to under or overspend for the fiscal year; the identified contracts are flagged for discussion with providers during our engagement meetings with them. In this context, underspending means that the projected full-year spenddown for a given subaward is less than 90% of the total budget and overspending means that the contract is projected to spend more than 110% of their budget. During the engagement meeting, the team reviewed the program with the provider’s fiscal and program staff to understand and identify the factors contributing to the poor fiscal performance and make recommendations aimed at improving outcomes. Starting October 2024, the GM&C team began to incorporate program performance in the monthly engagement meeting and is referred to as Active Contract Management (ACM). With this broader scope, contracts were flagged for discussion not only based on current spending trends but also based on program outcomes for KPIs. It was around this time that the LAHSA’s KPI Dashboard came online. The Dashboard provided real-time information on program performance contractual outcomes both to LAHSA and service providers.</p> <p>More specifically, the Active Contract Management (ACM) performance management approach is underscored by conversations that result in action orientated technical assistance for programs that are not meeting contractually required outcomes. The process is iterative based on the outcome of actioned interventions. The objective of ACM is to support successful contract performance.</p>
---	--	-----------	--

BIENNIAL HOMELESS COUNT	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	<p>The Greater Los Angeles Homeless Count is conducted on an annual basis. The 2024 Homeless Count (HC 24) was completed in January 2024 and the data released in Summer 2024.</p> <p>During HC 24, the following key areas were identified for improvement for the 2025 Homeless Count (HC 25):</p> <ul style="list-style-type: none">• Technology and Infrastructure Improvements:<ul style="list-style-type: none">o Custom volunteer website and dashboardo Custom Deployment Site Coordinator Dashboardo Volunteer Counting Appo Upgrading storage capacity, server capacity, and load testing• Key Partnerships and Collaborations with CalTrans, Metro, State Park Rangers to ensure hard-to-access locations are counted• Streamlined Trainings and Materials• Dedicated Deployment Logistics Specialists• Streamlined Communication and Calendar <p>The HC 25 was completed in February 2025 due to a 30-day postponement due to the California wildfires. On March 20, LAHSA released raw preliminary results of the Unsheltered Count. The full report is expected to be released in the Summer 2025.</p>
HOMELESS MANAGEMENT INFORMATION SYSTEMS (HMIS) DATA COLLECTION	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.

TEMPORARY HOUSING FACILITIES FOR DISASTER RESPONSE	Establish coordination of facilities and services throughout the City within 24 hours of a disaster.	2021-2029	<p>The Emergency Management Department (EMD) continues to work with a contractor to reimagine and modernize the City of Los Angeles' Emergency Operations Base Plan (EOP) annexes and appendices. This effort includes updates to plans addressing elements of Goal 113, such as:</p> <ul style="list-style-type: none">- Mass Care Shelter Annex- Mass Care Feeding Annex- Mass Care Health and Medical Appendix- Mass Care Large Animal Appendix- Mass Care Small Animal Appendix- Mass Care Non-Traditional Sheltering Appendix- Donations Management Appendix <p>Initially scheduled for completion by mid-2025, these updates may now be delayed until late 2025 due to the impact of the January 2025 firestorms. EMD and the contractor have yet to fully engage with key stakeholders to address gaps in sheltering Angelenos, but this process is currently underway.</p> <p>EMD also continues to understand the hotel and motel voucher capacities and programs available for displaced residents and vulnerable populations. This effort is being carried out in coordination with the Los Angeles Homeless Services Authority (LAHSA) and the Mayor's Office of Homelessness Solutions. As a result, frameworks and thresholds are being discussed and developed to better support Angelenos displaced by disasters or facing housing instability in day-to-day operations.</p>
OUTREACH AND TRAINING FOR EMERGENCY PREPAREDNESS AND RESPONSE	Conduct four fairs during Emergency Preparedness Month annually and outreach to neighborhood and community groups as requested.	2021-2029	<p>Each September, the City's Emergency Management Department (EMD) participates in emergency fairs, including the Congress of Neighborhoods at City Hall, a convening of the city's Neighborhodo Council system. In September 2024, EMD attended 3 presentations and 6 emergency fairs.</p>

ZONING AND DEVELOPMENT STANDARDS FOR HOMELESS HOUSING	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	In December 2024, the City Council directed the Department of City Planning to propose revisions to the Los Angeles Municipal Code (LAMC) Section 12.80 in order to harmonize with the definition of Homeless Shelter found in the California Government Code Section 8698.4(c)1 (CF 24-1587). A code amendment is anticipated in 2025.
ZONING FOR HEALTH-BASED RESIDENTIAL FACILITIES	Adopt amendments to Zoning Code to remove restrictions on locations of community care, public health and residential treatment program facilities by 2025.	2021-2029	With the adoption of both the Downtown (adopted December 2024, and effective February 2025) and Boyle Heights (approved by City Council in September 2024, and under legal review) community plans, the first and second community plans applying the new zoning code respectively, all residential zoning in these areas broadly permits Supportive Housing, defined as “a residential use that provides housing accommodations and support services on a voluntary basis to residents on an ongoing basis”. Specific types of supportive housing that fall within this use category include: residential community care facilities, residential care facility for elderly, permanent supportive housing, congregate living health facilities, skilled nursing homes, and residential mental health facilities. As more community plans are updated and apply the new code, these more flexible zoning requirements will apply.
ASSISTANCE FOR HOMELESS PERSONS IN ACCESSING HOUSING AND SERVICES	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 F&A's Funder Relations team primarily engages with funders and internal LAHSA staff when preparing funding requests—both for annual allocations (e.g., County Measure A, City General Fund) and for any additional funding needs that arise throughout the year. Direct communication with service providers (i.e., sub-awardees) typically falls under the purview of our Program component departments.
COMPUTERIZED INFORMATION CENTER/INFORMATION & REFERRALS FOR PERSONS WITH DISABILITIES	Assist 150 or more clients seeking homeless services, landlord/tenant dispute resolution assistance, and housing resource referrals annually.	2021-2029	DOD continues to connect individuals with local organizations and government agencies that provide housing and homelessness resources. The Department carries out this work through community education campaigns, events, outreach activities and referrals. In 2024, DOD provided 304 referrals to individuals experiencing homelessness or at risk of becoming homeless. DOD contractors also made 2,312 housing referrals to individuals in need over the last year. In addition, resources, including the Housing Listing Guide (Spanish) , are available on the Department's website; however, due to funding limitations, a print version is no longer available.

NEIGHBORHOOD AWARENESS OF SPECIAL NEEDS HOUSING	Establish outreach curriculum; Pursue ongoing funding for training program.	2021-2029	<p>CTA provides training for the entire CoC, and there are multiple training topics that support Outreach Teams.</p> <p>The Outreach Bootcamps are an ongoing collaboration with DHS. LAHSA has an Outreach Bootcamp coming up the week of 4/21/25. All registration is administered through CTA.</p> <p>In addition, LAHSA will be launching role-specific learning paths on CTA for Housing Navigator, Time-Limited Subsidy Staff, and Interim Housing Case Manager positions. These learning paths will be comprised of a comprehensive catalog of skill and role-specific eLearning courses, instructor-led training, job aids, videos, and resources guides. The targeted launch date is 7/1/25.</p> <p>To serve the aging population, LAHSA launched an Older Unhoused Adult Series in 2024 on CTA, which included five different sessions from various Older Adult organizations. The recordings are available on CTA.</p>
TECHNICAL ASSISTANCE TO HOMELESS HOUSING PROVIDERS	Provide Technical assistance to 50 providers annually.	2021-2029	<p>In CY 2024, the Time Limited Subsidies and Housing Navigation teams continued their regular meetings to offer technical assistance support to providers. Additionally, the Permanent Supportive Housing (PSH) Technical Assistance team facilitated trainings on document acquisition to service providers. LAHSA collaborated on monthly initiatives within Interim Housing and Housing Navigation departments to support with throughput to PSH. Active system management was implemented by the PSH TA team for active lease ups that utilize the Universal Housing Application.</p>

RHNA RE-ZONING	Citywide Rezoning to meet RHNA Targets by 2024. Annual reporting to indicate any loss in capacity that could require additional rezoning.	2021-2029	<p>In 2024 the City began adoption and completed a number of rezoning efforts to fulfill the City's commitment in Program 121 to meet the RHNA shortfall. City Planning released the draft Citywide Housing Incentive Program (CHIP), Resident Protections, and Housing Element Sites and Minimum Densities (HESMD) Ordinance in March of 2024, and the Citywide Adaptive Re-Use Ordinance in May 2023 to implement Program 121. An extensive outreach phase followed throughout the Spring to obtain focused feedback on desired modifications from the public before entering the revision process, including hosting three webinars in three languages, and participating in over fourteen outreach activities. A second draft of the ordinances was released in June, and the Public Hearing was held in June for Adaptive Reuse and in July for CHIP, HESMD and RPO. On September 26, the City Planning Commission (CPC) recommended approval of staff's recommendation and incorporated technical modifications for CHIP, HESMD and RPO. The CPC approved the Adaptive Reuse ordinance in October 2024. On December 10, the City Council acted on and voted to instruct the City Attorney to prepare the final ordinances associated with the Housing Element Rezoning Program Ordinances. On February 11, 2025 the Citywide Housing Incentive Program (CHIP), Resident Protections, and Housing Element Sites and Minimum Densities (HESMD) Ordinances became effective. Also, the Downtown Los Angeles Community Plan (adopted December 2024 and effective January 2025), the South LA Community Plan Implementation Overlay (effective August 2024), the Slauson Transit Neighborhood Plan (effective August 2024), and the Hollywood Community Plan (adopted December 2024 and effective February 2025) were completed by the City's February 11, 2025 deadline to complete its rezoning for its RHNA shortfall.</p> <p>Additionally, for the Community Plan Updates anticipated to be ongoing projects throughout the plan horizon in Program 121, other community plan projects were approved by the City Council and are under legal review prior to effectuation, including the Cornfield Arroyo Seco Specific Plan Amendment (approved October 2024) and the Boyle Heights Community Plan (approved September 2024), while others have been initiated and environmental preparation is underway, including the Southwest Valley community plans and the Orange Line Transit Neighborhood Plan.</p>
-----------------------	---	-----------	---

ANTI-DISPLACEMENT STRATEGIES	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 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>The City expanded its capability to identify displacement risk through the development and completion of an analytical mapping tool, Displacement Assessment Risk Tool (DART), to identify areas most at risk based on a range of metrics including, but not limited to: household demographics, tenant complaints, eviction warning notices filed, code violations, recent ownership change, and zoning capacity for parcels. Three primary parcel-level indices were formulated: renter threat, habitability severity, and redevelopment potential. In addition, DART allows the analysis to scale up to higher geographies such as census tracts, neighborhoods, zip codes, community plan areas, and council districts.</p> <p>The Resident Protections Ordinance (RPO) (approved by the City Council in 2024) established consequences for chronic tenant harassment, with harsher penalties for areas with a high-risk of displacement as determined by the DART. The RPO requires the City to create an Anti-Harassment Violators Database, with owners who receive three final Tenant Anti-Harassment Ordinance (TAHO) citations within ten years. In zones at risk of displacement per the DART, any owner with one TAHO citation in five years will be added to the database. Once added to the database, owners will have permits involving new construction, major renovations or additions withheld or revoked for up to five years. The database is being piloted in the South Los Angeles Community Plan Area, and should be effective citywide in 2026.</p> <p>The RPO also codifies and expands upon housing replacement and occupant protection laws that were initially introduced through the state's Housing Crisis Act of 2019 (HCA), and which are currently set to expire in 2030. The RPO additionally requires a 1:1 replacement policy for units subject to the City's Rent Stabilization Ordinance (RSO), as contemplated in Program 29. The RPO also prioritizes deeper affordability levels, specifically Extremely Low and Acutely Low income when units are replaced. Additionally, tenants exercising the Right to Return are afforded a Comparable Unit, which has the same number of bedrooms (up to 3 bedrooms) and the same number of bathrooms. The affordability of the replacement unit is also set at either their prior rental rate or at an affordable rent, whichever is lower. In addition to the Right to Return, the RPO also codified the Right to Remain, the Right Return if Demolition Does Not Proceed, and the Right to Relocation. These replacement policies</p>
-------------------------------------	---	-----------	--

ASSESSMENT OF FAIR HOUSING (AFH)	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	In 2024, HACLA and LAHD continued to update the City of Los Angeles' 2023-2028 Assessment of Fair Housing (AFH) Plan. At the beginning of CY 2024, the City of L.A.'s AFH goals and strategies chapter was reviewed, revised, and finally approved by management from the Los Angeles Housing Department and the Housing Authority of the City of Los Angeles (HACLA) -about 35 strategies were finalized in the chapter. The AFH team continued to provide final edits to the AFH in response to public comment letters before completing the plan. The 2023-2028 AFH was approved by HACLA's Board of Commissioners on February 8, 2024. The Los Angeles City Council adopted the City's AFH plan on March 22, 2024. Following the adoption of the plan by HACLA's Board of Commissioners and the Los Angeles City Council, LAHD and HACLA submitted its final AFH to HUD on April 10, 2024 in accordance with HUD's AFFH Interim Final Rule (IFR).
---	---	-----------	---

AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) PROGRAM	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 2024, the City and its residents focused on affirmatively furthering fair housing by:</p> <p>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; Approving the Measure United to House LA (ULA) Program Guidelines and Implementation Plan, unlocking \$168 million for affordable housing and tenant protection programs</p> <p>Permitting 201 100% affordable housing projects with 15,074 units through ED1</p> <p>Developing ordinances that constitute the Citywide Rezoning Program (Program 121) which will introduce new housing opportunities in high-opportunity areas and streamline project review. The City Council approved the Citywide Housing Incentive Program (CHIP), Housing Element Sites and Minimum Density (HESMDO), and Citywide Adaptive Reuse (ARO) Ordinances in December 2024. CHIP and HESMDO are effective as of February 11, 2025.</p> <p>Also part of the Citywide Rezoning Program (Program 121), is the Resident Protections Ordinance which strengthens replacement requirements (Programs 28 and 29), enhances occupant protections (Programs 29 and 122) and codifies fair housing requirements for affordable units citywide (Program 48). The RPO was also adopted by the City Council in 2024 and implemented in 2025, along with the CHIP and HESMDO.</p> <p>Expanding housing opportunity by effectuating several Community Plans, including: the Downtown Los Angeles Community Plan (adopted December 2024 and effective January 2025), the South LA Community Plan Implementation Overlay (effective August 2024), the Slauson Transit Neighborhood Plan (effective August 2024), the Hollywood Community Plan (adopted December 2024 and effective February 2025), the El Sereno / 710 Corridor Rezoning (effective June 2024). Several plans were also approved by the City Council but are under legal review prior to effectuation, including the Cornfield Arroyo Seco Specific Plan Amendment (approved October 2024) and the Boyle Heights Community Plan (approved September 2024).</p>
---	--	-----------	--

TRANSIT ORIENTED COMMUNITIES	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 2024, the Planning Department approved 37 Transit Oriented Communities (TOC) cases, consisting of 1,821 total units. These included 1,601 market rate units, 5 Moderate Income, 18 Very Low Income, 31 Low Income, and 173 Extremely Low Income units.</p> <p>As a part of the Rezoning Program (#121), the Citywide Housing Incentive Program (CHIP) ordinance was drafted and recommended for adoption at City Council in December 2024. The CHIP subprogram, the Mixed Income Incentive Program (MIIP), introduces new incentives for sites near transit through the Transit Oriented Incentive Areas (TOIA). Developed based off the transit criteria described in the existing TOC program, which is set to expire in 2026, the TOIA incentives are scaled based on proximity to Major Transit Stops and offer density bonuses starting at 100%. These new transit incentives exceed those previously offered and apply to more parcels including low density sites.</p>
INCLUSIONARY ZONING FEASIBILITY STUDY	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, releasing a report which was heard by council in June 2023. Phase 2 of the inclusionary study is anticipated to be conducted once the impact of the recently adopted affordable housing incentive programs (CHIP) can be assessed. 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.
NEIGHBORHOOD SUSTAINABILITY & EQUITY	Provide new solar roofs and energy efficiency retrofits to income qualifying households in the Watts neighborhood.	2021-2029	HACLA continued its Watts Energy Efficiency Program, installing new artificial turf, and securing a Clean California grant to install concrete block trash enclosures, and upgrade interior gas lines for the dwelling units.
EMERGENCY HOUSING VOUCHERS	Provide 3,365 Emergency Housing Vouchers to qualifying households annually.	2021-2029	On July 25, 2024, HACLA was awarded 13 additional Emergency Housing Vouchers in addition to the 3,365 they had in 2023.
HOUSING ACCESS FOR SENIORS	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.

HISTORIC HOUSING AND LAND USE STUDY	Conduct a Historic Housing and Land Use Study in 2021, incorporate findings of the study into RHNA rezoning program 121.	2021-2029	The Historic Housing and Land Use Study was finalized and released in September 2024 and details the housing and land use policies that perpetuated racial, ethnic, and socioeconomic disparities in the City. The study's findings will be used as a resource to City Planning's current and future work programs, including staff training as we continue to mentor and guide planners new to the profession. It will be considered in a wide range of citywide planning efforts including future updates to the City's growth strategy, various Community Planning programs, as well as multiple Housing Element Implementation Programs. This study is meant to serve as a resource to inform housing and land use policies that positively transform these historic patterns for a more equitable and inclusive Los Angeles. Findings from the study are represented in the Rezoning Program (#121), recommended for adoption at City Council in December 2024, in strategies to Affirmatively Further Fair Housing, including the provision of incentives for affordable housing in higher opportunity areas within the Citywide Housing Incentive Program (CHIP) ordinance. Link to the Historic Housing and Land Use Study: https://planning.lacity.gov/plans-policies/community-plan-update/housing-element-rezoning-program-news/historical-housing-and-
LIVABLE COMMUNITIES INITIATIVE	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	A joint report led by LA City Planning with input from LADOT, Public Works, Bureau of Street Services, and EWDD was submitted to the City Council in May of 2024 detailing a cross-departmental Pilot Livable Communities Initiative work program along suitable transit-rich corridors. The report outlined proposed program components and resource needs, and was approved by the Housing and Homelessness Committee in August of 2024 and has been referred to other committees including PLUM, Transportation Committee, Budget, Finance and Innovation, and Economic Development and Jobs. The report was recently presented to the PLUM committee on February 25, 2025 and a subsequent report back has been requested.
FORECLOSURE REGISTRY	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 2024, 3,204 new Notices of Default (NOD), i.e. foreclosures, were recorded in the City of Los Angeles. While a total of 3,687 properties registered with the LAHD Foreclosure Registry, this included prior year (2023) NODs that reregistered, pursuant to the Foreclosure Registry Ordinance.

MOBILITY IMPROVEMENTS IN LOWER-INCOME AREAS	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	<p>LADOT leads project planning, engagement, and development with equity at the forefront. In 2023, LADOT adopted the Community Health and Equity index (Developed by the Planning Department during the City's development of a Health Element of the General Plan) to standardize how we prioritize transportation equity across programs. In 2024, LADOT recommended to City Council that the index serve as the citywide metric for transportation projects, programs, and services to ensure a common standard definition across agencies.</p> <p>In 2021, LADOT 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 which provides participants \$1,800/annually for transportation expenses. In 2024, LADOT expanded mobility wallet participation to an additional 1,000 qualifying low income residents in South LA, effectively doubling the program scale and reach. 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. In 2024, LADOT also expanded publicly-accessible electric vehicle chargers by installing 26 chargers in parking lots of public libraries and parks in South LA. LADOT also launched the e-bike library for up to 250 bikes available for long term loan to residents of South LA. More info here: https://ladot.lacity.gov/ubm</p>
--	--	-----------	---

PROMOTE EQUITABLE ECONOMIC DEVELOPMENT IN HIGH POVERTY AND HIGH UNEMPLOYMENT AREAS	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. There are 208 businesses enrolled in the JEDI Zone program. We have assisted 12 with building compliance matters; referred 112 businesses to access capital for a total of \$1,143,860; connected 49 businesses to our employer connect program; and, there are 138 businesses that are in the pipeline to receive facade improvement grants of \$75,000 each.</p> <p>EWDD currently operates 10 BusinessSource Centers throughout the City of Los Angeles. For 2023-24, the BusinessSource Center system outreached to over 7,000 businesses, enrolled 1,340 businesses into various programs and courses, packed 446 loans that total \$24,257,716 in capital infusion.</p> <p>EWDD disbursed \$8,320,000 million in grants, assisting 718 small businesses in the City, targeting businesses located in areas of highest need through the Microenterprise Grant Program.</p> <p>EWDD provided \$1.5 million for the commercial/retail component of the 1st Street North mixed-use development.</p> <p>EWDD currently operates 14 WorkSource Centers and 2 portal offices located throughout the City of Los Angeles. In 2024, a total of 16,389 Angelenos received employment services.</p>
---	---	-----------	---

[illegible]
